December 14, 2020

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

Attn: Jessica Anderson ***JAnderson@rockyview.ca***

Dear Ms Anderson:

Re: Proposed "Ascension Conceptual Scheme"
Division 8; Application No: PL20170153

I write in respect of the Ascension Conceptual Scheme (the "Proposal"). I live within the immediate vicinity of the Ascension lands, at 23 Bearspaw Pointe Green, and have done so for 17 years. **Kindly acknowledge your receipt of this letter right away, by return email**, so I know not to follow-up with delivery of a hard copy, with thanks.

The Proposal should not be adopted in its current form, for a number of reasons.

Before coming to those reasons, I should first say that I am not at all opposed to development of the Ascension lands. I always understood that as the City of Calgary grew those land parcels would be attractive targets for redesignation and development. But I also assumed Rocky View County would firmly and summarily reject all proposed uses that so obviously stray from the long-established neighbouring uses and that would exacerbate an already dangerous point of traffic congestion alongside a school with small children. Despite those hallmarks of this Proposal, surprisingly, it continues to receive consideration from the County.

The Proposal incorporates by reference a series of technical reports, said to have been supplied "under separate cover". I have not been able to access them within the time I am permitted to offer these comments. Admittedly, their contents may assuage some of my concerns that follow, though I trust their contents have been accurately described in the Proposal. In any event, I would appreciate receiving a copy of the Appendices at your earliest convenience, and reserve the right to comment further after reviewing them.

My reasons for opposing the Proposal, then, are threefold:

1) Child safety
2) Betrayal of existing rural land users
3) Loss of community and community character

In my view, each of these reasons seems to me to be quite avoidable. But if unchanged, each

reason alone is sufficient grounds upon which Rocky View County ought to decline the Conceptual Scheme.

Two of the three reasons to decline the Proposal as configured are avoidable by the same project revision: simply disallow any connection to the southerly end of Bearspaw Road; keep it as a dead-end, terminating just beyond the northwest corner of the Ascension lands. If that is done, the first and third reasons above would be entirely avoided.

In lieu of the proposed connection to Bearspaw Road, a simple walking trail between the Ascension lands and the Bearspaw School, along the existing road allowance, would mitigate the inconvenience of this non-connection for those Ascension residents south of the "Bearspaw Pointe Interface" wanting to access the Bearspaw School. So too would such a pathway within the drainage swale northerly from the middle of the Ascension lands and hooking westerly following the swale to the school playground and school.

Further in lieu of connecting the Ascension lands to Bearspaw Road, an alternate means of vehicular egress from the Ascension lands is conceivable, and I believe both feasible and preferable for the proponent's development, as I explain below.

1) Child Safety

The concern for child safety of course relates to the K – 8 Bearspaw School running adjacent to Bearspaw Road south of Township Road 254. Bearspaw Road is already under-sized and poorly configured for the nature of its uses. It already suffers periodic daily congestion along its length and along the abutting Canada Post mailbox laneway. Each school day morning the area is a gnarled mess, but for the most part cars are cycling through, leaving the area as soon as a child is dropped off at the school. At the end of each school day, however, vehicles arrive early and wait, filling every available inch of pavement and then adjacent grassy areas. Once the children exit the school, the melee begins – some cars immediately start leaving with no discernible pattern or organization, while other children are milling about to find their parent's vehicle and still other parents drive in late. At such times Bearspaw Road is virtually impassable, and the Canada Post lane parallel to Bearspaw Road inaccessible. Left turns into either the Lifestyle Centre or Campbell Drive require great patience or else jack-rabbit reflexes.

That's the current situation. Under the Proposal, traffic volume will not merely increase, but multiply, perhaps exponentially. The increased traffic:

- will come from Ascension children being driven to the Bearspaw School.
- will come from Ascension children being driven to the Catholic schools in Cochrane.
- will come from Ascension residents traveling to the Lifestyle Center, the multi-use school across from them, the Centex gas station/convenience store and the Tim Hortons.
- will come also from all the other Rocky View County residents between the River and the Ascension lands, commuting to and from the Cochrane schools, the Lifestyle Center the multi-use school across from them, the Centex gas station/convenience store and the Tim Hortons.

- will come from all the residents south of Bearspaw Pointe that currently use Bearspaw Village Road and Bearspaw Village Lane. Bearspaw Road will quickly become their route of choice in and out of their communities. The nominal diversion they must make through the south west quadrant of the Ascension lands will pale in comparison to the time savings offered by the Bearspaw Road route straight north to Township Road 254, and then the easy access onto Highway 1A and on to Calgary. The newfound convenience of this route into Calgary, in comparison to their current options of exiting their properties, circuitously through Bearspaw Village and Blue Ridge routes, will be irresistible.
- will come from all of the residents south of the Bearspaw Pointe community, except those in the immediate vicinity of 12 Mile Coulee Road, heading to Cochrane and beyond.
- will come from all of the residents south of the Bearspaw Pointe community, heading to the Sunday Farmers' Market in the summer and in all seasons from drivers heading to and from the soon to be completed Northwest Campus of Centre Street Church.

The Proposal expressly admits that Bearspaw Road will be one of the two "Primary access points" to the community (Proposal, section 7.1). It also acknowledges that the Proposal will provide residents of south Bearspaw with an alternate route to Highway 1A (Proposal, section 7.1).

Yet curiously, the Proposal refers in only a single sentence to the Bearspaw School, and only then to acknowledge that it will be the destination for the children of Ascension within the RVSD (Proposal, Section 6.5).

Bearspaw Road struggles to handle its existing load; it certainly will not be able to manage the burgeoning new volumes. Worst of all, and regrettably, some of these commuters just passing through will race past the school with K – 8 aged children around and about it, some crossing Bearspaw Road and others walking along it (since it offers no such walking space alongside), risking grievous harm.

Bearspaw Road is not just traversed by child pedestrians, but also by other community residents walking to their Canada Post mailboxes, the Lifestyle Center, its skating rink, and the school playgrounds, walking their dog or just out for a quiet stroll.

Ironically, the feeder road within the Ascension lands, the road that the proponent intends to connect with Bearspaw Road, is the "Grand Boulevard". It would be the main conduit sweeping through the Ascension lands and is a majestic 4 lanes wide. The proponent seriously proposes it curving up, narrowing nominally, and connecting onto the tired 2-lane, shoulder-less, Bearspaw Road. It is proposing that you approve a bottle neck.

The Transportation Impact Assessment (TIA) referred to in the Proposal apparently mentions just two areas of need. It is regrettably silent on the Bearspaw School adjacency and the children frequently present. It offers no "design solution" to manage the marked increase in its traffic flows following connection with the Ascension lands and all the communities to its south.

Allowing Ascension roads to connect to Bearspaw Road courts the risk of tragic injury to the County's children, or worse. It is entirely avoidable. It would be unconscionable to adopt the Proposal in its present form.

2) Betrayal of Existing Users

Bearspaw Pointe residents have eschewed the city's busy-ness, noise, congestion and concrete. We have opted for (and paid a substantial premium for) a quiet, slower paced rural lifestyle.

Rocky View County offered the assurance of that lifestyle into the future, by its past practices, policies and its stated vision of its future. 12 Mile Coulee Road was the line of demarcation between the rural and the urban.

The Proposal lies in stark contrast. The Proposal represents a significant increase in density and an unwanted incursion of the City upon the country. And, if approved, it will be a marked deviation from the long-standing pattern of maintaining the area's rural and acreage distinctives.

This proposal is in no way a transition development as the Proponent purports to suggest. It is higher density in parts than some City of Calgary communities..

To realistically entertain the Proposal as long as it has, the County is losing the confidence of its electors, if not betraying their trust.

3) Loss of Community

A direct result of the Proposal becoming a reality will be its bisecting the Bearspaw community into two parts. Bearspaw Road will divide the west portion from the east, particularly if Bearspaw Road is twinned to accommodate the increase traffic flows and controls are added its various intersections (Township Road 254A, Township Road 254, Campbell Drive and perhaps Bearspaw Pointe Place). Walking access across the entire community will be deterred; the frequency of contact by persons on either side of Bearspaw Road will decline and the frequency of leisurely walks in the area by all residents will decline Bearspaw Road will no longer be cooperative shared by cars and pedestrians.

For the reasons described under the Child Safety heading above, the Proposal as currently formulated, with the connection of substantial communities to Bearspaw Road, is certain to turn Bearspaw Road into a major thoroughfare. In so doing it will forever change Bearspaw Pointe from a quiet enclosed rural community, to a noisy, urban, traffic artery.

Ironically, a feature the proponents say will characterize the Ascension community, of "casual walks along scenic pathways" (Proposal, section 2.1) will come at the cost of their loss to the Bearspaw Pointe community. This is most unfair.

Alternatives

These three adverse consequences can be avoided by rejecting the proposal now. But they can also, I acknowledge, be largely ameliorated by simply ensuring Bearspaw Road is never connected to the Ascension lands, or to any other developed lands south of the Bearspaw Pointe ridge. Whether or not Rocky View permits the proposed densities, it must not allow any connection to Bearspaw Road.

Other options for access to and egress from the Ascension lands are feasible along its boundaries that do not involve connection to or use of Bearspaw Road. The most sensible solution, whether the Ascension lands are allowed to develop city-size lots or adhere to the surrounding 2 acre minimum, would be to require a road along the northern perimeter and interface of the lands, perhaps in lieu of the proposed buffer and berm, releasing traffic at its eastern terminus with Township Road 253A and then flowing onto Highway 1A. This would be identical to the manner Township Road 254 outlets onto Township Road 254A and then directly onto east bound Highway 1A. Similarly, the egress via Twp 253A would be an outlet only, not used for entrance into Ascension.

Access into Ascension would be off of 12 Mile Coulee Road. Currently just one entrance is proposed from Twelve Mile Coulee Road, via a traffic circle at the southwest corner to resolve the offset between Tusslewood Drive and Blueridge Rise. An additional entrance into the Ascension lands off 12 Mile Coulee Rd appears feasible closer to the northeast corner of the lands, into the commercial space. I strongly suspect an entrance to that commercial space is already contemplated; that commercial space could be configured in such a way as to permit through traffic beyond it to the residential portions. Since the proponent sees nothing wrong with suggesting a through road for the Bearspaw Pointe community; it should not object to having that as a feature of its own proposed community, especially the commercial portion of it.

If it could be done effectively, a limited purpose connection with Bearspaw Road might be tolerated, but only if it could be confidently limited to use by emergency vehicles. Perhaps there is something akin to a 'bus-trap' mechanism that could be inset into the southerly end of Bearspaw Road that permitted only emergency vehicles, or the larger of them, into and out of the Proposal lands. Even this seems ill-advised given the resulting emergency vehicle route in proximity to the Bearspaw School.

Short of that, of refusing any connection to Bearspaw Road from the Ascension lands, approving the Proposal should require many or all of the following, at the proponent's cost entirely:

1) Upgrades to Bearspaw Road from the Grand Boulevard to its intersection with Highway 1A. This could be by twinning or otherwise de-bottlenecking to match the Grand Boulevard, or by "traffic quieting" measures: narrowing lanes (though still enhancing the Road with separate pedestrian areas), substantially reduced speed limits, traffic circles, and speed bumps – directed at discouraging all use of Bearspaw Road as a convenient, hasty thoroughfare. These volume-suppression methods avoid my community being forever bisected, noisy, and city-like. But they do not really solve the congestion or avoid the child safety concern, just attenuate them. Further, the traffic quieting measures will be at risk of removal after public pressure in future as expansion south of Bearspaw

Pointe continues.

2) Expansions and perhaps additional controls at the intersections of Campbell Road, Township Road 254 and Township Road 254A to suit the added volumes. Widening Bearspaw Road to accommodate designated left and right turn lanes at Township Road 254, with an additional right lane approach on that Township Road east of Bearspaw Road to handle the anticipated heavy flows into Calgary from all the residents south of the Bearspaw Pointe community.
3) Fencing at Bearspaw School along the property's western perimeter.
4) Construct a separate continuous flow road either over or under Highway 1A to connect with the Ascension lands near the eastern end of the straight portion of their northern boundary, to reduce use of Bearspaw Road by Ascension residents.

To summarize, my position is that no development of the Ascension lands should be enabled to continue (i) that connects Bearspaw Road to the communities beyond its current terminus, and (ii) that does not accord with the 2 acre minimum lot size outside the Commercial corner lands. In lieu of the connection to Bearspaw Road, an outlet road flowing onto Highway 1A from the Township Road 253 line and 253A appears to have obvious merit.

Thank-you for considering these comments.

Sincerely,

Brenda C. Jeffrey

Brenda C. Jeffrey

Jessica

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

Dear Sir/Madam:

BYLAW C-7991-2020

Re: PL20170153

I vehemently oppose to the above proposed development for the following reasons:

1. Our house is facing Crowchild Trail, and there is already a LOT of noise from the traffic. With this proposed development, the noise will increase substantially. WE cannot allow that! We moved to this part of the City to get away from the noise in the NE.

2. The house prices have dropped in our area and this proposed development is making it worse! Our neighbor has listed his house 3 months ago. But the people who come to view the house ask about the development and get discouraged because of the existing noise.

3. We have an excellent view of the mountains (one of the reasons for moving here), which would be cut-off.

We want this development to NOT go ahead.

Thanks.

Moez Kassamali
10375 Rockyldege Street NW
Calgary, AB
T3G-5P8

[redacted]

Reply Forward

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

Dear Sir/Madam:

BYLAW C-7991-2020

Re: PL20170153

I vehemently oppose to the above proposed development for the following reasons:

1. Our house is facing Crowchild Trail, and there is already a LOT of noise from the traffic. With this proposed development, the noise will increase substantially. WE cannot allow that! We moved to this part of the City to get away from the noise in the NE.

2. The house prices have dropped in our area and this proposed development is making it worse! Our neighbor has listed his house 3 months ago. But the people who come to view the house ask about the development and get discouraged because of the existing noise.

3. We have an excellent view of the mountains (one of the reasons for moving here), which would be cut-off.

We want this development to NOT go ahead.

Thanks.

Nasreen Lalji
10375 Rockyldege Street NW
Calgary, AB
T3G-5P8

[redacted] [redacted]

ReplyForward

December 5th, 2020

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

Attention: Jessica Anderson
Email: JAnderson@rockyview.ca
Phone: 403 520 8184

Subject matter:
File # 05619004 05619006 05619054 05618039
Application # PL20170153
Division 8

Dear Ms. Anderson,

I am writing today on behalf of my wife Barbra Millar and myself to express our deep concern about the proposed development and application as referenced in the subject line. My wife Barb and I have been residents in the MD of Rocky View for twenty years. We lived in Springbank in a home we built in Sterling Springs for fifteen years. After the kids grew up and moved out, we decided to downsize. We certainly wanted to continue to enjoy the lifestyle of country living we found in the MD of Rocky View and now live in **Blueridge Estates at 75 Blueridge Rise** and have been here for the past five years. Our new property would be significantly impacted by the proposed project/development being considered and is why we are emailing you today in an effort to provide feedback you may consider.

We have thoroughly enjoyed being in the MD of Rocky View and one of the reasons for leaving the City and moving into the MD was the fact we can enjoy acreage living, in a country style environment and not have the density of city living. That would bring me to the first issue of concern in the development being proposed, "density". Clearly the direction of an urban type project with over 800 homes as per the one in question is a complete disconnect to what we have enjoyed and believe to be in contradiction to the core offering of living in the MD of Rocky View. This urban type project dramatically changes the lifestyle we have in Blueridge. To be clear, we do not support the approval of this project as it clearly changes what we enjoy today and quite frankly is a fundamental reason for living in the MD of Rocky View.

The proposal includes well over 800 units with the only access to the entire development off of Blueridge Rise. While we appreciate a future consideration to access is identified off of Crowchild, we respectfully ask this project does not get approved until at the very least adequate access to 800 plus homes is provided versus all traffic expected to travel on Blueridge Rise.

We appreciate we are one home of ninety-seven being impacted by the proposed project and we imagine our voice will be quickly dismissed given the development permit revenues, taxation opportunity and future tax benefits of such a project. Our personal preference would be to pay increases in property tax then allow such a project to advance if this is a budget issue within the MD. We are not sure that is the driver? However, we would sooner support a budget issue discussion than an urbanization initiative. We again recognize, we are a small voice in the big picture and respectfully ask for your serious consideration of this disruptive change to our property, Blueridge Estates community and the lifestyle of all residents in this area and simply request the MD of Rocky View not approve the project as presented.

If the MD of Rocky View proceeds and not withstanding our early comment with regards to rethinking access to 800 plus homes, we would respectfully request consideration be seriously given to the access to the proposed marketplace and how that access impacts Blueridge Rise.

If you investigate our address (75 Blueridge Rise) you will notice we are the only home that has access to our driveway off of Blueridge Rise within the proposed development area. Our driveway seems to be directly adjacent to the section identified as the "marketplace" and the entrance points. Given an assumed approval by the MD to the project, traffic on Blueridge Rise will increase dramatically. This increase will be from not only the 800 plus homes but also from marketplace traffic from other communities.

We understand that a medium will be constructed and Blueridge Rise will be widened to four lanes in essence turning Blueridge Rise into a 12-mile coulee traffic like experience. The plan suggests a roundabout/traffic circle at the first intersection heading westbound on Blueridge Rise is to be constructed. Given that plan and the medium, all traffic will be forced to travel westbound from 12-mile coulee, enter the marketplace in front of our driveway, exit at the same point in front of our driveway, continue to proceed westbound, go around the traffic circle and then head eastbound back to 12-mile coulee. This effectively will double the traffic passing our home from those entering the marketplace from 12-mile coulee.

Should our request to not approve this project not be honoured, we are requesting that access to the marketplace be restricted to access from 12-mile coulee or as close to 12-mile coulee as possible and a long way from our driveway. Additionally, should the entrance be on Blueridge Rise, we request that entrance be as close to 12-mile coulee as possible and that entrance be provided a break in the medium for access to exit eastbound versus forcing the traffic westbound to the traffic circle. We further request that the dominant access to the marketplace be restricted to the residential development area and off of major arteries such as 12-mile coulee and Crowchild. That would support a major reduction in traffic patterns from developing directly in front of our main entrance to our home.

In summary.

1. Our preference is to not support this project as proposed and ask the MD of Rocky View to continue its acreage style living approach to any development that would be considered on the proposed land.

2. At the very least the project should be stalled until adequate access to the development is provided from several areas such as 12-mile coulee and Crowchild. To allow 800 plus homes one access point via Blueridge Rise would be ridiculous.

3. Should the MD of Rocky View proceed; we request serious consideration be given to restricting access to the marketplace and not on Blueridge Rise but rather off of 12-mile coulee and in particular any access that is provided to the marketplace from Blueridge Rise to not be close to our property to support our additional traffic concern.

Thank you for your consideration and acceptance of our positions. Please reach out should clarification be required or if there is an opportunity to participate in future dialogue or discussion in support of our concerns.

Regards,

Todd & Barb Millar
75 Blueridge Rise

Michael O'Krancy
506 Bearspaw Village Ridge NW
Calgary, Alberta, T3L 2P1
[redacted]

Dec 8, 2020

Attention: Jessica Anderson
Municipal Planning
Rocky View County – Municipal Clerks Office
262075 Rocky View Point
Balzac, AB T4A 0X2
JAnderson@rockyview.ca

Reference: **Ascension Conceptual Scheme Proposal**

File No. 05619004 05619006 05619054 05618039
Application No. PL20170153
Division: 8

Dear Ms. Anderson,

My name is Michael O'Krancy and I am a resident of Bearspaw Village and Vice President of the Bearspaw Village Water Co-Op Board (BV Board). In addition to managing the ongoing business of water Co-Op related matters, the BV Board provides representation for the residents of Bearspaw Village on a number of community related issues including proposed land development projects in the areas immediately adjacent to Bearspaw Village that are of concern to the BV Board and the residents of Bearspaw Village.

I am writing to you today on behalf of the BV Board and acting as a representative for the residents of Bearspaw Village that believe that the proposed Ascension Conceptual Scheme and more specifically the proposed infrastructure access and associated residential development will have a significant detrimental effect on the community of Bearspaw Village and its residents. The specific areas of concern to be discussed in this letter can be summarized as follows:

1. ***Transportation Access:***
   Proposed Connectivity of the Ascension Development to Bearspaw Village via proposed connector road originating from the South-West corner of the Ascension Development connecting the North end of Bearspaw Village Road.
2. ***Commercial Development:***
   The size and scale of the proposed Commercial Marketplace is akin to a typical Calgary based, "Big-Box" development area and not a small suburban shopping center and is completely misaligned with the surrounding country residential communities.
3. ***Proposed Density***
   Situated between the three Country Residential communities of Bearspaw Pointe, Bearspaw Village and Blue Ridge Estates that consist primarily of 2.0-acre country residential acreages, the proposed Density of the Ascension Conceptual Scheme is completely misaligned with the surrounding communities.

This is the second time that the Ascension Conceptual Scheme has been submitted for application to Rocky View County with the first submission being submitted in the Fall of 2017. The original submission included a number of open house events where members of the community were able to attend and respond to the various attributes of the proposed conceptual scheme.

Pursuant to these open-houses the Ascension project published a number of, *"What We Heard"* reports. The responses from the Ascension project to the specific concerns regarding proposed Access, Land Use and Density, as raised by the residents of surrounding communities, essentially mischaracterized or downplayed the significance of the resident's concern and instead presented the issues as being minor and even somehow beneficial to these same residents.

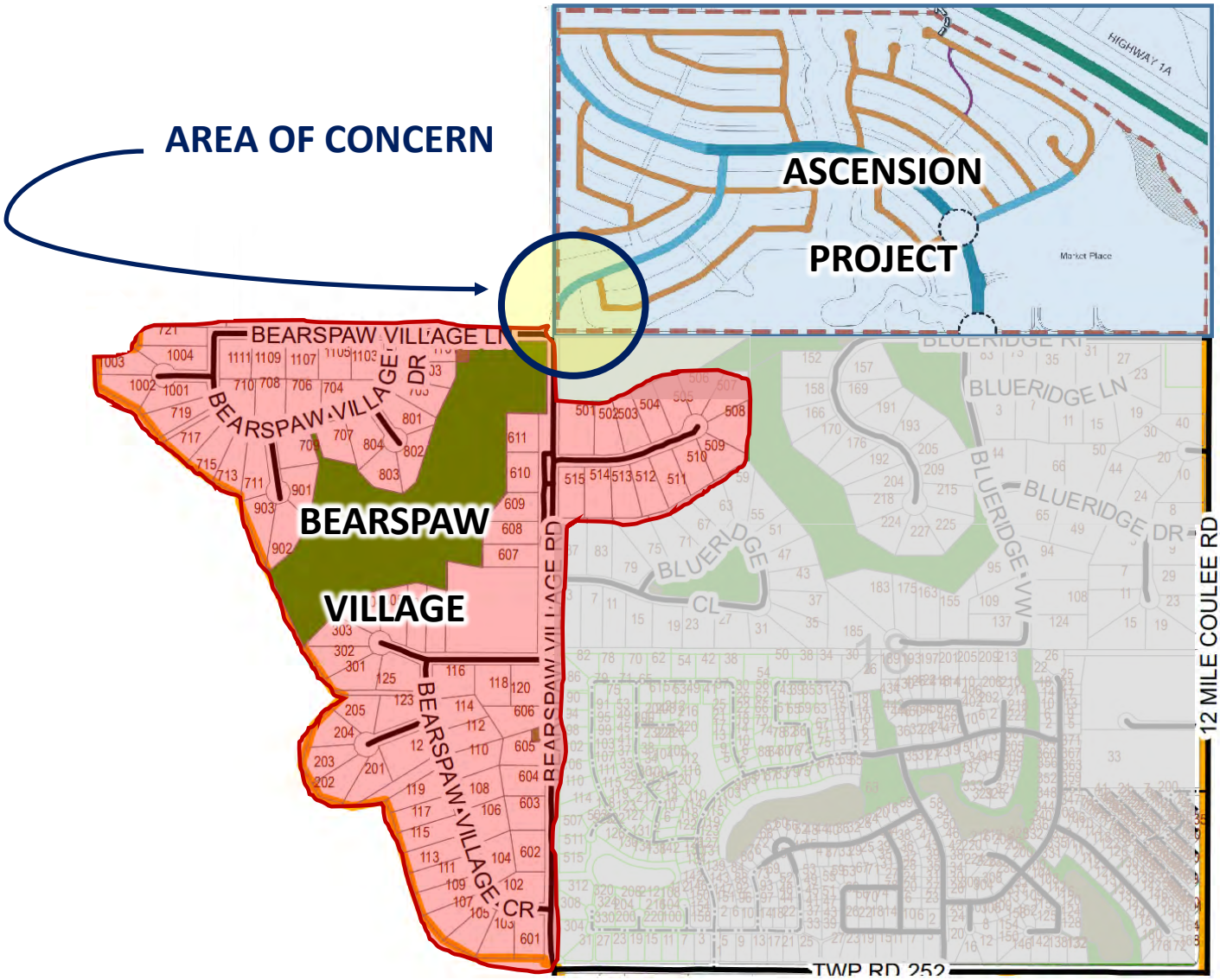
As the Ascension Conceptual Scheme application has once again been submitted to Rocky View County in the fall of 2020, it is clear from a review of the submitted documentation that the project has done nothing to respond to or address the significant concerns presented by the surrounding communities.

Pursuant to this unfortunate and disappointing response from the Ascension project we are requesting that this written submission be incorporated as a direct response to the request for written commentary. Specific details and concerns of the Bearspaw Village are outlined as follows:

1. Transportation Access:

Proposed connectivity of the Ascension development to Bearspaw Village via a new connector road originating from the South-West corner of the Ascension Development connecting the North end of Bearspaw Village Road as highlighted in Figure 1. below is of significant concern to Bearspaw Village. For greater clarity, the residents of Bearpaw Village are **specifically opposed** to the inclusion of this connector in the Ascension project as it will have significant detrimental effects on the Bearspaw Village community.

Figure 1. - Proposed Connection between Bearspaw Village & Ascension



a. **Neighborhood Character** – One of the most desirable characteristics of Bearspaw Village is the relative isolation provided by the access to the neighbourhood via 12 Mile Coulee Road and Township Road 252. This access to Bearpaw Village has existed in it's current state since the 1970's and provides the neighbourhood with quiet, walkable roads, minimal local traffic and an abundance of wildlife that all work together to create an idyllic Country Residential acreage community. The connector road proposed by the Ascension would create a permanent negative change to the character of Bearspaw Village.

b. **Established Precedent** – In 2017 as part of the Glenbow Ranch Area Structure Plan approval the BV Board and residents conducted a near unanimous petition of its residents with upwards of 90% opposed to any sort of road connectivity to the north end of Bearspaw Village Road. A supporting presentation was developed and presented to Rocky View Council at a public hearing on April 25, 2017. The subsequent result of these efforts was elimination of connector road to Bearspaw Village from the Glenbow Ranch Area Structure Plan approval in favour of a road from Glenbow Ranch through the Ascension project. This guidance from the Glenbow Ranch ASP appears not to have been taken into account by the Ascension project. It is the expectation of the BV Board and its residents that this precedent be maintained as part of the Ascension project and that the proposed connector to Bearspaw Village road be removed from the project.

c. **Resident Safety –** Like many if not most other country residential neighborhoods in Bearspaw, Bearspaw Village does not have roadside sidewalks and also like many other country residential neighborhoods the residents utilize the neighbourhood roads to go out a walk on the road. This practice is accepted and common in many areas of Bearspaw. Additionally, Bearspaw Village Road is currently utilized as bus stop pick-up point for several local school children that walk directly to the edge of Bearspaw Village Road to be picked up by a school bus where they essentially wait on the side of the road to be picked up. All of this activity is generally accepted and practiced primarily due to the very low volume of local traffic on this road. The proposed connector road would significantly increase the risk to resident safety and has it has clearly not been contemplated by the Ascension project.

d. **Traffic Volume and Traffic Patterns –** Increased traffic volume on Bearspaw Village Road will result in increased road noise, increased road degradation and increased road maintenance for Bearspaw Village residents to contend with. Beyond the anticipated increase in local traffic directly associated with Ascension, the proposed connector creates the unique potential for Calgary based residents to utilize the road for, "short-cutting" through Bearpaw Pointe, Ascension and Bearspaw Village to reach Calgary as an alternative to highway 2A. The BV Board has significant concerns associated with this potentially unanticipated traffic pattern and believes that the traffic impact study did not adequately address the traffic impacts would have to the surrounding acreage communities. Creation of this link

In conclusion of this point the Bearspaw Village board and residents request that the Ascension development team and Rocky View County develop alternative routing in and out of the Ascension project that does not include connection to Bearspaw Village to the south or Bearpaw Pointe to the north. The Glenbow Ranch Area Structure Plan project proposed a road from the higher density Area J of Glenbow Ranch through to the Ascension Project and removed connectivity from Bearspaw Village and Bearspaw Pointe. This change was made by Glenbow Ranch to address the strong opposition and same concerns expressed by these country residential acreage communities in 2017. The Bearspaw Village board and residents group request that this same precedent be maintained by the Ascension project. For greater specificity the Bearspaw Village Board and member residents group is completely opposed to any sort of access road connecting the Ascension project to Bearspaw Village or Bearspaw Pointe

2. Commercial Development

Beyond the specific concerns related to road connectivity, the Bearspaw Village Board would also like to comment on the proposed commercial attributes of the Ascension project and the proposed, "Market Place" development.

Market Place – The Market Place proposed as part of the Ascension Project is characterized as a, "unique multi-purpose, amenity, retail and entertainment destination for the Bearspaw area where people can shop, live and work". In reality the aerial extent of the proposed market place is roughly same size other major retail areas in Calgary such as the inner loop of Crowfoot Crossing, the Royal Oak Shopping Center or even the Market Mall development. This size and scale for a commercial development in Rocky View County is not inline with the County Plan or the concept of a transitional retail area buffering between the city of Calgary and the rural residential neighbourhoods of Rocky View County.

For additional context around the proposed 47 acre, "Market Place" development the images below is +/- 47 acres in relation to Crowfoot Crossing, Rocky Ridge Coop and Cross Iron Mills - one the larger commercial developments in Rocky View County. (Reference Figures 2, 3 & 4 below) A rule of thumb for single level, suburban style shopping centre development is ~25% site coverage ie 1 acre supports just over 10,000 sq. ft. Tuscany market for example is 85,200 square feet on 8.4 acres. If 47 acres was taken out of the middle of Crowfoot, it could include all of Safeway, Lowe's, most of Coop and the smaller retail in Crowfoot Village.

The presence of a commercial market place such as this is entirely unfair to the residents of the adjacent neighborhoods that chose to live in a country residential setting. The assertion that the, "Market Place" is a small suburban style shopping center is disingenuous and deceptive as a commercial development of this magnitude is more akin to a large scale, "big-box" destination style development that will attract and serve customers from well beyond the immediate vicinity. If one were to wish to live next to these sorts of amenities the entire city of Calgary is available and is specifically designed to meet this need. It is the view of the Bearspaw Village Board that the, "Market Place" commercial area should be significantly reduced in size and scale if not completely removed from the Ascension project if it is to proceed.

Figure 2. – 47 acres overlayed on Crowfoot Crossing

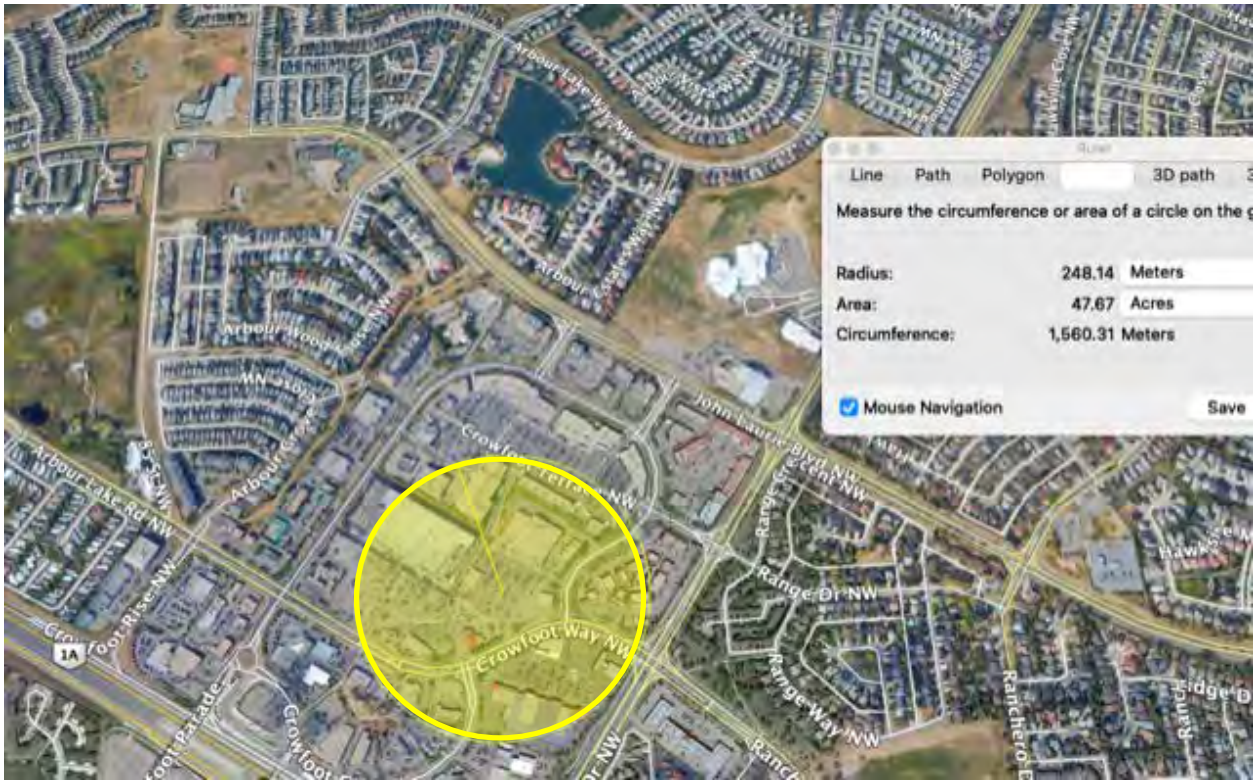


Figure 3. – 47 acres overlayed on Rocky Ridge Co-Op Shopping Center

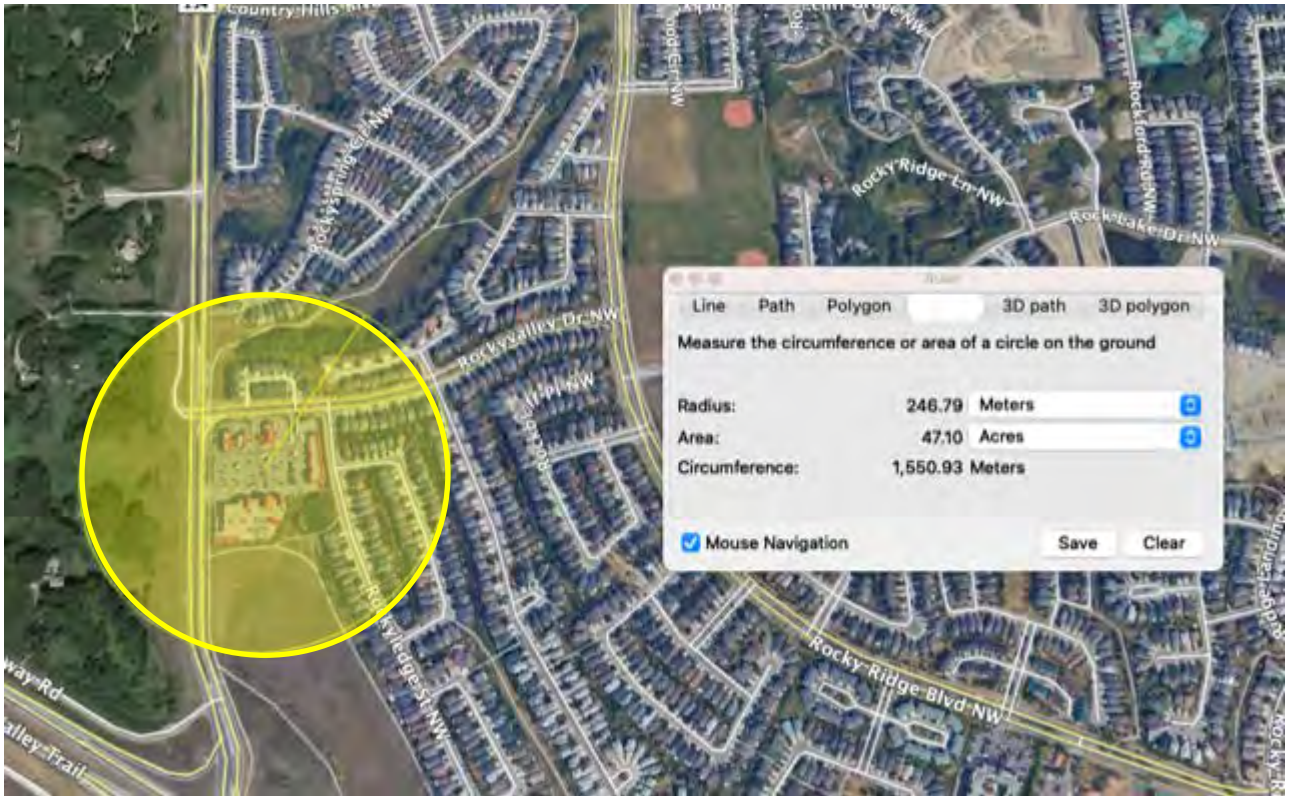
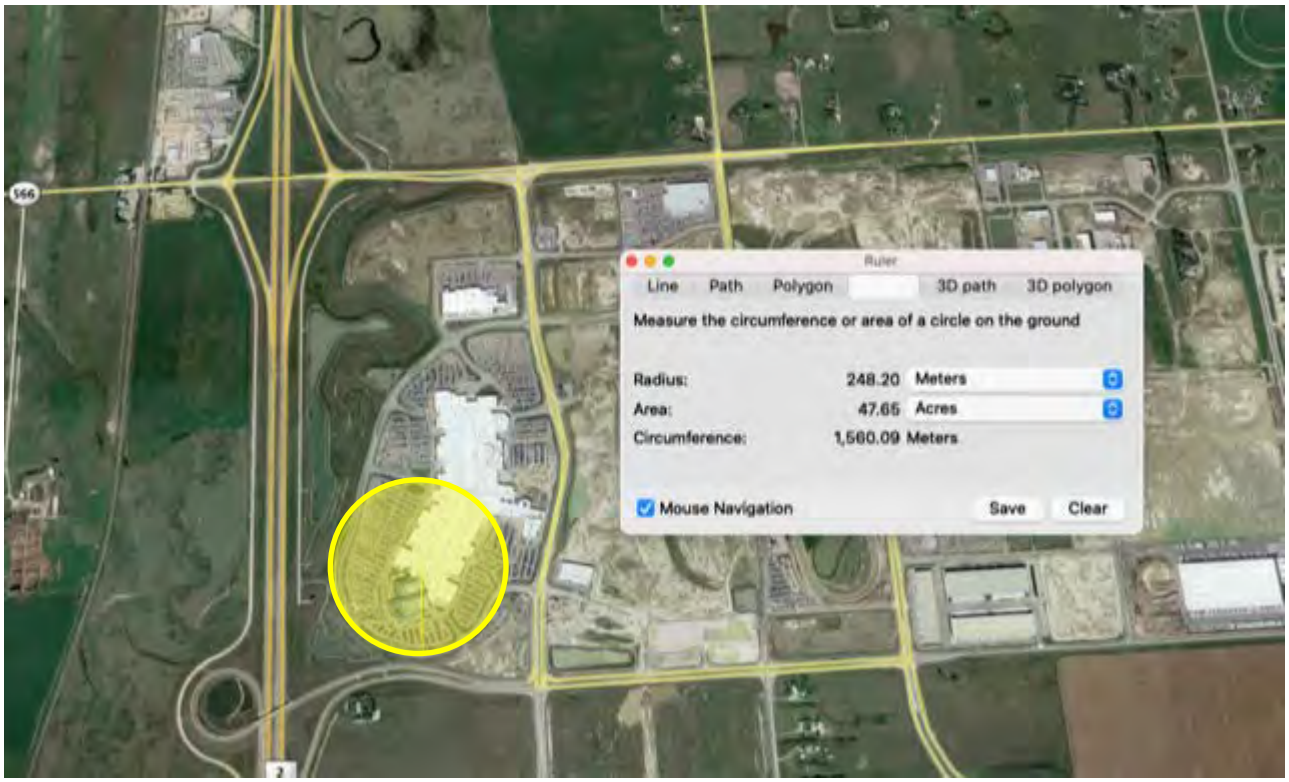


Figure 4. – 47 acres overlayed on the Cross Iron Mills shopping center.



3. Proposed Density

Finally, the Bearspaw Village Board wished to express specific concerns related to the proposed density of the Ascension project.

Proposed Density – The Ascension project specifically takes exception to abiding by traditional Country Residential densities as outlined in the Rocky View County plan Section 10.0 – Country Residential Development. The project instead seeks to obtain significantly higher residential development densities and attempts to justify this on the basis of pointing out that the density in adjacent Calgary communities are higher. While this may be true it is not a sufficient justification for such attempting to develop such a high density project in the middle of three existing and long standing country residential acreage communities.

What the Ascension project does not recognize is that the surrounding communities of Blue Ridge Estates, Bearspaw Village and Bearspaw Pointe already represent an established precedent for Transitional Densities moving from 2 acre parcels adjacent to the city, transitioning to larger country residential parcels and ultimately agricultural property moving along the NW development corridor identified in the County Plan. It is clear that the Ascension project has taken very little into consideration in its efforts to align with the existing adjacent country residential communities and it is on this basis that the BV Board opposes the proposed density of this development in its current form.

Conclusion

The Bearspaw Village Board wish to thank the Ascension project development teams as well as the Rockyview Municipal Planning department for their time and consideration in reading through these statements of concern. Your attention and response to the requests for clarification outlined in the above sections as well your recognition of our concerns and associated opposition to certain aspects of the development are greatly appreciated. Our group looks forward to future opportunities to work with the Ascension and Rocky View County to discuss clarifications as well as alternate or comprising solutions to some of the concerns outlined in this letter.

For further clarification or questions associated with the concerns presented and the content of this letter, please contact the undersigned.

Kind Regards,

Michael O'Krancy P. Eng.
Vice President – Bearspaw Village Water Co-Op Board

Cc: Bearspaw Village Water Co-Op Board
Scott Stoddart – President
Phil Lockwood – Board Member
Ione Plasky – Board Member
Dora Osterling – Board Member
Tony Osterling – Board Member

BARRY M POTTER
35 Blueridge Lane
Calgary, Alberta
T3L 2N5

December 16, 2020

Rocky View County
262975 Rocky View Point
Rocky View County, Alberta
T4A 0X2

Attention: Ms. Jessica Anderson
Planning Services

Regarding: Ascension Conceptual Scheme – September 2020
Highfield Land Management
Application No. PL20170153

We had an opportunity to review an earlier edition of the Ascension Conceptual Scheme back in August 2017 and provided feedback to the County at that time. Our immediate reaction is that none of our concerns raised at that time have been addressed in this new edition. This is somewhat disappointing.

The most serious issue is the need for some buffering of the existing rural development that is Blueridge Estates from the higher density residential and commercial development. Commercial development right across the road from rural residential development is not good planning. A transitioning of residential development starting at a low density next to Blueridge Estates and then increasing as it moves away into the core of the development is more appropriate.

The development concept is proposing major commercial development. This geographic area is already well served by the availability of many existing and expanding commercial venues in Rocky Ridge, Royal Oak and Tuscany. It is doubtful that the market analysis that was apparently undertaken would really support further commercial development of this magnitude. Neighbourhood commercial would be more appropriate.

A 4-lane major collector road is being routed through the proposed development from Bearspaw Road to Blueridge Rise and then to Twelve Mile Coulee Road. This major collector road should be running through the core of the proposed development enabling development on both sides and connecting to Bearspaw Road and Twelve Mile Coulee Road which both have major collector road classification. See the attached hand sketch showing a more appropriate routing.

Blueridge Rise is a local rural road with fronting and backing rural residential properties on it. The development concept calls for Blueridge Rise to be upgraded into a 4-lane major collector road. No traffic projections have been provided. But the traffic generation will be substantial. This is both a visual and noise issue. It is not something that can be properly buffered with some incidental landscaping.

The Blueridge Rise right-of-way could become the buffer between the proposed and existing development. Where there are no frontage properties, the existing 2-lane rural road could be removed and then the right-of-way be landscaped to become part of the open space linkages between Tuscany, Blueridge Estates, Bearspaw, etc.

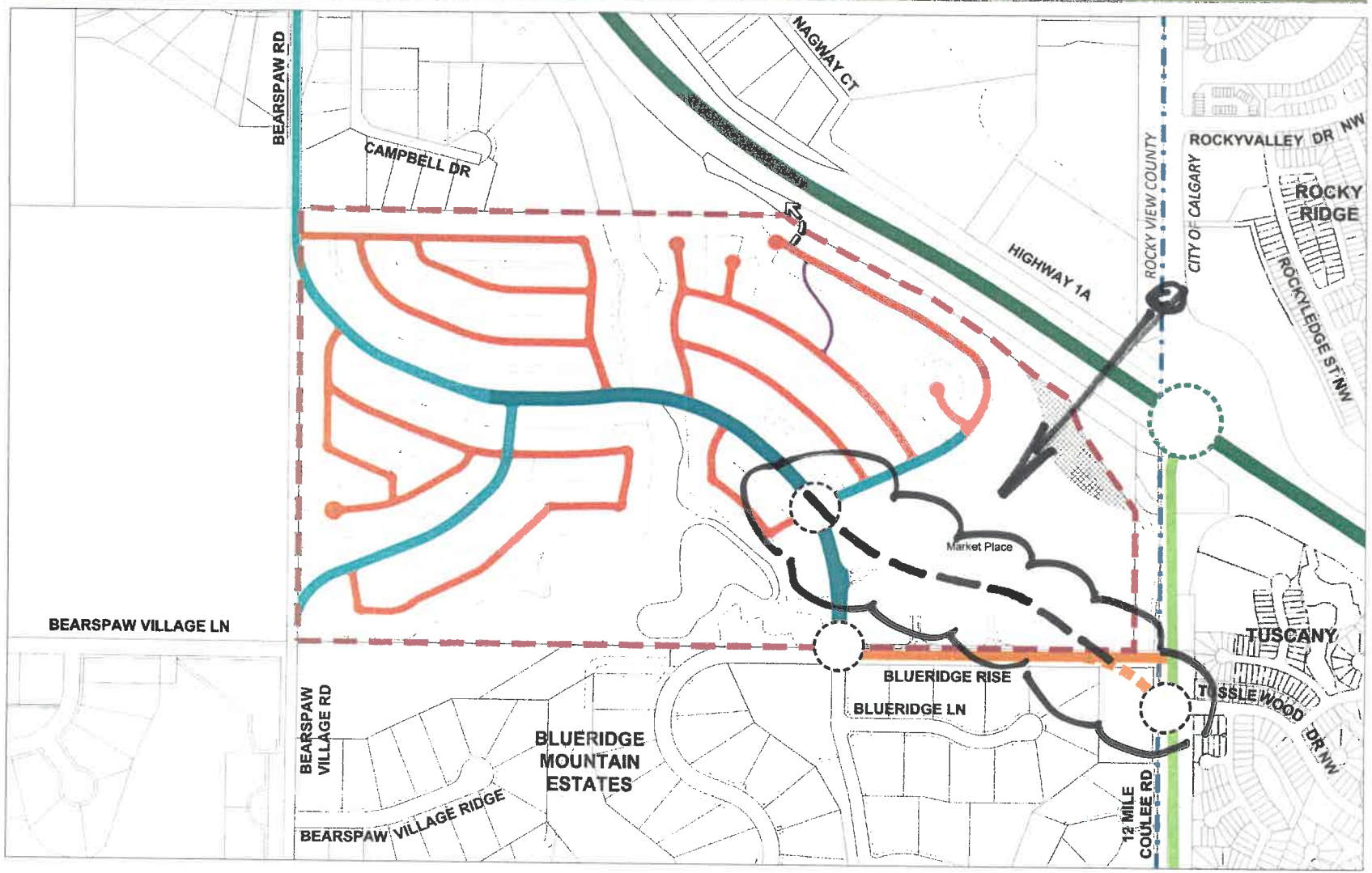
To conclude, we are not in favour of this development concept and are requesting changes be made consistent with the points raised herein.

Yours truly,

Barry Potter

Barry M. Potter

Figure 14 - Internal Transportation Plan



Dennis and Jean Prince
31 Bearspaw Pointe Place
Calgary, AB T3L 2P5

December 9, 2020

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

Attention: *Jessica Anderson (JAnderson@rockyview.ca)*

Re: ***File Number:*** **05619004 05619006 05619054 05618039**
Application Number: **PL20170153**
Division: **8**

Ms. Anderson:

We received a re-circulation of a notice of the above referenced scheme being considered by Rocky View County ("***Ascension Conceptual Scheme***") and have reviewed the cited Proposal PDF ("PDF"). As impacted neighbours of the referenced land, we offer the following comments:

Overview

We are opposed to the ***Ascension Conceptual Scheme*** as currently configured because the scheme:

- Is inconsistent with the rural nature of Rocky View County;
- Is in conflict with the stated policy of Rocky View County to default to minimum 4 acre parcel developments;
- Would reverse prior decisions regarding related infrastructure, and
- Would inappropriately increase the load of already bottlenecked, undersized and stressed transportation routes posing a threat to human safety, including the operations of an existing school (K-8).

For all these reasons the scheme should be rejected, as deficient and unfair to adjacent landowners and other parties impacted by the traffic impacts, including families with student attending the referenced school.

Background

Issue 1: **Nature of Development**

Rocky View County has stated its vision of promoting development consistent with the rural nature and character of the County landscape. This has been implemented through various policies and decisions, including a default minimum parcel size for new subdivisions of 4 acres.

The significant commercial component of the overall proposed scheme (20.3% of developed land, PDF page 29) and the relatively small proposed lot sizes (density of 3.76 units/acre (or 0.27 acre lots, PDF page 30) runs directly afoul of the Rocky View County vision and is inconsistent with the surrounding landscape and adjacent land developments.

The developer characterizes its proposal as being a "transition" (PDF at page 30) between the high-density City of Calgary and the low-density rural setting of Rocky View County. Even a cursory review of the scheme identifies that such a characterization is inaccurate and self-serving. For this reason, the scheme should be rejected or significantly revised.

First, the proposed commercial development is not a *transition* to a rural setting but instead a continuation of exactly what is present in the City of Calgary adjacent to the subject lands. The concept for the commercial component is almost identical to the Rocky Ridge Co-op development (within the City of Calgary) located a few city blocks away. If approved and constructed, the character of the City of Calgary would be extended to this portion of the County and the rural nature of the County would be extinguished. If Rocky View County residents wanted to live in such a setting, they would live in the City of Calgary. Those who have instead chosen to live in a rural setting, should not be subjected to such commercial encroachment.

Second, it is odd that the Ascension Conceptual Scheme suggests it represents a transition to lower density development in the County. With respect, there are already transitional developments. For example, Bearspaw Pointe was approved for sub-division into 2 acre parcels. This has been characterized as a transition towards the 4 acre default for parcels further away from the City of Calgary. That is the minimum standard that should be applied to the Ascension Conceptual Scheme. Alternatively, the scheme should be rejected.

Issue 2: **Traffic Impacts**

The Ascension Conceptual Scheme proposes to create traffic connections to both south Bearspaw and to Bearspaw Road in the north. This would result in unacceptable traffic congestion and other safety and lifestyle impacts on the residents of Bearspaw Pointe, the families of students in the Bearspaw School and residents accessing the Bearspaw Lifestyle center.

The existing segment of Bearspaw Road between the proposed connection in the Ascension Conceptual Scheme and Highway 1A has been the subject of numerous development controversies over the years. The consequences of prior decisions by Rocky View County and the precedent set by those decisions must be reflected in any approved development for the subject lands. Those prior decisions preclude Rocky View County from approving the proposed scheme, as currently configured.

A partial history of decisions impacting this segment of road includes:

Bearspaw School

When the Bearspaw School was approved for the parcel next to the Bearspaw Lifestyle Center it was explicitly recognized that the lands were undersized for a school. Importantly, there were significant safety issues identified with the volume of bus traffic associated with the school and, on point, the need for that bus traffic to travel along Bearspaw Road and make a left hand turn onto Campbell Drive. In response there was an attempt to purchase lands to the north of the Bearspaw Lifestyle Center which would have allowed for an alternative access point for the buses and other school traffic. When that was unsuccessful, Rocky View County reluctantly approved the school development on this undersized parcel, with all its consequences.

That approval was granted in the face of known concerns including:

- This segment of Bearspaw Road is very narrow, with sharp ditches and no shoulder. It is not suitable for significant increased traffic flow, and expansion would not be possible given the configuration and location of adjacent parcels and the school itself.
- All school traffic is required to make a left hand turn across traffic. This is a safety issue, especially for school buses which all utilize this segment of road at the same time (severe congestion).
- There is no dedicated pedestrian infrastructure or crosswalks in the area. In addition, by school policy students within the Bearspaw Pointe area are not eligible for busing. Accordingly, students are required to walk on this segment of Bearspaw Road. This is already a significant safety issue, given those students are required to walk on the road at

precisely the time the school busses are present and exacerbated by very significant passenger vehicle traffic by parents dropping off or picking up other students.

- Residents of Bearspaw Pointe also use the roads (including this segment of Bearspaw Road) as walkways. The school traffic poses a risk to that natural enjoyment of the rural nature of their homes in Rocky View County.
- There are residents with driveways connecting to this stretch of Bearspaw Road and they face the complexity and safety issues of turning left onto this segment, especially during the busy peak periods.

Bearspaw Historical Society

Rocky View County subsequently approved the location of the Bearspaw Historical School on this same segment of Bearspaw Road. The above concerns were again identified, but the approval was granted based on, in part, the small volume of additional traffic anticipated.

This has proven inaccurate at times, as this structure has subsequently been used for significant activities such as a voting station in federal and provincial elections.

Glenbow Ranch ASP

More recently, Rocky View County approved the Glenbow Ranch ASP. Residents and other stakeholders raised concerns about potential traffic impacts from that development, including the prospect of connection to Bearspaw Road. That approval was granted explicitly without any such traffic connection to the north segment of Bearspaw Road. Therein, Rocky View County acknowledged the circumstances of this segment of road and signalled to developers that there were real consequences of the original Bearspaw School development and that connection of south Bearspaw to this segment of Bearspaw Road would not be reasonable.

The Ascension Conceptual Scheme proposes precisely such a connection with exactly the negative and unacceptable impacts which were previously rejected. The scheme does not propose the construction of the undeveloped segment of road on the Bearspaw Road allowance. Instead, they propose a traffic route from the south, through their development, and feeding back onto the existing Bearspaw Road to the north.

This would give effect to a connection, indirectly, that was not provided directly to prior development applicants. Of course, it would also provide the new development direct access to that segment of Bearspaw Road. This should be rejected for all the reasons outlined herein. The increased traffic load would be totally unacceptable and would represent a significant escalation of the traffic risk to students of the Bearspaw School.

It is curious that the developer does not propose that the remaining segment of Bearspaw Road allowance be developed. But regardless, they should not be permitted to give effect to the negative impacts outlined above. In addition, the proposed connection to the north on Bearspaw Road would have the following unacceptable impacts:

- Residents on Bearspaw Pointe Place have to make a left hand turn onto Bearspaw Road to travel to Highway 1A (the only existing egress). Significant traffic from the south of Bearspaw Road would make that difficult and unsafe without material traffic control devices, which would be unreasonable and impractical.
- Bearspaw Pointe Place accesses Bearspaw Road at the top of a steep hill. Accordingly, visibility to the south is impaired. Significantly increased traffic from the south would pose a material safety concern regarding the only route of egress for those residents.

Issue 3: **Bearspaw School Families Affected Parties**

One additional procedural issue surrounds the subject application. While we received the notice, some of our neighbours appear not have been provided a copy. Given the direct impacts identified above, Rocky View County should ensure all residents of Bearspaw Pointe (and adjacent residences) receive notice of this application and provided an opportunity to comment. Furthermore, since in our opinion approval of this application would lead to material escalation of safety risks for students at the Bearspaw School (those riding buses and those walking), Rocky View County should ensure all families with students attending Bearspaw School are provided copies of the application and provided an opportunity to comment.

Conclusion

We are opposed to approval of the subject application for all of the reasons outlined above. Rocky View County should stay true to its vision consistent with a rural setting, resist attempts to expose residents and students to increased safety risks, and reject what would be an encroachment of Rocky View County by a high-density, commercially-oriented City of Calgary-like development.

Sincerely,

Dennis and Jean Prince

From: Jessica Anderson
To: Jessica Anderson
Subject: FW: [EXTERNAL] - Ascension Development
Date: March 30, 2021 10:27:04 AM

From: Bruce Walker <[redacted]
Sent: March 29, 2021 11:50 AM
To: Questions <questions@rockyview.ca>
Cc: Division 8, Samanntha Wright <SWright@rockyview.ca>
Subject: [EXTERNAL] - Ascension Development

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

What is the status of this development?

I would like to add my name to any list that opposes a Market Mall size shopping centre at 12 Mile Coulee Rd and the 1A highway.

Calgary is the most over retailed city in Canada. There cannot be a requirement for such an offensive development in Bearspaw.

Residential Housing? Not a problem.

Retail? No need; Cochrane, Crowfoot, Royal Oak, Market Mall, Cross Iron Mills…. Each of these retail hubs have continuously **vacant** stores within !0 minute drives of this proposed development.

Why is Bearspaw always Rockyview County's whipping boy?

Bruce Walker
25174 Burma Rd

Robyn Erhardt

From: Matthew Arnill [redacted]
Sent: Tuesday, December 15, 2020 2:39 PM
To: Jessica Anderson
Cc: Natalie Arnill [redacted]
Subject: [EXTERNAL] - PL20170153

Categories: CityView Planning Attachment

Jessica,

Thank you for the opportunity to provide feedback on Maxima Development's Ascension conceptual scheme. (PL20170153)

We own a property located at [redacted], which is referred to as Bearspaw Point and immediately fronting the proposed development.

From the Development Proposal and Conceptual Scheme Proposal we would like to offer the following:

- The current proposal is suggesting that single family residential homes will be situated immediately adjacent to the deeded properties located on Campbell Drive. As a landowner on Campbell Drive, it would be preferred to see a municipal reserve situated in North West corner of development immediately adjacent to the deeded Campbell Drive properties. It appears that the developer has utilized this logic of increased buffer and allowing for municipal reserve adjacent to deeded lands at the south end of the development neighbouring Blue Ridge Mountain Estates.
- In the spirit of having this development interface with the existing acreages and Bearspaw values, we would suggest that the larger homesites within this development be adjacent to existing acreages if allowing for municipal reserve adjacent to all existing deeded acreages is not possible.

Thank you for your consideration,

Matthew & Natalie Arnill

[redacted] **Matthew Arnill**
[redacted]

[redacted]

From: Garrett Dueck [redacted]
Sent: Saturday, December 5, 2020 5:33 PM
To: Jessica Anderson
Subject: [EXTERNAL] - File#05619004 05619006 / 05619054 05618039 Application#PL20170153

Follow Up Flag: Follow up
Flag Status: Completed

Categories: CityView Planning Attachment

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

Good day,

I have concerns with the a/n application and oppose the redesignation and proposed development of residential and commercial usage of the land.

My concerns involve the high volume use of 12 Mile Coulee road as further residential development in the Watermark by Bearspaw, Church and proposed high density condos (senior) centre is likely proceeding just south of that area. The road is already a high traffic road and further use impact the integrity and use of that area.

Further to that, nearby is a protected land site that is the natural environment for moose and other wildlife animals. Building a high density residential and commercial building in this area will have a major negative impact on their habitat.

There are numerous commercial and residential properties in the very near vicinity. No need for more.

This is a very poor idea to agree to rezoning this parcel of land to build more high density homes and commercial site. I strongly oppose the development.

Thank you for allowing my input.

Garrett.

[redacted]

From: Maria Downey [redacted]
Sent: Thursday, December 17, 2020 6:41 PM
To: Jessica Anderson
Subject: [EXTERNAL] - APPLICATION #PL20170153

Categories: CityView Planning Attachment

To whom it may concern -

This email is in regards to development APPLICATION# PL20170153 FILE #05619004, 05619006, 05619054, 05618039 DIVISION#8

I have concerns about this development, a few of which I will briefly outline below:

- Approving a high density community in an area that is already established as acreages does not make sense. I am not opposed to development if the proposed lot sizes would match what is already in place (1-2 acre lots minimum). If the people of Bearspaw wanted to live in the city, they would have purchased homes in the city.
- The proposed access points from both Bearspaw road and Blueridge Rise are insane. Neither of these roads are ready for that kind of traffic flow. There are no sidewalks on either road and many people use the shoulder to walk and run. Having that volume will eliminate the opportunity for any outdoor walking on my street. Sorry to repeat myself again but if I wanted to live in the city with city volume traffic, I would have purchased a home in the city. We chose acreage life for peace and quiet - not to live on a super busy road.
- Where would all of the children that live in the proposed area go to school? All of the local Rockyview schools are pretty much bursting at the seams servicing the existing acreage lots already. I feel as though it would completely overwhelm the schools.
- Where would the services be provided from? Rockyview water coop could not supply a development that dense. Blazer water is still a hot mess from years ago. Where would all of these new houses get water? What about their sewage? How would tax dollars be allocated if they tap into city of Calgary?

I know this development has been applied for in the past. I also know that there was a very large presence of opposition from many people in the community. At what point will Rockyview county listen and prevent developments that are not wanted? Is there a magic number of opposers that needs to be met? A petition? Please tell us what needs to happen so that we do not have to go through this over and over and over again until we are all so tired of fighting and it slips through the cracks.

If you have any questions or would like to discuss further, please feel free to reach out.

Maria Downey

[redacted]

From: Ernest Domshy [redacted]
Sent: Tuesday, December 15, 2020 12:15 PM
To: Jessica Anderson
Subject: [EXTERNAL] - Debbie's Ascension Submission (Application Number PL20170153, Division 8)

Categories: CityView Planning Attachment

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

Hi,

I have lived in Bearspaw for the past 15 years and also grew up here as a teenager.

This is Country Living for me;
with horses, dogs, moose, deer, coyotes, all living together.

I am for the Bearspaw ASP.,
limiting the lot size to 4 Acres.

Sincelery,
Debbie

My Acreage is: [redacted]

[redacted]

From: Dave Collyer [redacted]
Sent: Monday, December 14, 2020 7:48 PM
To: Jessica Anderson
Cc: Dave Collyer; Samanntha Wright
Subject: [EXTERNAL] - Comments on Ascension Conceptual Schemec

Categories: CityView Planning Attachment

Planning Services Department, Rocky View County
Attention: Jessica Anderson

File Number:
05619004, 05619006, 05619054, 05618039
Application Number:
PL20170153
Division 8

I am a resident of the community of Watermark, residing at [redacted]. I am writing to provide my input regarding the subject application and ***to express my very strong opposition to certain elements of the proposed Ascension Development Conceptual Scheme having direct impact on my residence and community in the immediate vicinity of the land subject to the application.***

I am not opposed to consideration of residential and commercial development on this site, although I note that the current proposal appears to be considerably larger in scope than was originally proposed in 2017. I would also note that the applicant, B&A Planning Group et al, have not been at all forthcoming with residents in the immediate vicinity as to the revised scope of the development or the impact on communities in the vicinity of the proposed development. I find this unacceptable, particularly when these impacts are very significant, as noted below.

My concerns regarding the proposed Ascension Conceptual Scheme are fourfold, as outlined below:

- ***Density:*** While a diversity of housing styles and lots is desirable, including seniors housing, the density of this proposed development will be considerably higher than the proximal residential communities to the south. This raises questions as to the appropriate transition from the City of Calgary to Rocky View County and the compatibility of this development with other residential communities in the immediate vicinity.
- ***Traffic Impacts***: Traffic volumes on 12 Mile Coulee Road are becoming increasingly problematic and will be exacerbated to a significant degree by the cumulative effect of the new Centre Street Church, the proposed Damkar Seniors-Oriented Residential Project and the proposed Ascension development. Specific concerns are, in order of importance: (1) The left turn lanes from Hwy 1A turning south onto 12 Mile Coulee Road are inadequate and traffic backs up into the primary traffic lanes on 1A during busy periods, (2) the intersection of 12 Mile Coulee Road and Tuscany Way is problematic from a safety perspective when turning left from Tuscany Way onto 12 Mile Coulee Road, and (3) the intersection of 12 Mile Coulee Road with both Blueridge Rise and Tusslewood Drive. These issues must be addressed and resolved as a pre-condition to any approval of the Ascension development. I am highly skeptical as

to whether a continuous flow interchange at Hwy 1A and 12 Mile Coulee Road is the answer, given both traffic volume and safety considerations.

- ***Water Servicing Impacts on Watermark Community***: With respect to proposed water servicing, Blazer Water Systems and the Applicant must be much more forthcoming regarding the impact of the Ascension development on current capacity, future capacity additions and future rate impacts for existing users in the Watermark community.
- ***Wastewater Impacts on Watermark Community:*** The Applicant proposes to use the "Bearspaw Regional Wastewater Treatment Plant", located in the Watermark community and operated by Macdonald Watermark Properties, for treatment of wastewater from the Ascension development. The Applicant states that the existing capacity of the facility (350 m3/d) will not accommodate any flows from the proposed development and that two to three more stages providing additional plant capacity of 1050 m3/d, along with an expansion to the building facility, will be required to accommodate full buildout. I am unequivocally opposed to any consideration of the use of this facility for wastewater treatment from the Ascension development in any form and in any quantity. It is simply wrong to contemplate the use of this facility, which sits right in the midst of an executive/estate residential community and was built to service the needs of the Watermark community, as a "dumping ground" for waste from other communities. Surely it is reasonable to expect the Applicant to invest in the facilities necessary to deal with waste from Ascension onsite, as was done for Watermark, rather than making it Watermark's problem. The implications for Watermark include: visual impacts arising from expansion of the facility; construction impacts; more truck traffic to remove waste with attendant implications for visual impacts, wear and tear on roads, safety, odour issues, etc., and; negative impacts on property values for those who reside in the community and will be impacted by the real and perceived downside of living next to an expanding regional wastewater facility. In addition, the longer term financial impacts of the expansion and use of this facility on existing users is unclear. I also want to emphasize that Macdonald Watermark Properties, who obviously have a financial incentive to expand use, have not been at all forthcoming with Watermark residents regarding their intentions for this facility. There has been no communication with residents whatsoever on this matter.

In summary, in general terms there is potential benefit to having a mixed residential/commercial development at this location. The proposed density of the development appears high in the context of transition from an urban to more rural community. Traffic flow on 12 Mile Coulee Road is already an issue and must be addressed as a pre-condition to any approval of the Ascension development. The Applicant's Conceptual Scheme as it applies to wastewater treatment is a showstopper - under no circumstances is the use of the facility in Watermark warranted as part of this proposal. The Applicant must simply find another means by which to deal with wastewater from Ascension.

Thank you for the opportunity to provide input regarding the subject application.

Dave Collyer
[redacted]

[redacted]

From: Irene Collins [redacted]
Sent: Wednesday, December 16, 2020 4:31 PM
To: Jessica Anderson
Subject: [EXTERNAL] - Proposed Ascension Conceptual Scheme

Categories: CityView Planning Attachment

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

Re: File Number: 05619004 05619006
05619054 05618039 Application Number: PL20170153

To whom it may concern,

My comments are regarding the proposed Ascension Conceptual Scheme and it's incompatibility with the existing land uses in our neighbourhood.

Our land is in the immediate vicinity of the land subject to this application and the land that we love to walk on is adjacent to this proposed scheme. This proposed development will have a negative impact on how we use and enjoy the land.

We like some elements of the design from the proposal, including the Bonsai Tree that we see and enjoy in the view from our home. We like the retention of the wetlands and the environmental reserve.

We say NO to having an access road from the development, to or from, Bearspaw Village Road. It is the road that many people in Bearspaw Village use for fitness on bicycles, roller blades/skis, skateboards, and on foot. The impact of an increase in the amount of traffic on that road will be incompatible with the health benefits that those activities provide us in the existing neighbourhood. We live in a Village that has only one way in and the same way out. It gives us a healthier, safer community to live in!

When we moved to our acreage in Bearspaw Village we came for the views, the privacy, the space, the quiet, the wildlife and the night sky.

This development is not compatible with the views that we moved to Bearspaw for. We love the view of the rolling grassland from our home which will no longer be there if this land is developed. This will have a negative impact on the existing uses of the land in our area.

All aspects of our life here in Bearspaw will be degraded by this proposed development. We will be in a much higher population density than was here when we moved here and that has already been negatively affected by the scope of the Watermark Development.

Right now we have a sense of wild undeveloped land when we walk the Lasso Trail. If the proposal goes ahead, the years that it will take to develop the land, and the resulting subdivision will negatively effect our use and enjoyment of the land. It is not compatible with our existing neighbourhood and will have a negative effect on the spaciousness of rural living.

This development is not compatible with the quiet we moved to Bearspaw for. We have been exposed to more noise with the twinning of Hwy 1A. We greatly appreciate the buffer this land provides between us and the highway. We will have less of a buffer and more noise if this proposed development goes ahead.

Our wildlife are being squeezed into smaller and smaller tracts of land that do not allow for the essential movement of wildlife to keep viable populations.

Our night sky has become very compromised by the level of development we have currently have. The enjoyment of the night sky will be further compromised with the light pollution this proposed development will create and is not compatible with existing uses.

Please don't develop more land!

Sincerely, Irene Collins, Michael Heule and Jay Heule Bearspaw Village residents for 26 to 28 years

December 17, 2020

Harbir and Monica Chhina
[redacted]

262075 Rocky View Point
Rocky View County, AB, T4A 0X2
Attention: Jessica Anderson (JAnderson@rockyview.ca)

Re: File Number: 05619004 05619006 05619054 05618039
Application Number: PL20170153
Division: 8

Ms. Anderson,

We received a re-circulation of a notice of the above referenced files which were originally received in the fall of 2017. This is being considered by Rocky View County ("Ascension Conceptual Scheme").

As impacted neighbours of the referenced land, we are 100% opposed to using Bearspaw Road as an access point. Section 7.1 of the Scheme pdf states:
"Primary access points to the site are from 12 Mile Coulee Road via Blueridge Rise in the southeast and Bearspaw Road in the northwest".

We have lived on Bearspaw Pointe for approximately 20 years. We moved from Calgary to Bearspaw because we wanted to live in a rural community. The Rocky View County had strict by-laws for development so we felt that this area would not change. The following points are the reasons why we are strongly opposed to using Bearspaw Road as an access point.

1. Bearpaw Road is a 2-lane road that is used by students who walk to school, buses that transport children, parents dropping off and picking up their children and residents going for walks. The traffic when children start and finish their school day is significant. Having additional traffic from the proposed scheme would have a significant negative impact on the safety of children, pedestrians, and vehicles.

2. The Bearspaw School was constructed after we moved here. On hearing about the school, we were concerned that the structure would not be aligned with the structures of the homes in the area (if it was built like most schools in Calgary). We were pleasantly surprised when the school was built which we believed was due to the County's by-laws. It fits in with the landscape of the area and is a nice addition to the Community.

3. The County approved the move of the original Bearspaw School (now the Bearspaw Historical Society) to its current location. It showed us that the County had vision about the

Bearspaw Community. There is so much history in that school and about the history of the area.

4. We believe the residents in Bearspaw have a sense of Community and to add a thoroughfare as proposed in the Ascension Conceptual Scheme through Bearspaw Road would destroy that.

5. After the Tim Hortons was added to Bearspaw, the traffic on Township Road 254A from and to Highway 1A has significantly increased. People drive at significant speeds and I have missed an accident on more than one occasion. Also, we have stopped walking on that road because it does not feel safe.

6. The residents of this area have tacit knowledge about the negative impact that using Bearspaw Road as an access point will have on the Community which the developers do not have. We live it every day.

The Ascension Conceptual Scheme **should no**t include an access point from Bearspaw Road.

The County should consider that 12 Mile Coulee Road divides Calgary and Rocky View County. The County has acreage dwellings. Multi-unit dwellings should be limited to the City of Calgary boundary.

On a broader note, Trudeau announced a $170 per tonne tariff on CO2 emissions by 2030 to comply with the Paris Accord. This will equate to an additional cost of $8-9 per thousand cubic feet of gas used to heating homes, without rebates. This is a major increase that many families cannot afford. We, as a country, should find ways to address this issue and rather than approving new developments, we should find ways to use the infrastructure that already exists. This proposed development will increase the County's CO2 emissions and is not addressing our climate change objective.

We believed that the County had a vision for this Community but this proposal does not comply with that vision. At some point we need to recognize that vision is more important than commerce.

Yours sincerely,
Harbir and Monica Chhina

[redacted]

From: David Chantler [redacted]
Sent: Monday, December 14, 2020 2:09 PM
To: Jessica Anderson
Subject: [EXTERNAL] - Ascension Conceptual Scheme Feedback

Categories: CityView Planning Attachment

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

Hi Jessica,

We are landowners with property adjacent to the land in question. Our property is [redacted].

We are somewhat puzzled regarding how a developer is able to propose " to adopt the Ascension Scheme to provide a policy framework to guide redesignation, subdivision and development proposals within the subject lands for the creation of a residential and commercial/retail area."

This land falls within an existing Area Structure Plan. It seems to me that until that area structure plan goes through a complete public process of review, that this "scheme" is clearly non-conforming and should be rejected automatically.

When the Glenbow Ranch ASP was created, there was talk of the Bearspaw area structure plan being the next to be looked at. As this has not happened, are we as residents to accept that a developer is able to by-pass that process and get a separate mini ASP for their own property? That is certainly what this looks like.

This area is zoned for 2 acre lots as far as i know. The lot size proposed by this scheme is certainly not that and the subsequent traffic levels are not in keeping with the existing conforming development. The traffic levels that would end up passing by the school would be unacceptable.

This development is not compatible with the area that I live in. It is predominantly 2 acre lots with a few smaller ones created before there was likely any governing ASP. This huge number of small "con-conforming" lots would change the nature of the area completely.

I have no doubt that this 280 acre property will be developed at some time. That time should be after a new Bearspaw ASP has been developed and the community has had full input - not a quick "give us your feedback" in a couple of weeks process.

I feel that the planning board should reject this scheme completely as it is totally non-conforming with the current ASP.

Sincerely,

David and Sheryl Chantler
Adjacent Land Owners and Residents

[redacted]

From: Gordon Carrick [redacted]
Sent: Tuesday, December 15, 2020 9:57 AM
To: Jessica Anderson
Cc: Cheryl Carrick
Subject: [EXTERNAL] - Ascension Conceptual Scheme

Categories: CityView Planning Attachment

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

We are writing in response to the letter we received last week from the Planning Services Department regarding the Ascension Conceptual Scheme. We will not have time to fully consider and comment on the Scheme given the December 18 deadline for comments and would like to request an extension. In the meantime, we have initial concerns with proposal as follows:

1. Traffic Congestion

12 Mile Coulee Road and the 1A highway on either side of 12 Mile Coulee Road are already very busy during much of the day and especially during the morning and evening rush hour periods. This traffic congestion will steadily increase as the existing Watermark Development continues, and will become significantly more difficult once the Centre Street Church becomes operational; and then even worse if the 400 unit, Damkar Senior's project is approved and built. The proponent has recommended an interim Continuous Flow Intersection be built to handle the additional traffic, followed by an unspecified, larger upgrade to the 12 Mile Coulee Road/1A highway intersection at some point in the future. We think the intersection proposal, and the roundabout proposal to the south of the intersection, need a lot more clarification and an independent third-party assessment to ensure this new community will not adversely affect the existing Watermark, Blue Ridge and Tuscany communities.

The population density of Ascension is much higher than any of the other proposed developments in this area. The Scheme also includes a retail area that will create a significant amount of traffic. Stating that the changes to the existing road access will be required just to accommodate the 372 units in the proposed Glenbow Ranch area is very worrisome. If the proposed changes for road access to 12 Mile Coulee Road are needed to accommodate the Glenbow Ranch development, then you must question how the same changes can also accommodate an additional 883 units plus a large retail market as outlined in the Ascension proposal. All of the new development proposals in this area of Bearspaw have only one exit, and all of them end up on 12 Mile Coulee Road. There needs to be another access road to all of proposed developments onto the 1A highway, at the very least for both the Glenbow Ranch and Ascension development proposals.

2. Water and Sewage

The proponent is planning to use the Blazer Water Systems Lynx Ridge potable water treatment plant to supply the Ascension development. Sewage from the development is proposed to be treated by the Watermark waste treatment plant. Watermark residents already have serious concerns about the increased demand on the Blazer system resulting from the proposed Damkar Senior's project, as well as on the Watermark sewage treatment plant. The Ascension Conceptual Scheme noted that both facilities will need to be expanded to manage the increased demand. As with the traffic management issue noted above, we think the entire potable water and sewage treatment scheme needs an independent third party assessment and review with the impacted residents. Of particular concern are the following:

- The capacity and reliability of the expanded systems necessary to meet the needs of the proposed development and the existing users.
- The size of the water treatment expansion necessary to accommodate the required tripling in capacity and how that expansion will impact Watermark residents in terms of construction duration/access and the aesthetics of the expanded facility.
- The number of daily/weekly solid waste transfers that will be necessary relative to the existing situation.

3. Residential Density

We built our home in Watermark because Bearspaw offers low-density communities. If we wanted to live in a high-density area, we would have stayed in Calgary. Permitting the development of such a high-density community in Bearspaw will lower property values of the surrounding areas and make living here much less desirable.

Regards,

Gordon and Cheryl Carrick

[redacted]

[redacted]

From: Julie Brose [redacted]
Sent: Friday, December 18, 2020 9:02 AM
To: Jessica Anderson
Subject: [EXTERNAL] - Ascension feedback. Application number PL20170154

Categories: CityView Planning Attachment

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

Hello Jessica

We are residents of Bearspaw Pointe Place and are strongly opposed to the proposed use of Bearspaw Road as an exit and entry for the ascension development scheme. Adding more traffic to a road that is already heavily congested in the morning and after school makes a difficult situation much much worse, even unbearable. In the long term, traffic flow from the future area J will make a bad situation worse. The proposed traffic flow will totally overwhelm the road and the existing community plus becoming a safety hazard for the schools and buses. As a mother, I am very concerned for my sons safety. Adding cars to Bearspaw Road coming from the greater Bearspaw area in order to access shopping should, by itself, lead to the conclusion that safety of the school children and buses is further jeopardized. I do not support this.

The density being proposed reflect city of Calgary lot size not rural residence which should be the case, consistent with the community surrounding it.

I am strongly opposed to the proposed use of Bearspaw Road as an exit and entry for the ascension development scheme. Please listen to your residents and make sure that this doesn't happen.

Many thanks,

Have a great Christmas,

Julie and Jeff Brose (and our son [redacted]

December 15, 2020

Rocky View County

262075 RockyView Point

Rocky View County AB T4A 0X2

Attention: Jessica Anderson (JAnderson@rockyview.ca)

Re: File Number 05619004 05619006 05619054 05618039

Application Number PL20170153 Division 8 - ASCENSION DEVELOPMENT

Further to your letter dated November 27, 2020 providing notice on the proposed Ascension Development, below please find our feedback and comments:

-Lot Size and density: Watermark was to be the lot size transition from Calgary to Bearspaw and was to be the highest density as per the Bearspaw Area Structure Plan. The 15 units per acre in the proposed Ascension development exceeds this density. As per page 30 Residential Density, Ascension boasts the higher abundace of open space that would allow them a illegal higher density per acre. Any open space does not change units per acre.

-Storm Water: Ascension proposes storm water (including pollution from the development, cars, people, etc) to flow from the developement untreated into the natural coulee directly to the Bearspaw Reservoir. This will contaminate drinking water, flood the coulee habitat and damage one of the last wildlife corridors.

-Solid Waste: Watermark solid waste is still being trucked to Cochrane on a weekly basis. This was never the original plan yet is allow to continue and now the plant is to be enlarged from 560 units and adding another 883 units to accommodate Ascension. This makes no sense and allows for a potential problems for Watermark and the County.

-Market Place and its proposed location: The proposded market place location is directly across from the existing Blue Ridge Mountain Estates development. This will adversley effect current homeowners property values and have a huge impact on their chosen quality of life. From loss of space to increased traffic, road expansion, noise, garbage and people. This was previously voiced in 2017 and appears the developer does not feel being a good neighbor is of importance and RVC appears to not value its current tax rate payers rights.

Sadly all of these concerns were raised in 2017 and have no impact of the proposal. The developer

makes new reports and drawings but in reality the final outcome is the same.

Hopefully the County will exercise the will of residents (and tax payers) into this development.

Sincerly

Roger and Iris Bouchard

[redacted]

cc: S. Wright RVC

[redacted]

From: Janice Zhang [redacted]
Sent: Monday, December 7, 2020 9:43 PM
To: Jessica Anderson
Subject: [EXTERNAL] - Concerns regarding the new development near Bearspaw school

Follow Up Flag: Follow up
Flag Status: Completed

Categories: CityView Planning Attachment

Dear Ms. Anderson,

I received a letter with an application number of PL20170153. I understand there is a development plan near Bearspaw school; and I am very worried about the road connection on the south end of the Bearspaw road that would connect the new community to our community allowing vehicles traffic. There would be huge safety issues for our school kids if the road is connected. In our community, some kids walk to school and lots of kids cross the road to day care as well. I strongly feel the concerns that any intention to connect the Bearspaw road to the newly-planned south community for vehicles. It would bring risks to kids and damage the community harmony that we have enjoyed for so many years.

Your consideration and support to the school kids and our existing community would be greatly appreciated.

Janice Zhang
[redacted]

[redacted]

From: Gary Wotton [redacted]
Sent: Thursday, December 10, 2020 2:35 PM
To: Jessica Anderson
Subject: [EXTERNAL] - File number 0561900405619006 / Application Number PL20170153 / Comments and Concerns

Categories: CityView Planning Attachment

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

As a resident of watermark, I was sent an application / notification for the Ascension conceptual scheme and wanted to be on record for the following concerns.

1. I'm against the development
2. I'm against their plan to tie into blazer Water and macdonald wastewater as the systems will be overloaded. We already received a letter about reducing our water usage plus the addition of a new church and potential seniors residents
3. No need for the development…….. watermark is still just over half built out, another similar development at the end of 12 mile has just been kicked off (rockland park) RVC have harmony still half empty and a proposed seniors residents still working its way thru the system.
4. Vehicle congestion is already an issue at the intersection of Hwy 1A and 12 mile coulee and 12 mile itself will get overloaded
5. A massive church was given approval to proceed and its size is overwhelming to the residents of watermark and we felt like we were mislead on the size.
6. More dust, more congestion, more noise, more construction vehicles, more theft for many years to come. NO THANKS

Gary Wotton

[redacted]

From: Rick Warters [redacted]
Sent: Thursday, December 17, 2020 2:35 PM
To: Jessica Anderson
Cc: [redacted]
Subject: [EXTERNAL] - Comments on Ascension Conceptual Scheme

Categories: CityView Planning Attachment

Planning Services Department, Rocky View County
Attention: Jessica Anderson

File Number:
05619004, 05619006, 05619054, 05618039
Application Number:
PL20170153
Division
8

Dear Jessica,

We are writing you as a resident of Watermark, to offer you our concerns with the above project

We reside at [redacted].

We are strongly apposed to a number of components found in the document outlining the structure plan, conceptual scheme, master development plan and redesignation application, and therefore do not support it. Many of these elements will clearly have a negative impact on our homes and our community.

We are in general support of the residential and commercial development of these lands, as long as it is consistent with the existing developments, and adds to the value of the community. This proposal does not do that. It offers a considerable expansion to the original proposal from 2017, and clearly does not take into account the existing "rural lifestyle and culture" of the currently developed areas. There has been no contact with the existing communities regarding this expansion, to see how people would feel.

This is however consistent with the level of communication we have experienced in the past. Specifically, with the new Church, and the proposed massive Damkar condo development beside it. Niether of these two development add to the rural atmosphere we enjoy in Watermark and the surrounding acreages. Neither of these two developments care about the impact they are have on our community.

All three of these projects have disingenuous and insincere. In fact **we would suggest there are components of The Ascension Project proposal that are dishonest and deceitful.**

Concerns regarding the proposed Ascension Conceptual Scheme in order of priority include;

- ***Wastewater treatment impact Watermark Community:***

- *When did the small "Watermark's Waste Water Treatment Plant" that was on the original approved "Watermark at Bearspaw Conceptual Scheme" from 2009, become the "Bearspaw Regional Wastewater Treatment Plant"!?* When was it decided that this small, inconspicuous plant, in the centre of our cozy community, would become the sewage treatment plant for all of Bearspaw? On June 10, 2014, it was still called the Watermark Wastewater Treatment Plant. Why wasn't the community notified of the plans to take on all the sewage from the surrounding lands? It was only when the Damkar condo development was being proposed that the name suddenly changed. There was no communication to the community, at all, about plans to be a regional waste water treatment facility. Macdonald Watermark Properties, who obviously have a financial incentive to expand use, have not been at all forthcoming with Watermark residents regarding their intentions for this facility. There has been no communication with residents whatsoever on this matter. We find all this appalling! This is where the disingenuous, insincere, dishonest and deceitful comments apply!

- A 3x expansion of the current facility will be required to handle the additional plant capacity of 1050 m3/d, along with an expansion to the building facility. This will be disastrous for our community.The implications for Watermark include: visual impacts arising from expansion of the facility; construction impacts; more truck traffic to remove waste with attendant implications for visual impacts, wear and tear on roads, safety, odour issues, etc., and; negative impacts on property values for those who reside in the community and will be impacted by the real and perceived downside of living next to an expanding regional wastewater facility.

  The Ascension Project should be designing plans for the treatment of their own waste water, within their own community!

- **We want to be clear and unambiguous. We are firmly opposed to any consideration of the use of the Watermark facility for wastewater treatment from the Ascension development in any form and in any quantity!**

- ***Density:*** *we support a diversity of housing styles, including seniors housing, and some low level condos. However the density of this proposed development is considerably higher than all the other the residential communities in Bearspaw, with the exception of the proposed Damkar Project (which we also don't approve of). This also raises questions about the differences of a development within the city of Calgary and the more traditionally, expanded, developments in Bearspaw and even Rocky View County. Is Rocky View County looking for a seamless integration with the City of Calgary?*

- ***We do not support the density of housing proposed.***

- ***Traffic Impacts*****:** Although increased traffic flow will not directly impact the Watermark community itself, it will have a material impact on getting to the community. Traffic volumes on 12 Mile Coulee Road has increased significantly over the last few years and will become a huge challenge with the the cumulative effect of the three major projects, the Church, the proposed Damkar Seniors-Oriented Residential Project and the proposed Ascension development. The biggest concern is the left turn lanes from Hwy 1A turning south onto 12 Mile Coulee Road. This turn already experiences significant back ups during busy hours and will become severely bottlenecked when, or if, the three projects are approved and completed. I am highly skeptical as to whether a continuous flow interchange at Hwy 1A and 12 Mile Coulee Road is the answer, given both traffic volume and safety considerations.

- ***Water Servicing Impacts*** **:** I have very little confidence that I am getting the whole story from Blazer Water Systems. Our community was told to restrict our water last summer, and reduce lawn watering because the system was unable to maintain the levels being used.If that is the case, how will the water requirements be met for the three new projects and how will our community NOT be impacted.We are tightly controlled on our landscaping requirements by MacDonald Development and now we are being told that they are unable to provide water that will meet these needs in the peak summer months. How are they going to add additional homes and businesses without impacting the existing homeowners?

In conclusion, We do not support this proposal as submitted. There are a few benefits that may be realized with some commercial development on the property but there is considerable negative impact that overwhelms those benefits. Specifically: the sewage treatment, housing density, traffic, and water servicing.

- *This current proposal is clearly a design that maximizes potential profit but patently ignores the existing communities, existing density and quite, frankly the concerns of the denizens.*

Thank you for your time,

Rick and Wendy Warters

[redacted]

From: Allen Vanderputten [redacted]
Sent: Friday, December 18, 2020 3:45 PM
To: Jessica Anderson
Cc: Samanntha Wright
Subject: [EXTERNAL] - Proposed Ascension Conceptual Scheme
Attachments: BGCA Response to the Ascension Conseptual Scheme Dec2020.pdf

Categories: CityView Planning Attachment

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

Dear Jessica:

Please find attached a letter from the Bearspaw Glendale Community Association Board of Directors opposing specifically the transportation plan component of the Ascension Conceptual Scheme PL20170153.

Allen Vanderputten
BGCA Board Chair

Bearspaw Glendale Community Association

253220 Bearspaw Road
Calgary, AB T3L 2P5
(403) 239-1502

December 18, 2020

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

Attention: Jessica Anderson, Planner

Re: Proposed Ascension Conceptual Scheme
Application Number PL20170153
File number 05619004, 05619006, 05619054, 056180153

The Board of the Bearspaw Glendale Community Association is opposed to the Transportation Plan described in Section 7 of the Ascension Conceptual Scheme and to one of their seven Guiding Principles which states "*provides safe and convenient links for residents of south Bearspaw to the Bearspaw School and Bearspaw Lifestyle Center.* The Internal transportation plan (figure 14) shows a four lane "Grand Boulevard" Urban Primary Collector feeding into the south end of the existing Bearspaw Road which is classified as a local road. It is our view that the additional traffic from the 883 housing units in the proposed development plus the areas further south which have over 800 housing units, will make the local Bearspaw Road segment adjacent to the Bearspaw Lifestyle Center and the Bearspaw School quite noisy, untenable for pedestrians, and unsafe for cars and school buses and will negatively impact the quality of life in the local Bearspaw Pointe community.

During the Glenbow Ranch ASP consultations in 2017, the community through letters and participation in the public hearing voiced concerns about the transportation plan which proposed the connection of Bearspaw Village Road to the south and Bearspaw Road to the north which was meant to service housing area J located to the west of the proposed Ascension development. The GRASP approved by council on July 25, 2017 showed the removal of this connection and its replacement with a future east/west connection to 12-mile Coulee road (GRASP Map 9, Transportation). After an appeal was settled with the City of Calgary, the MGB also approved the GRASP on April 24, 2018.

The BGCA was established in 1978 and serves the recreation needs of the Bearspaw area with our membership comprised of 70% from Bearspaw and the remainder from the City of Calgary. Our community association boundaries stretch from Calgary to Cochrane and from the Bow River to highway 567. BGCA offers a variety of fitness, sports, art and health and well-being

Bearspaw Glendale Community Association

programs to all ages from preschool to seniors. We serve a membership of approximately 1500 individuals and families for ongoing programs and also provide community events and rental services to a much larger clientele and community. Our community center, the Bearspaw Lifestyle Center, is located in the small community of Bearspaw Pointe south of highway 1A adjacent to the Bearspaw K-8 Public School.

The BLC is served using the local roads from a signalized intersection on highway 1A. Access to the BLC from the communities to the south including Watermark, Blueridge Estates, Blazer Estates, and Bearspaw Village use the recently widened 12-mile Coulee Road and highway 1A. Areas from the north such as Woodlands, Church Ranch, and Silverhorn use the main collector roadways shown in the BASP, Bearspaw Road north, Lochend Road, and TWP Road 262 all of which direct traffic to highway 1A and then to the BLC. This road system has worked well for over 20 years and provides save access to both the BLC and the Bearspaw School which are located at the end of the local road system.

The BGCA Board is available any time to meet with the staff of Highfield Land Management and RVC to further explain our concerns and work towards an equitable solution.

Yours truly,

BGCA Board Members:

Allen Vanderputten	Board Chair	Hans Hirschmanner	Asst. Facilities Chair
Alan Bishop	Vice Chair	Anita Apps	Programs Chair
Tahir Jamil	Treasurer	Anitra Carey	Director at Large
Bruce Hanson	Facilities Chair	Coralee Talon	Director at Large

Cc: Sammatha Wright – Division 8 Councillor

Please Note:

Correction: Figure 13 in the Ascension document shows Bearspaw Road and TWP Road 254 in the Bearspaw Pointe community as “collectors” whereas the BASP figure5 shows the same roads as “local roads” (also refer to clause 8.5.6)

[redacted]

From: Art Vanden Berg [redacted]
Sent: Thursday, December 17, 2020 9:07 PM
To: Jessica Anderson
Subject: [EXTERNAL] - File number 05619004 05619006

Categories: CityView Planning Attachment

Re: Ascension Conceptual Scheme

Transportation

The proposed scheme is not possible without major upgrades to Bearspaw road that are incompatible with its current acreage and residential setting and hosting a 1-8 school and the community center. The road would need to be twinned and multiple traffic controls installed including pedestrian crosswalks and walkways/bike paths. As far as I can ascertain from the fence lines, there isn't room to do this and the hill below Bearspaw Pointe Place would need significant regrading. The road would have to be upgraded to something resembling 12 Mile Coulee and that is not appropriate in this setting and with the school and community center.

Community Continuity

Many of the areas surrounding the concept area are 2+ acre lots, including Bearspaw Point and Bearspaw Village. This spacing should be continued. Otherwise, why wouldn't Bearspaw Point and Bearspaw Village be rezoned to allow 0.3 acre lots? No attempt to do so could reasonably be refused after acceptance of this project.

Bearspaw School

The increased traffic in front of the school and the increased number of students would require either a significant expansion of the school or another school to be built. Traffic control and student safety will be a considerable concern. Bearspaw Road is already significantly congested when school is opening or closing for the day.

Proposed Commercial Area

The proposed commercial area, depending on how it is utilized, could present significant traffic that Bearspaw road cannot handle. Any connections to this proposed commercial area should come from 12 Mile Coulee and not Bearspaw Road.

Regards,

Art Vanden Berg
[redacted]

[redacted]

From: dan twidale [redacted]
Sent: Thursday, December 3, 2020 7:19 AM
To: Jessica Anderson
Subject: [EXTERNAL] - File number 05619004 05619006 05619054 05618039 Application number PL20170153

Categories: CityView Planning Attachment

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

Ascension CS

As landowner in immediate vicinity , I oppose this CS based upon the following:

Transportation:
1) Twelve Mile Coulee cannot possibly be considered to service this area as this arterial road is currently congested and unsafe servicing residents of Tuscany , Lynx Ridge and Watermark. Lack of signalization and crosswalks , sidewalks on the West side , and overall poor construction of road surfaces . Proposed roundabout would add to congestion and is unacceptable solution.
2) Bearspaw Village Road and Bearspaw Rd should be connected to each other to relieve congestion for Bearspaw Village, Ascension , Watermark and Rockland.

Water/Wastewater
1) Blazer pipes and pumps are incapable of scaling to accommodate this development.
2) Annex this to City of Calgary to provide proper urban utiities

--
Dan Twidale
[redacted]

Jessica Anderson

Planning Services Department
Rocky View County
262075 Rocky View Point
Rocky View County, Ab.
T4A 0X2

File Number: 05619004 05619006
05619054 05618039

Application Number: PL20170153

Date 18 December

Dear Mrs. Anderson

I am writing to object to the Ascension Conceptual Scheme redesignation , subdivision and development proposal for the creation of a residential and commercial/retail area.

As my property is in Blueridge, adjacent to the proposed development it will have extreme consequences for my lifestyle.

The biggest issue I see is the abrupt change in density to go from the low-density residential area of Blueridge Mountain Estates and Watermark into an extremely high-density area in a matter of meters. The planning department cannot go from 1.9 people per acre to upwards of 35-40 people per acre in such a short distance. This is a 20-fold increase. Nowhere in the entire community is this allowed.

Another concern surrounds the traffic safety for the area as a whole. With the extra people moving into the area the roads are not built to handle this level of traffic. As it is now with the development of Watermark the turn from Crowchild Trail onto 12 Mile Coulee road is at its limit from traffic backing into Crowchild and creating safety issues. My Daughter was rear-ended at this intersection a couple of years ago. With the traffic from this many new residences and the Church it will create safety issues everywhere.

As a final note the reason many of us move out of the city is to enjoy the country lifestyle of privacy, quiet, dark skies, space, close to nature and the wildlife that still frequents my property (just this year moose, deer, Porcupines, low light pollution. These are all referenced in “Characteristics of Rocky Views Rural Communities Country Residential” document. This development goes totally against this philosophy.

Not to mention the loss of property value that is likely to occur if this development continues as planned. This development will negatively effect the quality of life my family have worked hard to achieve.

Ken Stagg

[redacted]

[redacted]

From: Nirav Shah [redacted]
Sent: Wednesday, December 9, 2020 9:13 AM
To: Jessica Anderson
Subject: [EXTERNAL] - Opposition of Re-zoning of Ascension Project

Categories: CityView Planning Attachment

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

Hello,

As a resident of Watermark that is DIRECTLY affected by the **Ascension** Project, we are definitely OPPOSED to the application for re-zoning of this project. We are at [redacted] and the size of the structures proposed are significant and will negatively impact both our property directly and Watermark as a whole.

Reasons include:

Bearspaw Density:

The person/acre density figures (<2) are an important reason why we chose to live in Watermark. With this change in re-zoning of the project and the potential for that density figure to increase, and this goes directly against what Bearspaw low density figures are meant to achieve.

Water usage:

The plan is to tap into the current Watermark water supply. Such an increase in demand for our water causes concern in terms of pricing and availability.
A development similar to Watermark has experienced significant issues.
Article: https://www.cbc.ca/news/canada/calgary/water-rocky-view-county-cambridge-alberta-utilities-commission-1.5661828

PRIVACY:
With a potential of 2000+ people moving close to our community directly next to us, we have concerns about our personal privacy and people trespassing through our community.

Traffic and Safety: The volume of traffic that will be imposed upon 12 mile coulee road is going to be significant. Safety of residents of Watermark will be significantly impacted as the volume of cars will be trying to exit from the new development from folks living there as well as the church, will be significant. We have to keep our house blinds closed at all times for privacy reasons with people working at the church and also due to the lights that are left turned on during the night. This will only get worse once the facility is up and running with people using it 24/7z. We cant enjoy our backyards because of these issues. We don't support another structure adding to our privacy concerns.

Proper Valuation:
Watermark residents have paid premium prices in consideration of low density neighborhood and now high density will decrease the property values of our neighbor hood. The community might become less attractive for new potential buyers if they see lot of traffic and big and high density structures around the neighbor hood.

Watermark had many thefts so far and these projects adds to the risk of thefts further.

We request that you take these concerns seriously and DO NOT approve the change in designation.

I am available to discuss if you need more information.

Thank you,

Nirav Shah

Dennis and Jean Prince
[redacted]

December 9, 2020

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

Attention: *Jessica Anderson (JAnderson@rockyview.ca)*

Re: ***File Number:*** **05619004 05619006 05619054 05618039**
Application Number: **PL20170153**
Division: **8**

Ms. Anderson:

We received a re-circulation of a notice of the above referenced scheme being considered by Rocky View County ("***Ascension Conceptual Scheme***") and have reviewed the cited Proposal PDF ("PDF"). As impacted neighbours of the referenced land, we offer the following comments:

Overview

We are opposed to the ***Ascension Conceptual Scheme*** as currently configured because the scheme:

- Is inconsistent with the rural nature of Rocky View County;
- Is in conflict with the stated policy of Rocky View County to default to minimum 4 acre parcel developments;
- Would reverse prior decisions regarding related infrastructure, and
- Would inappropriately increase the load of already bottlenecked, undersized and stressed transportation routes posing a threat to human safety, including the operations of an existing school (K-8).

For all these reasons the scheme should be rejected, as deficient and unfair to adjacent landowners and other parties impacted by the traffic impacts, including families with student attending the referenced school.

Background

Issue 1: **Nature of Development**

Rocky View County has stated its vision of promoting development consistent with the rural nature and character of the County landscape. This has been implemented through various policies and decisions, including a default minimum parcel size for new subdivisions of 4 acres.

The significant commercial component of the overall proposed scheme (20.3% of developed land, PDF page 29) and the relatively small proposed lot sizes (density of 3.76 units/acre (or 0.27 acre lots, PDF page 30) runs directly afoul of the Rocky View County vision and is inconsistent with the surrounding landscape and adjacent land developments.

The developer characterizes its proposal as being a "transition" (PDF at page 30) between the high-density City of Calgary and the low-density rural setting of Rocky View County. Even a cursory review of the scheme identifies that such a characterization is inaccurate and self-serving. For this reason, the scheme should be rejected or significantly revised.

First, the proposed commercial development is not a *transition* to a rural setting but instead a continuation of exactly what is present in the City of Calgary adjacent to the subject lands. The concept for the commercial component is almost identical to the Rocky Ridge Co-op development (within the City of Calgary) located a few city blocks away. If approved and constructed, the character of the City of Calgary would be extended to this portion of the County and the rural nature of the County would be extinguished. If Rocky View County residents wanted to live in such a setting, they would live in the City of Calgary. Those who have instead chosen to live in a rural setting, should not be subjected to such commercial encroachment.

Second, it is odd that the Ascension Conceptual Scheme suggests it represents a transition to lower density development in the County. With respect, there are already transitional developments. For example, Bearspaw Pointe was approved for sub-division into 2 acre parcels. This has been characterized as a transition towards the 4 acre default for parcels further away from the City of Calgary. That is the minimum standard that should be applied to the Ascension Conceptual Scheme. Alternatively, the scheme should be rejected.

Issue 2: **Traffic Impacts**

The Ascension Conceptual Scheme proposes to create traffic connections to both south Bearspaw and to Bearspaw Road in the north. This would result in unacceptable traffic congestion and other safety and lifestyle impacts on the residents of Bearspaw Pointe, the families of students in the Bearspaw School and residents accessing the Bearspaw Lifestyle center.

The existing segment of Bearspaw Road between the proposed connection in the Ascension Conceptual Scheme and Highway 1A has been the subject of numerous development controversies over the years. The consequences of prior decisions by Rocky View County and the precedent set by those decisions must be reflected in any approved development for the subject lands. Those prior decisions preclude Rocky View County from approving the proposed scheme, as currently configured.

A partial history of decisions impacting this segment of road includes:

Bearspaw School

When the Bearspaw School was approved for the parcel next to the Bearspaw Lifestyle Center it was explicitly recognized that the lands were undersized for a school. Importantly, there were significant safety issues identified with the volume of bus traffic associated with the school and, on point, the need for that bus traffic to travel along Bearspaw Road and make a left hand turn onto Campbell Drive. In response there was an attempt to purchase lands to the north of the Bearspaw Lifestyle Center which would have allowed for an alternative access point for the buses and other school traffic. When that was unsuccessful, Rocky View County reluctantly approved the school development on this undersized parcel, with all its consequences.

That approval was granted in the face of known concerns including:

- This segment of Bearspaw Road is very narrow, with sharp ditches and no shoulder. It is not suitable for significant increased traffic flow, and expansion would not be possible given the configuration and location of adjacent parcels and the school itself.
- All school traffic is required to make a left hand turn across traffic. This is a safety issue, especially for school buses which all utilize this segment of road at the same time (severe congestion).
- There is no dedicated pedestrian infrastructure or crosswalks in the area. In addition, by school policy students within the Bearspaw Pointe area are not eligible for busing. Accordingly, students are required to walk on this segment of Bearspaw Road. This is already a significant safety issue, given those students are required to walk on the road at

precisely the time the school busses are present and exacerbated by very significant passenger vehicle traffic by parents dropping off or picking up other students.

- Residents of Bearspaw Pointe also use the roads (including this segment of Bearspaw Road) as walkways. The school traffic poses a risk to that natural enjoyment of the rural nature of their homes in Rocky View County.
- There are residents with driveways connecting to this stretch of Bearspaw Road and they face the complexity and safety issues of turning left onto this segment, especially during the busy peak periods.

Bearspaw Historical Society

Rocky View County subsequently approved the location of the Bearspaw Historical School on this same segment of Bearspaw Road. The above concerns were again identified, but the approval was granted based on, in part, the small volume of additional traffic anticipated.

This has proven inaccurate at times, as this structure has subsequently been used for significant activities such as a voting station in federal and provincial elections.

Glenbow Ranch ASP

More recently, Rocky View County approved the Glenbow Ranch ASP. Residents and other stakeholders raised concerns about potential traffic impacts from that development, including the prospect of connection to Bearspaw Road. That approval was granted explicitly without any such traffic connection to the north segment of Bearspaw Road. Therein, Rocky View County acknowledged the circumstances of this segment of road and signalled to developers that there were real consequences of the original Bearspaw School development and that connection of south Bearspaw to this segment of Bearspaw Road would not be reasonable.

The Ascension Conceptual Scheme proposes precisely such a connection with exactly the negative and unacceptable impacts which were previously rejected. The scheme does not propose the construction of the undeveloped segment of road on the Bearspaw Road allowance. Instead, they propose a traffic route from the south, through their development, and feeding back onto the existing Bearspaw Road to the north.

This would give effect to a connection, indirectly, that was not provided directly to prior development applicants. Of course, it would also provide the new development direct access to that segment of Bearspaw Road. This should be rejected for all the reasons outlined herein. The increased traffic load would be totally unacceptable and would represent a significant escalation of the traffic risk to students of the Bearspaw School.

It is curious that the developer does not propose that the remaining segment of Bearspaw Road allowance be developed. But regardless, they should not be permitted to give effect to the negative impacts outlined above. In addition, the proposed connection to the north on Bearspaw Road would have the following unacceptable impacts:

- Residents on Bearspaw Pointe Place have to make a left hand turn onto Bearspaw Road to travel to Highway 1A (the only existing egress). Significant traffic from the south of Bearspaw Road would make that difficult and unsafe without material traffic control devices, which would be unreasonable and impractical.
- Bearspaw Pointe Place accesses Bearspaw Road at the top of a steep hill. Accordingly, visibility to the south is impaired. Significantly increased traffic from the south would pose a material safety concern regarding the only route of egress for those residents.

Issue 3: **Bearspaw School Families Affected Parties**

One additional procedural issue surrounds the subject application. While we received the notice, some of our neighbours appear not have been provided a copy. Given the direct impacts identified above, Rocky View County should ensure all residents of Bearspaw Pointe (and adjacent residences) receive notice of this application and provided an opportunity to comment. Furthermore, since in our opinion approval of this application would lead to material escalation of safety risks for students at the Bearspaw School (those riding buses and those walking), Rocky View County should ensure all families with students attending Bearspaw School are provided copies of the application and provided an opportunity to comment.

Conclusion

We are opposed to approval of the subject application for all of the reasons outlined above. Rocky View County should stay true to its vision consistent with a rural setting, resist attempts to expose residents and students to increased safety risks, and reject what would be an encroachment of Rocky View County by a high-density, commercially-oriented City of Calgary-like development.

Sincerely,

Dennis and Jean Prince

BARRY M POTTER

[redacted]

December 16, 2020

Rocky View County
262975 Rocky View Point
Rocky View County, Alberta
T4A 0X2

Attention: Ms. Jessica Anderson
Planning Services

Regarding: Ascension Conceptual Scheme – September 2020
Highfield Land Management
Application No. PL20170153

We had an opportunity to review an earlier edition of the Ascension Conceptual Scheme back in August 2017 and provided feedback to the County at that time. Our immediate reaction is that none of our concerns raised at that time have been addressed in this new edition. This is somewhat disappointing.

The most serious issue is the need for some buffering of the existing rural development that is Blueridge Estates from the higher density residential and commercial development. Commercial development right across the road from rural residential development is not good planning. A transitioning of residential development starting at a low density next to Blueridge Estates and then increasing as it moves away into the core of the development is more appropriate.

The development concept is proposing major commercial development. This geographic area is already well served by the availability of many existing and expanding commercial venues in Rocky Ridge, Royal Oak and Tuscany. It is doubtful that the market analysis that was apparently undertaken would really support further commercial development of this magnitude. Neighbourhood commercial would be more appropriate.

A 4-lane major collector road is being routed through the proposed development from Bearspaw Road to Blueridge Rise and then to Twelve Mile Coulee Road. This major collector road should be running through the core of the proposed development enabling development on both sides and connecting to Bearspaw Road and Twelve Mile Coulee Road which both have major collector road classification. See the attached hand sketch showing a more appropriate routing.

Blueridge Rise is a local rural road with fronting and backing rural residential properties on it. The development concept calls for Blueridge Rise to be upgraded into a 4-lane major collector road. No traffic projections have been provided. But the traffic generation will be substantial. This is both a visual and noise issue. It is not something that can be properly buffered with some incidental landscaping.

The Blueridge Rise right-of-way could become the buffer between the proposed and existing development. Where there are no frontage properties, the existing 2-lane rural road could be removed and then the right-of-way be landscaped to become part of the open space linkages between Tuscany, Blueridge Estates, Bearspaw, etc.

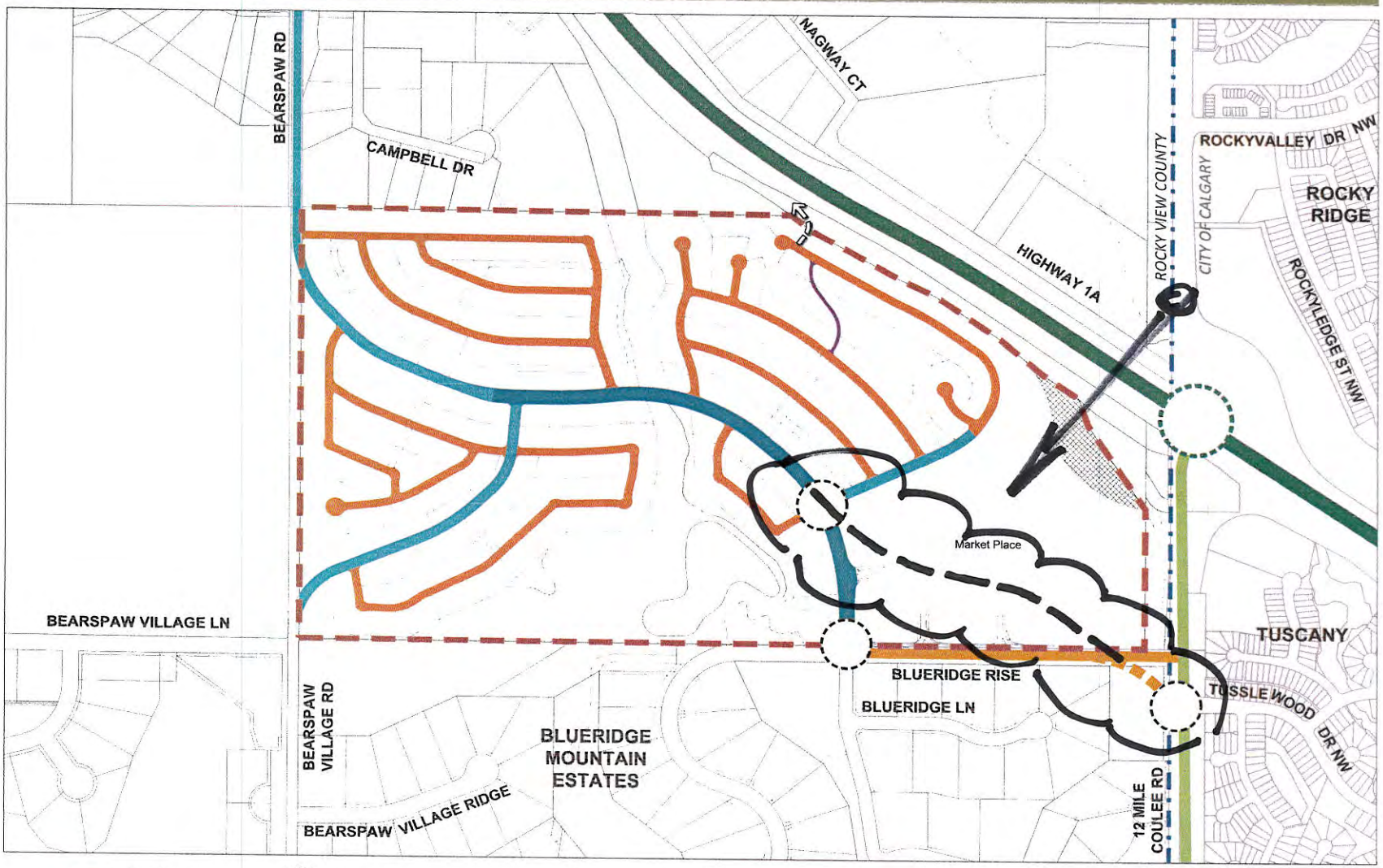
To conclude, we are not in favour of this development concept and are requesting changes be made consistent with the points raised herein.

Yours truly,

[redacted]

Barry M. Potter

Figure 14 - Internal Transportation Plan



Re: File Number. 05619004 05619006
06519054 05618039
Application Number PL20170153

Attention Ms. Jessica Anderson

This notice is with respect to the Ascension Conceptual Scheme proposed for development in Rocky View County just at the outskirts of the northwest corner of the City of Calgary.

We have been residents of Blueridge Mountain Estates which will be adversely affected by the development for over 25 years. We have seen and accepted development and growth in our area to the extreme in this time period. This is natural progression, however I do have serious issues with this proposed Ascesion Project….being high traffic flow and crime.

The initial problem that I see with this proposal is the traffic flow. Twelve Mile Coulee Road has been upgraded to handle the additional traffic due to the Watermark Development, but I am extremely opposed to the Ascension traffic using Blueridge Rise as their access into their community. Blueridge Mountain Estates is a quiet acreage development and the extra traffic would change this dramatically. We in the community are all extremely opposed to Blueridge Rise being used as their entrance road. The proposal appears to include traffic circles to handle the extra traffic on Twelve Mile Coulee Road. These have been tried in Crowfoot Centre and only create backups and traffic jams due to the way they are used and their proximity to controlled intersections. Also the proposed traffic circle on Twelve Mile Coulee Road and Blueridge Rise would be too close to Crowchild Trail and would create backup on Twelve Mile Coulee Road with the high traffic flow from Tuscany, Watermark, Bearspaw Village, Links Ridge, and Blueridge Mountain Estates communities. There MUST be a different access for Ascension Development located. Blueridge Rise is too close to Crowchild Trail to handle this amount of traffic and we do not want this traffic thru our acreage subdivision.

Secondly, a residential subdivision of this size outside the city limits is a concern but more importantly an additional commercial development will create extra traffic as well as increased crime. We are covered by the RCMP out of Cochrane and our response time for police service is at best 2-4 hours after the police being called. This is unacceptable for high density developments. We have already experienced this problem with previous call outs and situations, and this is of extreme concern to us. We have had several home break-ins and we are basically on our own with the type of police service available to us. With a large commercial development in the area and no city police service this is only going to make this situation much worse for us. Any access between Blueridge Mountain Estates and Ascension would allow for easy flow of criminals between the two communities and policing would be of little concern to the criminals with them being aware of the response time by the Cochrane RCMP.

Due to high traffic and potential increase in crime, it is imperative the entrance access for the Ascension Project be from the north side of the community and not Blueridge Rise.

Michael O'Krancy
[redacted]

Dec 8, 2020

Attention: Jessica Anderson
Municipal Planning
Rocky View County – Municipal Clerks Office
262075 Rocky View Point
Balzac, AB T4A 0X2
JAnderson@rockyview.ca

Reference: **Ascension Conceptual Scheme Proposal**

File No. 05619004 05619006 05619054 05618039
Application No. PL20170153
Division: 8

Dear Ms. Anderson,

My name is Michael O'Krancy and I am a resident of Bearspaw Village and Vice President of the Bearspaw Village Water Co-Op Board (BV Board). In addition to managing the ongoing business of water Co-Op related matters, the BV Board provides representation for the residents of Bearspaw Village on a number of community related issues including proposed land development projects in the areas immediately adjacent to Bearspaw Village that are of concern to the BV Board and the residents of Bearspaw Village.

I am writing to you today on behalf of the BV Board and acting as a representative for the residents of Bearspaw Village that believe that the proposed Ascension Conceptual Scheme and more specifically the proposed infrastructure access and associated residential development will have a significant detrimental effect on the community of Bearspaw Village and its residents. The specific areas of concern to be discussed in this letter can be summarized as follows:

1. ***Transportation Access:***
   Proposed Connectivity of the Ascension Development to Bearspaw Village via proposed connector road originating from the South-West corner of the Ascension Development connecting the North end of Bearspaw Village Road.
2. ***Commercial Development:***
   The size and scale of the proposed Commercial Marketplace is akin to a typical Calgary based, "Big-Box" development area and not a small suburban shopping center and is completely misaligned with the surrounding country residential communities.
3. ***Proposed Density***
   Situated between the three Country Residential communities of Bearspaw Pointe, Bearspaw Village and Blue Ridge Estates that consist primarily of 2.0-acre country residential acreages, the proposed Density of the Ascension Conceptual Scheme is completely misaligned with the surrounding communities.

This is the second time that the Ascension Conceptual Scheme has been submitted for application to Rocky View County with the first submission being submitted in the Fall of 2017. The original submission included a number of open house events where members of the community were able to attend and respond to the various attributes of the proposed conceptual scheme.

Pursuant to these open-houses the Ascension project published a number of, *"What We Heard"* reports. The responses from the Ascension project to the specific concerns regarding proposed Access, Land Use and Density, as raised by the residents of surrounding communities, essentially mischaracterized or downplayed the significance of the resident's concern and instead presented the issues as being minor and even somehow beneficial to these same residents.

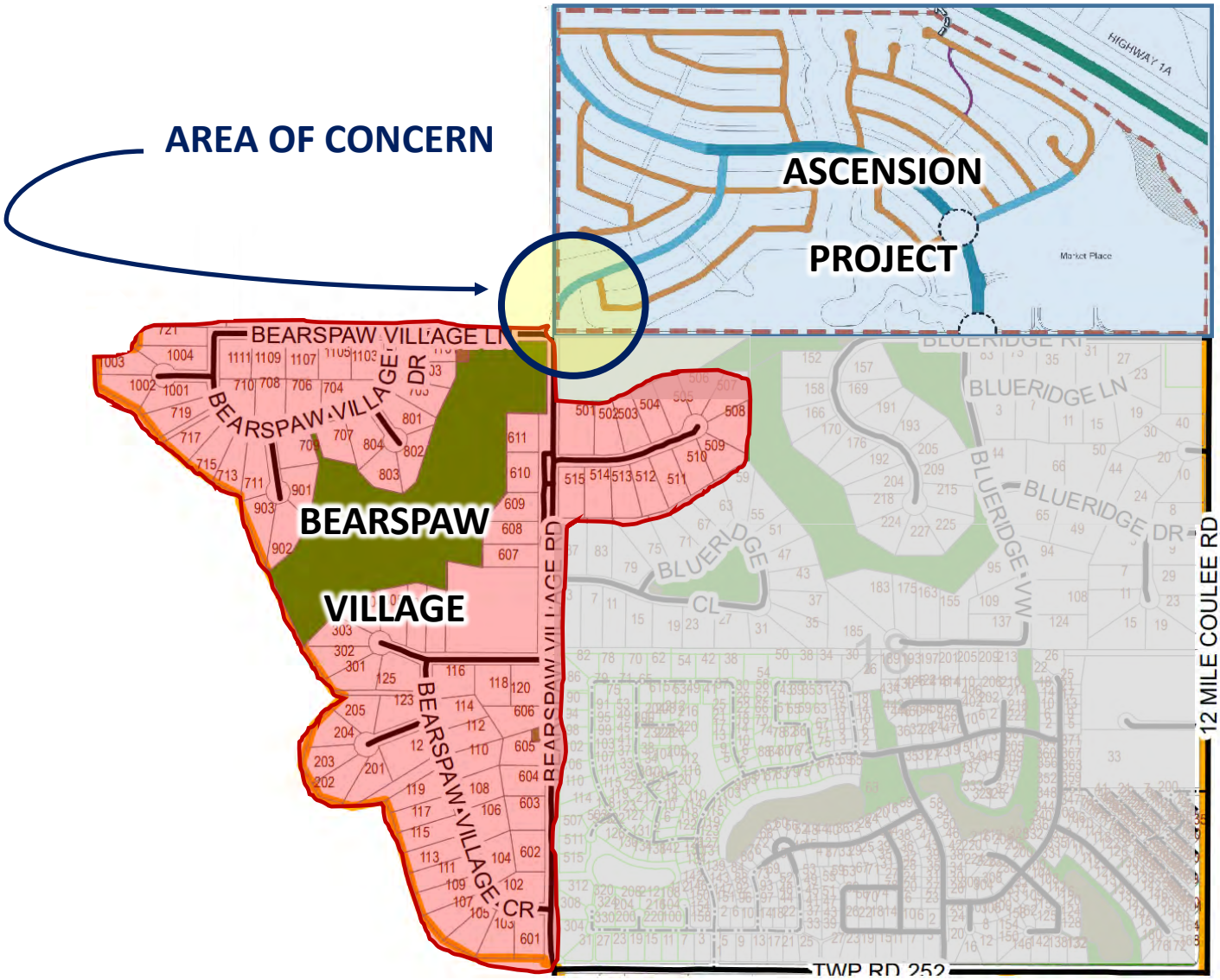
As the Ascension Conceptual Scheme application has once again been submitted to Rocky View County in the fall of 2020, it is clear from a review of the submitted documentation that the project has done nothing to respond to or address the significant concerns presented by the surrounding communities.

Pursuant to this unfortunate and disappointing response from the Ascension project we are requesting that this written submission be incorporated as a direct response to the request for written commentary. Specific details and concerns of the Bearspaw Village are outlined as follows:

1. Transportation Access:

Proposed connectivity of the Ascension development to Bearspaw Village via a new connector road originating from the South-West corner of the Ascension Development connecting the North end of Bearspaw Village Road as highlighted in Figure 1. below is of significant concern to Bearspaw Village. For greater clarity, the residents of Bearpaw Village are **specifically opposed** to the inclusion of this connector in the Ascension project as it will have significant detrimental effects on the Bearspaw Village community.

Figure 1. - Proposed Connection between Bearspaw Village & Ascension



a. **Neighborhood Character** – One of the most desirable characteristics of Bearspaw Village is the relative isolation provided by the access to the neighbourhood via 12 Mile Coulee Road and Township Road 252. This access to Bearpaw Village has existed in it's current state since the 1970's and provides the neighbourhood with quiet, walkable roads, minimal local traffic and an abundance of wildlife that all work together to create an idyllic Country Residential acreage community. The connector road proposed by the Ascension would create a permanent negative change to the character of Bearspaw Village.

b. **Established Precedent** – In 2017 as part of the Glenbow Ranch Area Structure Plan approval the BV Board and residents conducted a near unanimous petition of its residents with upwards of 90% opposed to any sort of road connectivity to the north end of Bearspaw Village Road. A supporting presentation was developed and presented to Rocky View Council at a public hearing on April 25, 2017. The subsequent result of these efforts was elimination of connector road to Bearspaw Village from the Glenbow Ranch Area Structure Plan approval in favour of a road from Glenbow Ranch through the Ascension project. This guidance from the Glenbow Ranch ASP appears not to have been taken into account by the Ascension project. It is the expectation of the BV Board and its residents that this precedent be maintained as part of the Ascension project and that the proposed connector to Bearspaw Village road be removed from the project.

c. **Resident Safety –** Like many if not most other country residential neighborhoods in Bearspaw, Bearspaw Village does not have roadside sidewalks and also like many other country residential neighborhoods the residents utilize the neighbourhood roads to go out a walk on the road. This practice is accepted and common in many areas of Bearspaw. Additionally, Bearspaw Village Road is currently utilized as bus stop pick-up point for several local school children that walk directly to the edge of Bearspaw Village Road to be picked up by a school bus where they essentially wait on the side of the road to be picked up. All of this activity is generally accepted and practiced primarily due to the very low volume of local traffic on this road. The proposed connector road would significantly increase the risk to resident safety and has it has clearly not been contemplated by the Ascension project.

d. **Traffic Volume and Traffic Patterns –** Increased traffic volume on Bearspaw Village Road will result in increased road noise, increased road degradation and increased road maintenance for Bearspaw Village residents to contend with. Beyond the anticipated increase in local traffic directly associated with Ascension, the proposed connector creates the unique potential for Calgary based residents to utilize the road for, "short-cutting" through Bearpaw Pointe, Ascension and Bearspaw Village to reach Calgary as an alternative to highway 2A. The BV Board has significant concerns associated with this potentially unanticipated traffic pattern and believes that the traffic impact study did not adequately address the traffic impacts would have to the surrounding acreage communities. Creation of this link

In conclusion of this point the Bearspaw Village board and residents request that the Ascension development team and Rocky View County develop alternative routing in and out of the Ascension project that does not include connection to Bearspaw Village to the south or Bearpaw Pointe to the north. The Glenbow Ranch Area Structure Plan project proposed a road from the higher density Area J of Glenbow Ranch through to the Ascension Project and removed connectivity from Bearspaw Village and Bearspaw Pointe. This change was made by Glenbow Ranch to address the strong opposition and same concerns expressed by these country residential acreage communities in 2017. The Bearspaw Village board and residents group request that this same precedent be maintained by the Ascension project. For greater specificity the Bearspaw Village Board and member residents group is completely opposed to any sort of access road connecting the Ascension project to Bearspaw Village or Bearspaw Pointe

2. Commercial Development

Beyond the specific concerns related to road connectivity, the Bearspaw Village Board would also like to comment on the proposed commercial attributes of the Ascension project and the proposed, "Market Place" development.

Market Place – The Market Place proposed as part of the Ascension Project is characterized as a, "unique multi-purpose, amenity, retail and entertainment destination for the Bearspaw area where people can shop, live and work". In reality the aerial extent of the proposed market place is roughly same size other major retail areas in Calgary such as the inner loop of Crowfoot Crossing, the Royal Oak Shopping Center or even the Market Mall development. This size and scale for a commercial development in Rocky View County is not inline with the County Plan or the concept of a transitional retail area buffering between the city of Calgary and the rural residential neighbourhoods of Rocky View County.

For additional context around the proposed 47 acre, "Market Place" development the images below is +/- 47 acres in relation to Crowfoot Crossing, Rocky Ridge Coop and Cross Iron Mills - one the larger commercial developments in Rocky View County. (Reference Figures 2, 3 & 4 below) A rule of thumb for single level, suburban style shopping centre development is ~25% site coverage ie 1 acre supports just over 10,000 sq. ft. Tuscany market for example is 85,200 square feet on 8.4 acres. If 47 acres was taken out of the middle of Crowfoot, it could include all of Safeway, Lowe's, most of Coop and the smaller retail in Crowfoot Village.

The presence of a commercial market place such as this is entirely unfair to the residents of the adjacent neighborhoods that chose to live in a country residential setting. The assertion that the, "Market Place" is a small suburban style shopping center is disingenuous and deceptive as a commercial development of this magnitude is more akin to a large scale, "big-box" destination style development that will attract and serve customers from well beyond the immediate vicinity. If one were to wish to live next to these sorts of amenities the entire city of Calgary is available and is specifically designed to meet this need. It is the view of the Bearspaw Village Board that the, "Market Place" commercial area should be significantly reduced in size and scale if not completely removed from the Ascension project if it is to proceed.

Figure 2. – 47 acres overlayed on Crowfoot Crossing

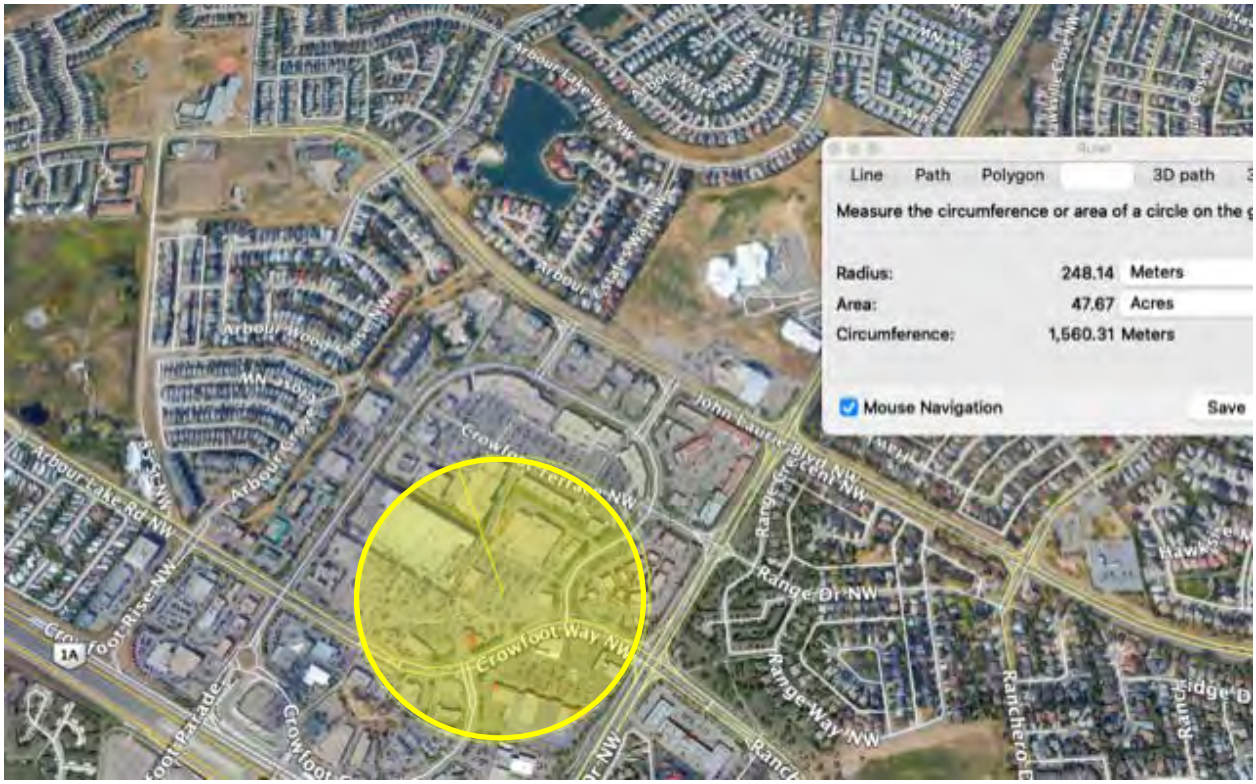


Figure 3. – 47 acres overlayed on Rocky Ridge Co-Op Shopping Center

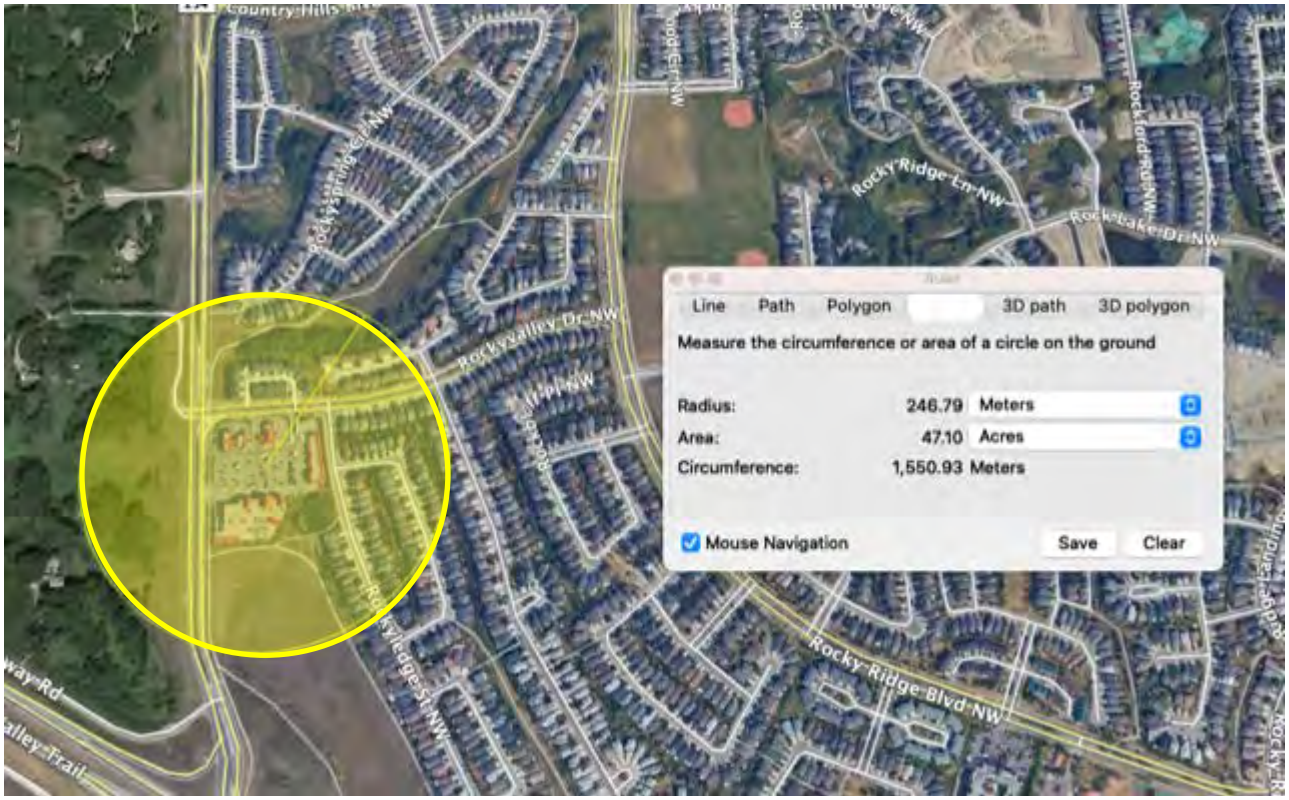
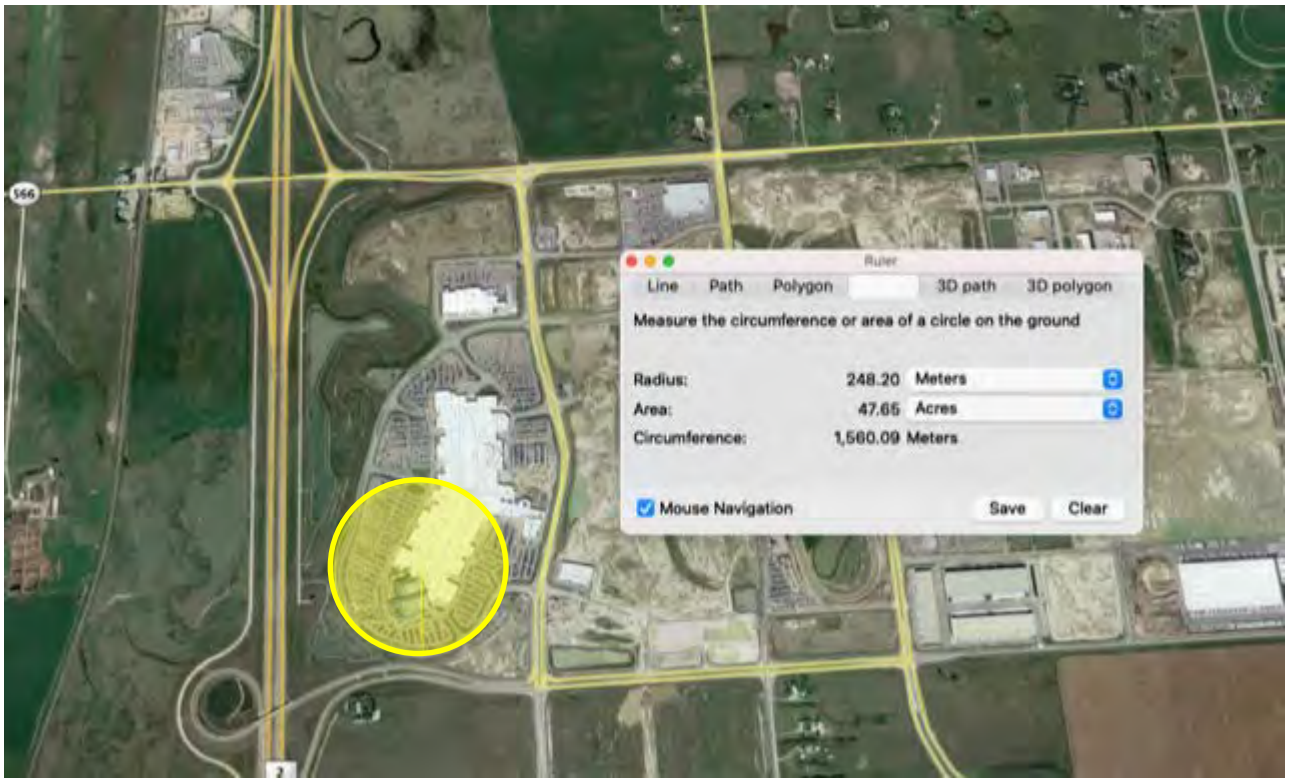


Figure 4. – 47 acres overlayed on the Cross Iron Mills shopping center.



3. Proposed Density

Finally, the Bearspaw Village Board wished to express specific concerns related to the proposed density of the Ascension project.

Proposed Density – The Ascension project specifically takes exception to abiding by traditional Country Residential densities as outlined in the Rocky View County plan Section 10.0 – Country Residential Development. The project instead seeks to obtain significantly higher residential development densities and attempts to justify this on the basis of pointing out that the density in adjacent Calgary communities are higher. While this may be true it is not a sufficient justification for such attempting to develop such a high density project in the middle of three existing and long standing country residential acreage communities.

What the Ascension project does not recognize is that the surrounding communities of Blue Ridge Estates, Bearspaw Village and Bearspaw Pointe already represent an established precedent for Transitional Densities moving from 2 acre parcels adjacent to the city, transitioning to larger country residential parcels and ultimately agricultural property moving along the NW development corridor identified in the County Plan. It is clear that the Ascension project has taken very little into consideration in its efforts to align with the existing adjacent country residential communities and it is on this basis that the BV Board opposes the proposed density of this development in its current form.

Conclusion

The Bearspaw Village Board wish to thank the Ascension project development teams as well as the Rockyview Municipal Planning department for their time and consideration in reading through these statements of concern. Your attention and response to the requests for clarification outlined in the above sections as well your recognition of our concerns and associated opposition to certain aspects of the development are greatly appreciated. Our group looks forward to future opportunities to work with the Ascension and Rocky View County to discuss clarifications as well as alternate or comprising solutions to some of the concerns outlined in this letter.

For further clarification or questions associated with the concerns presented and the content of this letter, please contact the undersigned.

Kind Regards,

Michael O'Krancy P. Eng.
Vice President – Bearspaw Village Water Co-Op Board

Cc: Bearspaw Village Water Co-Op Board
Scott Stoddart – President
Phil Lockwood – Board Member
Ione Plasky – Board Member
Dora Osterling – Board Member
Tony Osterling – Board Member

[redacted]

From: Nishilalji [redacted]
Sent: Tuesday, December 1, 2020 4:36 PM
To: Jessica Anderson
Subject: [EXTERNAL] - PL20170153

Follow Up Flag: Follow up
Flag Status: Completed

Categories: CityView Planning Attachment

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

I am against this development as it would obstruct our view! We bought the property especially and paid big bucks for the view.
Please do not allow this development
Regards
[redacted]

Sent from my iPhone

[redacted]

From: Gina Nenniger [redacted]
Sent: Friday, December 18, 2020 9:26 AM
To: Jessica Anderson
Subject: [EXTERNAL] - Ascension Conceptual Scheme, application number PL20170153

Categories: CityView Planning Attachment

TO: Jessica Anderson, Rocky View County

RE: Comments regarding Ascension Conceptual Scheme, application number PL20170153

FROM: Regina and John Nenniger

We are opposed to the Ascension Conceptual Scheme, application number PL20170153 in its present form and specifically take issue with the Transportation plan showing a connection to Bearspaw Road through the Bearspaw Pointe community. We also have the following comments/questions.

- The traffic on Bearspaw Road (running in front of the Bearspaw School) is already too busy, with speeding being a serious problem. Walking to the mailboxes is dangerous, especially at the beginning and end of school days, as there are no sidewalks in the area. The proposed development would only compound existing traffic and safety problems with the daycare, the school, the heritage school and the community centre. The proposed shopping centre would draw even more traffic onto Bearspaw Road, as drivers try to avoid traffic lights on Crowchild Trail and 12-Mile-Coulee Road. There does not appear to be any proposed upgrades to Bearspaw Road. At the very least, vehicular access to the proposed development via Bearspaw Road should be blocked off.

- How has Rocky View arrived at the conclusion that no school developments are needed to support the development? Where would the children from the development attend school and how would they get there? If they would be attending Bearspaw School, the extra car and bus traffic on Bearspaw Road would compound an already serious traffic problem.

- Who is paying for the upgrades needed to the Blazer Water Treatment Plant – the developer or the Municipality?

- Who is paying for the upgrades needed to the wastewater treatment plant – the developer or the Municipality?

- What are the financial commitments by the Rocky View Municipality to this development, if this development is approved?

- Given the current economic climate in Alberta, there is already a vast amount of real estate for sale in Bearpaw, which is not moving, so the idea of greenlighting this development project makes no economic sense. Why suddenly rush this development application through during the middle of a pandemic? The optics look like the developer is deliberately trying to avoid public input and the Municipality is aiding and abetting this.

December 5th, 2020

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

Attention: Jessica Anderson
Email: JAnderson@rockyview.ca
Phone: 403 520 8184

Subject matter:
File # 05619004 05619006 05619054 05618039
Application # PL20170153
Division 8

Dear Ms. Anderson,

I am writing today on behalf of my wife Barbra Millar and myself to express our deep concern about the proposed development and application as referenced in the subject line. My wife Barb and I have been residents in the MD of Rocky View for twenty years. We lived in Springbank in a home we built in Sterling Springs for fifteen years. After the kids grew up and moved out, we decided to downsize. We certainly wanted to continue to enjoy the lifestyle of country living we found in the MD of Rocky View and now live in **Blueridge Estates at** [redacted] and have been here for the past five years. Our new property would be significantly impacted by the proposed project/development being considered and is why we are emailing you today in an effort to provide feedback you may consider.

We have thoroughly enjoyed being in the MD of Rocky View and one of the reasons for leaving the City and moving into the MD was the fact we can enjoy acreage living, in a country style environment and not have the density of city living. That would bring me to the first issue of concern in the development being proposed, “density". Clearly the direction of an urban type project with over 800 homes as per the one in question is a complete disconnect to what we have enjoyed and believe to be in contradiction to the core offering of living in the MD of Rocky View. This urban type project dramatically changes the lifestyle we have in Blueridge. To be clear, we do not support the approval of this project as it clearly changes what we enjoy today and quite frankly is a fundamental reason for living in the MD of Rocky View.

The proposal includes well over 800 units with the only access to the entire development off of Blueridge Rise. While we appreciate a future consideration to access is identified off of Crowchild, we respectfully ask this project does not get approved until at the very least adequate access to 800 plus homes is provided versus all traffic expected to travel on Blueridge Rise.

We appreciate we are one home of ninety-seven being impacted by the proposed project and we imagine our voice will be quickly dismissed given the development permit revenues, taxation opportunity and future tax benefits of such a project. Our personal preference would be to pay increases in property tax then allow such a project to advance if this is a budget issue within the MD. We are not sure that is the driver? However, we would sooner support a budget issue discussion than an urbanization initiative. We again recognize, we are a small voice in the big picture and respectfully ask for your serious consideration of this disruptive change to our property, Blueridge Estates community and the lifestyle of all residents in this area and simply request the MD of Rocky View not approve the project as presented.

If the MD of Rocky View proceeds and not withstanding our early comment with regards to rethinking access to 800 plus homes, we would respectfully request consideration be seriously given to the access to the proposed marketplace and how that access impacts Blueridge Rise.

If you investigate our address ([redacted]) you will notice we [redacted] access [redacted] our driveway off of Blueridge Rise within the proposed development area. Our driveway seems to be directly adjacent to the section identified as the “marketplace” and the entrance points. Given an assumed approval by the MD to the project, traffic on Blueridge Rise will increase dramatically. This increase will be from not only the 800 plus homes but also from marketplace traffic from other communities.

We understand that a medium will be constructed and Blueridge Rise will be widened to four lanes in essence turning Blueridge Rise into a 12-mile coulee traffic like experience. The plan suggests a roundabout/traffic circle at the first intersection heading westbound on Blueridge Rise is to be constructed. Given that plan and the medium, all traffic will be forced to travel westbound from 12-mile coulee, enter the marketplace in front of our driveway, exit at the same point in front of our driveway, continue to proceed westbound, go around the traffic circle and then head eastbound back to 12-mile coulee. This effectively will double the traffic passing our home from those entering the marketplace from 12-mile coulee.

Should our request to not approve this project not be honoured, we are requesting that access to the marketplace be restricted to access from 12-mile coulee or as close to 12-mile coulee as possible and a long way from our driveway. Additionally, should the entrance be on Blueridge Rise, we request that entrance be as close to 12-mile coulee as possible and that entrance be provided a break in the medium for access to exit eastbound versus forcing the traffic westbound to the traffic circle. We further request that the dominant access to the marketplace be restricted to the residential development area and off of major arteries such as 12-mile coulee and Crowchild. That would support a major reduction in traffic patterns from developing directly in front of our main entrance to our home.

In summary.

1. Our preference is to not support this project as proposed and ask the MD of Rocky View to continue its acreage style living approach to any development that would be considered on the proposed land.

2. At the very least the project should be stalled until adequate access to the development is provided from several areas such as 12-mile coulee and Crowchild. To allow 800 plus homes one access point via Blueridge Rise would be ridiculous.

3. Should the MD of Rocky View proceed; we request serious consideration be given to restricting access to the marketplace and not on Blueridge Rise but rather off of 12-mile coulee and in particular any access that is provided to the marketplace from Blueridge Rise to not be close to our property to support our additional traffic concern.

Thank you for your consideration and acceptance of our positions. Please reach out should clarification be required or if there is an opportunity to participate in future dialogue or discussion in support of our concerns.

Regards,

Todd & Barb Millar
[redacted]

[redacted]

From: Doug Marlin [redacted]
Sent: Sunday, December 6, 2020 2:59 PM
To: Jessica Anderson
Subject: [EXTERNAL] - Proposed development

Follow Up Flag: Follow up
Flag Status: Completed

Categories: CityView Planning Attachment

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

My wife and I are opposed to the proposed development adjacent to Blue Ridge and West of 12 Mile Coulee on the basis of increased density and traffic in an acreage area.

Doug and Elaine Marlin
[redacted]

Sent from my iPhone

ROCKY VIEW COUNTY

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

403-230-1401
questions@rockyview.ca
www.rockyview.ca

Friday, November 27, 2020

Manshadi, Alireza
[redacted]

File Number: 05619004 05619006 05619054 05618039
Application Number: PL20170153
Division 8

Note: This is a re-circulation of an application that was originally received in the fall of 2017.

TO THE LANDOWNER

Take notice that an application(s) has been received by the Planning Services Department of Rocky View County.

Where is the land?
Located immediately west of the City of Calgary, southwest of the junction of Highway 1A and 12 Mile Coulee Road.

What is the applicant proposing?
To adopt the Ascension Conceptual Scheme to provide a policy framework to guide redesignation, subdivision, and development proposals within the subject lands, for the creation of a residential and commercial/retail area.

The proposed Conceptual Scheme document can be found on the County's webpage:
https://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Planning/UnderReview/ProposedCS/Proposed-CS-Ascension.pdf

Please see the map attached to this notice for more information.

How do I comment?
As your property is adjacent to, or in the immediate vicinity of the land subject to the application, we are notifying you in the event that you may wish to provide comments.

If you have any comments, please reference the file number and application number and send your comments to the attention of the Planning Services Department, Rocky View County - 262075 Rocky View Point, Rocky View County, AB, T4A 0X2

PLEASE REPLY PRIOR TO: **Friday, December 18, 2020**

County Contact: Jessica Anderson **E-mail:** JAnderson@rockyview.ca **Phone:** 403.520.8184

Other application details and notes:

Applicant(s):	B&A Planning Group (Grant Mihalcheon)
Owner(s):	1797669 Alberta Ltd. Maxima Developments Inc.
Size:	± 113.31 hectares (± 280.00 acres)
Legal:	Block A Plan 9212196, SE-19-25-02-W05M SW-19-25-02-W05M SE-19-25-02-W05M Block 6 Plan 8710757, NE-18-25-02-W05M

Notes:

1. **Any comments on an area structure plan, conceptual scheme, master site development plan or redesignation application should address whether the proposed use(s) is compatible with the other existing uses in your neighbourhood. Any comments on a subdivision application should address technical matters only, such as parcel size, access, provision of water, disposal of sewage, etc.**
2. **Please be advised that any written submissions submitted in response to this notification is considered a matter of public record and will become part of the official record. Submissions received may be provided to the applicant, or interested parties, prior to a scheduled council meeting, subject to the provisions of the *Freedom of Information and Protection of Privacy Act*. Please note that your response is considered consent to the distribution of your submission.**

Hi rocky view county
I'm happy and thrilled with the suggested development
I'm happier if you authorize the developer today than tomorrow

My best wishes and respects to the developer who is prepared to take this huge undertaking under this current dire situation

Regards
Alireza Manshadi
Dec 13,2020

Stephen and Stephanie Lilly
[redacted]

October 10, 2017
Rocky View County
911 – 32nd Avenue NE
Calgary, AB
T2E 6X6
Attention: Mr. Stefan Kunz, Planning Services Department
Re: Ascension Conceptual Scheme
File Number: 05618039 / 05619004 / 006 / 054
Application Number: PL20170153
Division 8

Dear Mr. Kunz,

I would like to start that we, as a family, are disappointed that we were not properly informed about this ASP from the developer given our immediate and adjacent land to this development. I would like to think that the developer of these lands would have residents called upon and ensure that we, as Blueridge Mountain Estate Residents, had input into this prior to continuing to this point. Many of us did not receive a pamphlet or proper notification about an ASP meeting. Also upsetting to us is that we see that this Ascension Conceptual Scheme is also referred to as the Bearspaw Project (Highfieldbearspaw.com). This is something we take offense too, as this is not something we see as a "Project". This is a lifestyle and a lifestyle we bought into under Rockyview County, something we want to protect. Our acreages are large investments, with unmatched sweat equity invested in our properties. We see us living here and retiring here in this community, with our best interests put forth and listened too.

Please be advised that the Lilly household (Stephen, Stephanie, [redacted] are strongly opposed to the Ascension Conceptual Scheme for varying reasons which will be listed in this letter. We live adjacent to the concept plan and we believe that this type of expansion would have detrimental effects on our lifestyle, in Rockyview County, which is Country Residential (Living). **We are not opposed to growth in our community that aligns and complies with the current, and in place, Bearspaw Area Structure Plan and maintains what we expect to be "country living".**

1) **Bearspaw Area Structure Plan (BASP)** – Upon study & review it is clear, that the Ascension Conceptual Plan violates and is not in line with the existing and current BASP. In particular the designation of Commercial use where the BASP has deemed the lands Country Residential. Country Residential is further defined as 0.5 UPA. The proposed Ascension Concept Scheme does not come close to planning for country residential, nor does it take into account the surrounding Area Structure Plans that have working plans in place. The overall nature and harmonic flow of the Bearspaw area must be kept, protected, and in line with what we expect as Country Residents.
Our Family would ask that you eliminate any plans for Commercial use and maintain consistency with the existing BASP. If developing is considered we ask that there is a

[redacted]

common theme that resonates with Bearspaw and it maintains Country Residential, keeping the natural flow with current housing models and country residential that is current in Blueridge Mountain Estates community and consistent with other acreages across Bearspaw.

2) **Access Points, Blueridge Rise, 12 Mile Coulee** – From the proposed Ascension Concept Scheme, (current information available) the current access point relies heavily on the single lane street of Blueridge Rise (accessed from 12 mile Coulee road). To assume that Blueridge Rise is capable of supplying the only means of access to our homes, and to propose that 2,000 new residents (approximately 3000-4000 vehicles), coupled with the concept of a commercial expansion (which would add daily consumers travelling through our only access and egress points), is, at best, egregious. This will cause severe strain on all our accessibility to emergency services, adding critical times for aid, fire suppression, and other to our community, which, we may add, was recently calculated by RVC and the installation of the new fire hall in Bearspaw. Furthermore, the traffic backup from 12 Mile Coulee to Blueridge Rise would exceed the traffic light allowance times from Hi-way 1A through to 12 Mile Coulee resulting in backed up traffic through the major hi-way intersection. The unforeseen **safety concerns**, increase noise-light-air pollution and unmeasurable harm to our quality of life as RVC country residential land owners are also major issues for us.
Our Family asks that you eliminate Blueridge Rise (currently named as) as the point of entry, egress, and or exit from the proposed and currently named, Ascension development.

3) **Commercial Space** – The Community of Blueridge Mountain estates and outlying communities nearby, do not need further shopping centres located within Bearspaw & Country Residential.

[redacted]

As known, there are many existing shopping centres close by in Tuscany, Rocky Ridge, Royal Oak and Crowfoot Centre. As Country Residential residents, we find these amenities more than able to accommodate our needs. Commercial space within Country Residential brings many concerns, including the use of water, septic systems, services to supply these spaces (Goods from Transport Trucks), egress, traffic, crime, garbage and upkeep, debris as well as lack of use. **We ask that you eliminate the concept of any type of commercial space within the proposed Accession Concept Scheme. This is not in line with the current BASP, nor does it fit within our expectations as residents in Bearspaw. As mentioned earlier in this letter, traffic, safety, emergency services among others will have a detrimental effect for our community.**

4) **Density with and without Commercial** – Ascension's proposed density which includes commercial space will be approximately 7 units per acre (UPA). Shockingly, this is very similar to Tuscany (City of Calgary) and is 17 times higher density than the Blueridge community (RVC). We understand that without commercial space the UPA drops to 4 UPA (approximate). Four (4) UPA is also not in line with what we as residents expect in Bearspaw and is not in line with BASP. We are concerned with the proposed UPA in that any argument that follows 7 or 4 UPA will be seen as us being unreasonable, however, the current BASP dictates 0.5 UPA. This is something that we would like the developer to abide by and have them work along us with. Furthermore we would like further clarification and planning on the management of WASTE WATER and Uplift stations, along with water supply and storm water management, as we are down hill from this site.
   a. What is the plan for WASTE WATER MANAGEMENT?
   b. What is the plan for Storm water surges? Where does the storm water go?
   c. What is the plan for water pressure tie in?

We ask that the density of the Ascension development be significantly reduced to 0.5 UPA so that it is more in harmony with the Blueridge community and its surrounding neighbours within Bearspaw. Furthermore, we ask for a throughout assessment on the water intake, uplift stations, and waster water disposal for this area.

5) **Nature Assessment** – Wildlife and Country Living – The Ascension Plan – Currently, we as country residential habitants are very concerned about the wildlife in our area. We love what is "Bearspaw". We are consistently visited by various types of wildlife that we expect in our area. From Moose, deer, Elk, wolves, bears, coyotes, Cranes, Muskrats, ducks, Canadian Geese, salamanders, cats, and rabbits. We expect this of Bearspaw, and expect to see this wildlife for years to come. The valley that is protected by current RVC lines does include a wildlife corridor. We have questions about this and would like responses to this.
   a. Given the access to the Bow river through this area, what are the plans to maintain wildlife patterns in this area?
   b. Is there a proper and thorough environmental assessment done by RVC?
   c. What are the developers plans to accommodate wildlife in this area?
   d. What are the exact plans from the developer of the wildlife corridor to the ponds that are current in our area? What are the plans to ensure that the ponds do not get contaminated? What are the plans for sewage and storm water separation and flow to the ponds.

6) **Impacts on services – Schools, current infrastructure, taxes** – With this current Ascension proposal, there is a lack of information on tax based planning and we ask that there would be more information given on what to expect with the current amenities in place, of importance, the schools servicing this area of Bearspaw. We would like further discussion on the provision of services, what the tax structure looks like and who would hold the burden of tax on increase services within our area.

7) **Noise Level, Light Pollution and Harm to community** – We as owners are very concerned about the noise level and health of the community. We are here for life, and will remain here through retirement. We bought into Country Residential in order to be a distance away from noise level pollution, dust pollution and increase Photopollution. Photopollution or Anthropogenic Light, is intrusive light in the night environment, which is a major side-effect of urbanization, it is blamed for compromising health, disrupting ecosystems and spoiling aesthetic environments. With a current family member with asthma concerns and another with long life Autistic health problems, these points concern us.
   a. Has there been a noise level pollution test done in Bearspaw? Will this concept of 7 or 4 UPA fit within the noise level pollution plan that now exists with 0.5UPA?
   b. Has a light pollution level been considered at all? Does this fit within what we deem as Country residential?
   c. Is there a plan on dust mitigation and or manmade hazards associated with construction that would increase the likelihood of one of us having breathing problems or asthma attacks?

As concerned county tax payers and residence of country residential living, we await some answers to these questions put forth.

Concerned Residents of Blueridge Mountain Estates
Stephen and Stephanie Lilly
And on behalf of:
[redacted]

Steve Lilly
[redacted] 10/10/2017 | 14:[redacted]

DocuSigned by:
[redacted]
Stephanie Lilly
[redacted] 0/10/2017 | 15:03 MDT

[redacted]

ROCKY VIEW COUNTY
Planning Services

911 - 32 Avenue NE | Calgary, AB | T2E 6X6
Phone: 403-230-1401 | Fax: 403-277-5977
www.rockyview.ca

Wednesday, September 20, 2017

Lilly, Steve
[redacted]

File Number: 05618039 / 05619004 / 006 / 054
Application Number: PL20170153
Division 8

TO THE LANDOWNER

Take notice that an application has been received by the Planning Services Department of Rocky View County.

Where is the land?

Located immediately west of the City of Calgary, southwest of the junction of Highway 1A and 12 Mile Coulee Road.

What is the applicant proposing?

To adopt the Ascension Conceptual Scheme to provide a policy framework to guide redesignation, subdivision, and development proposals within the subject lands, for the creation of a residential and commercial/retail area.

The document is available at rockyview.ca --> Building and Planning --> Plans Under Review

Please see the map attached to this notice for more information.

How do I comment?

As your property is adjacent to, or in the immediate vicinity of the land subject to the application, we are notifying you in the event that you may wish to provide comments.

If you have any comments, please reference the file number and application number and send your comments to the attention of the Planning Services Department Rocky View County, 911-32nd Ave. NE, Calgary, AB T2E 6X6.

PLEASE REPLY PRIOR TO: **Thursday, October 12, 2017**

County Contact: Stefan Kunz **E-mail:** skunz@rockyview.ca **Phone:** 403.520.3936

Other application details and notes:

Applicant(s):	B&A Planning Group (Grant Mihalcheon)
Owner(s):	1797669 Alberta Ltd. Maxima Developments Inc.
Size:	± 113.31 hectares (± 280.00 acres)
Legal:	Block 6, Plan 8710757, NE-18-25-2-W5M Block A, Plan 9212196, SE-19-25-2-W5M A portion of SE-19-25-2-W5M SW-19-25-2-W5M

Notes:

1. **Any comments on an area structure plan, conceptual scheme, master site development plan or redesignation application should address whether the proposed use(s) is compatible with the other existing uses in your neighbourhood. Any comments on a subdivision application should address technical matters only, such as parcel size, access, provision of water, disposal of sewage, etc.**
2. **Please be advised that any written submissions submitted in response to this notification is considered a matter of public record and will become part of the official record. Submissions received may be provided to the applicant, or interested parties, prior to a scheduled council meeting, subject to the provisions of the *Freedom of Information and Protection of Privacy Act.* Please note that your response is considered consent to the distribution of your submission.**

Conceptual Scheme Proposal: To adopt the Ascension Conceptual Scheme to provide a policy framework to guide redesignation, subdivision, and development proposals within the subject lands, for the creation of a residential and commercial/retail area.

Legend

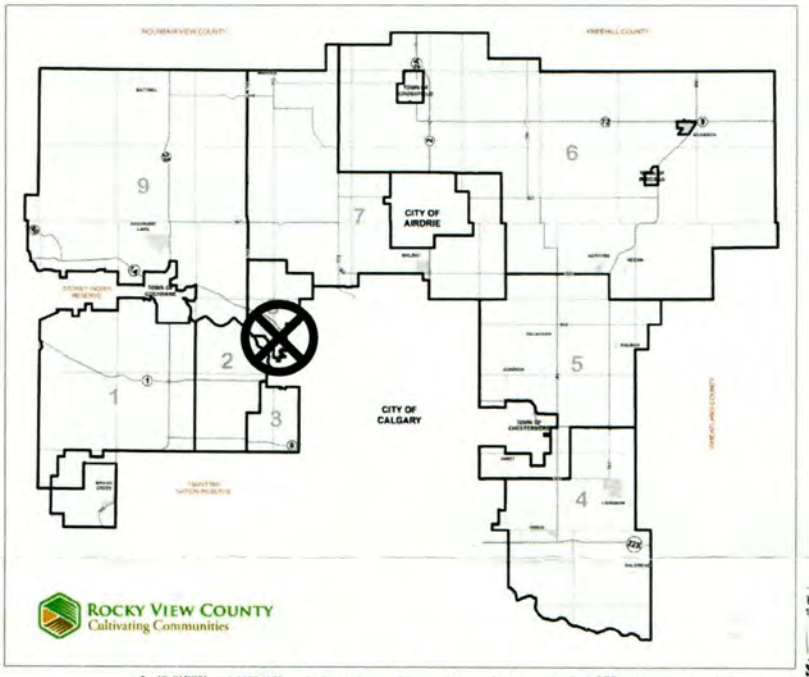
- Subject Lands
- Municipal Boundary
- Market Place
- Comprehensive Residential
- Single Residential
- Roads
- Municipal Reserve
- Storm Ponds
- Environmental Reserve
- Wetlands
- Lasso Trail
- Ravine & Wetland Trail
- Internal Corridor Trail
- Internal Local Trail

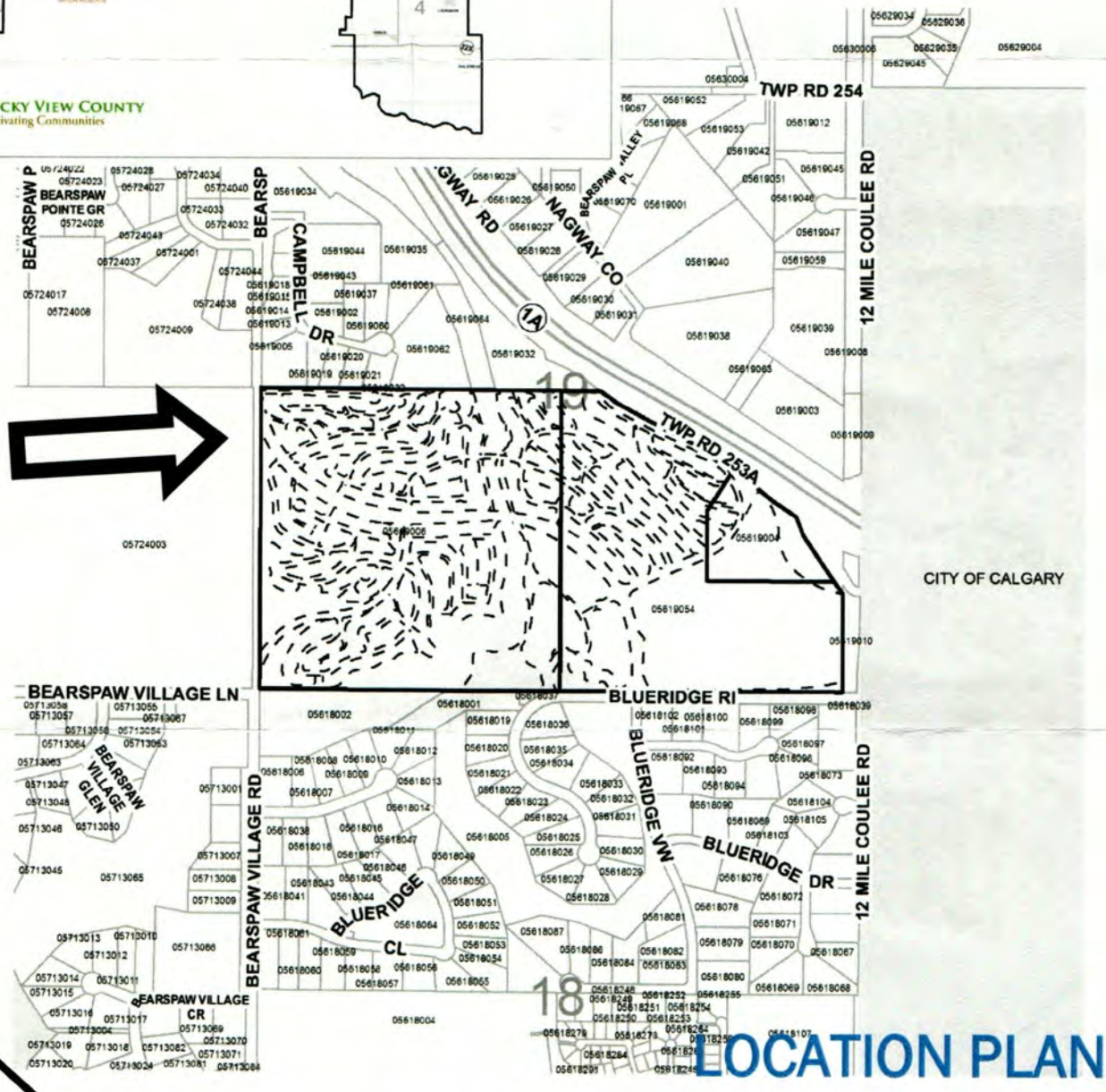
DEVELOPMENT PROPOSAL

N

SW & SE-19-25-2-W5M

Date: Sept 6, 2017 Division # 8 File: 05619004/006/054/05618039





LOCATION PLAN

N

SW & SE-19-25-2-W5M

Date: Sept 6, 2017 **Division # 8** **File:** 05619004/006/054/05618039

[redacted]

From: Moez Kassamali [redacted]
Sent: Tuesday, December 1, 2020 4:41 PM
To: Jessica Anderson
Subject: [EXTERNAL] - File PL20170163

Follow Up Flag: Follow up
Flag Status: Completed

Categories: CityView Planning Attachment

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

Hi Jessica

I object in the strongest terms to this development. We moved to our current house from Saddleridge for the view and openness in Rockyridge. I object!!

Moez Kassamali
[redacted]

Sent from my iPhone

December 17, 2020

RE: Application Number PL20170153
File Number(s): 05619004; 05619006; 05619054; 05618039

Dear Ms. Jessica Anderson:

Thank you for the opportunity to provide commentary on the proposed Conceptual Scheme for the Ascension Development. In the letter we received dated November 27, 2020, we were asked that our commentary "...address whether the proposed uses(s) is compatible with the other existing uses in your neighbourhood." We have been satisfied members of this community since September of 2016 and are very grateful for our decision to purchase our home in this location. Since receiving this letter, we have endeavoured to observe and document the existing uses of our community. Pursuant to this exercise, we submit the following key usage areas:

- **Residential:** Our neighbourhood of Blueridge, and our neighbours at Watermark and Lynx Ridge, are solely residential neighbourhoods. The singular purpose of our existing communities is, and always has been, for residential purposes. We invested in this property with an expectation that it would remain as such. We are not opposed to development, but we believe that any further development should not detract from the intended country residential purpose of the original development.
- **Recreation:** Recreational activities are a foundational aspect of our community. Every single day people walk their dogs, enjoy the pathways, run, cycle and now – in the winter - skate on the ponds. Undertaking these activities in this unique environment lends to a quality of life that is greatly valued by community residents.

- **Habitat:** It is necessary to draw attention to the wildlife who reside in our community. A variety of species call this community their home. These animals include deer, moose, coyotes, rabbits, birds, and an array of migratory waterfowl, all of which we observe daily. This neighbourhood is an essential habitat and refuge for these animals. Not only does this community support a thriving ecosystem for wildlife, but it is well documented that their presence, as part of a thriving natural ecosystem, also supports to the well-being of community residents.

Adjectives that can be used to describe our community within the context of these existing uses include: quiet, peaceful, tranquil and respectful.

In reviewing the proposed conceptual scheme for the Ascension development, we submit that there are several key aspects of this proposal that are completely incompatible with existing uses of our community.

1: **The Marketplace**

Page Eight of the conceptual scheme refers to a proprietary "Market Demand Analysis" that was conducted in order to inform on this proposal. We have made a request of B&A Planning Group to review this document and have been advised that "Because the report includes private and proprietary information, we are unable to share it publicly." Unless it was conducted with scientific rigor, a market demand analysis conducted by, or on behalf of the organization who will profit significantly from the development of the marketplace, would seem to us to have an inherent bias. Unless the public can review this information to examine

the rigor of the analysis that led to the conclusions regarding demand, we submit that there is additional, possibly equal or greater, evidence indicating that this Marketplace remains unnecessary. Furthermore, when we refer to the Bearspaw Area Structure phase 2A Engagement Summary, page 11 indicates that community respondents are mixed on the desire for increased access to retail alternatives. This further indicates that there is significant reservation among Bearspaw residents regarding this type of proposed development.

As residents of the existing community, we submit that there is no desire or need for a "Marketplace" in our community. The current pandemic has contributed to additional clarity on what is considered an essential service. We submit the below table describing our current access to essential retail services.

Type of Service	Currently Serviced By	Distance from our Residence*
Grocery Store/Supermarkets	Calgary Coop at Rockyridge	2 km
	Sobeys Tuscany	3.0 km
	Walmart Royal Oak	5.4 km
	Community Natural Foods Crowfoot	6.6 km
Gas Stations	Calgary Coop at Rockyridge	2.0 km
	Esso Tuscany	3.2 km
	Centex Highway 1A	approx 3 km
	Petro Canada Royal Oak	7.1 km
Pharmacies	Calgary Coop at Rockyridge	2.0 km
	Sobeys Tuscany	3.0 km
	London Drugs Royal Oak	5.6 km
	Shoppers Drug Mart Royal Oak	6.0 km
	Safeway Crowfoot	6.8 km

Restaurants	Lynx Ridge Golf Course	3.4 km
	Flores and Pine	4.3 km
	Last Straw Pub Tuscany	2.6 km
	Royal Oak Shopping complex (variety of options)	5.6 km
	Crowfoot Shopping Complex (variety of options)	6.9 km

*data sourced from Google Maps, accessed on December 16, 2020

As evidenced by the above, we submit that this area is, in fact, very well serviced and within easy access to a wide variety of essential and non-essential goods and services. In the summer we are also very well serviced with access to the weekly Bearspaw Lions Sunday Farmer's market (3.2 km away). We are also anticipating additional local access to the new outpost of the Calgary Farmer's Market which, as you likely know, is slated to be included in the development at Canada Olympic Park (11 km away) in 2021. There are many additional examples that could be included however, we have chosen not to list these for brevity's sake. While a great number of residents would opt to drive to these venues, we would also like to note that a large number of the aforementioned options are close enough to walk or cycle to, making this community more "walkable" and well-serviced than may perhaps be perceived by non-residents.

Interestingly, the pandemic has served to further demonstrate that we are well-serviced beyond the traditional retail services like those in the proposed development. Our community now has access to a growing number of home delivery options for a variety of goods and services. While these include mainstream retailers, we would like to point out that there are

many local small businesses and providers also providing these services like Bowden Farm Fresh Chicken; Cultivatr Online Farmers Market; a number of local craft breweries; and many more examples. We use and support these businesses regularly. As such, we see no need for additional conventional brick-and-mortar retail services or entertainment in our neighbourhood. We also question the need for the Marketplace in context of the impact of current and anticipated seismic shifts in uptake, type of usage, and vacancy rates of office, retail and restaurant space in Alberta during the post-pandemic time period. We would like to better understand how this Conceptual Scheme has taken the projections for pandemic impacts into account.

The magnitude of this development is also troubling. We were dismayed to observe that, based on the drawings that were provided, this Marketplace appears to be more than twice the size of the existing retail development at Coop Rocky Ridge. This is unreasonable and entirely misaligned with the valued residential nature of our community.

It is our hope that, for the reasons outlined above, we have effectively demonstrated to you, and other involved parties, why the inclusion of a Marketplace in this conceptual scheme is completely incompatible with existing uses of our community. Frankly, this development will not only be intrusive but it will also introduce a great deal of environmental disruption. It is altogether unnecessary and we are not at all in support of a Marketplace as part of this Conceptual Scheme.

This all being said, we recognize that no matter how strong our opinions are, our voices are representative solely of our own perspectives. As you can perhaps see from the map of our

neighbourhood, the vagaries of the existing topography and foliage are such that should a Marketplace actually be approved for the proposed location, we will have the "pleasure" of an essentially unobstructed view of it from the entirety of the front of our property (if this is hard to discern from the map, we invite any interested parties to come and stand in our front yard and look toward the proposed development). This situation is incomprehensible to us and contradicts all of the reasons we moved to Blueridge to become residents of Rocky View County in the first place. To be clear, we do not agree with this proposed Marketplace development however, if it is democratically decided by others that this Marketplace does indeed belong in this development, we then propose that the positioning should be reconsidered. We suggest that a more appropriate location would be in the centre of the Ascension residential development or adjacent to the North-West Highway 1A edge of the development. A Marketplace should be located away from directly facing the existing community. This would enable future Ascension buyers to objectively make informed purchase decisions with regard to the proximity of their property to a retail Marketplace and presents far less of a disadvantage to existing community residents.

At the time we purchased our property we did so with the understanding that the land we face and view every single day is currently designated as Farmstead District (F) and Ranch and Farm District (RF). We understand that empty land stands the chance of being redesignated at any point however, this proposed Marketplace has confounded us. Based on the existing uses and type of community in which we reside, it is unreasonable to expect that we should have anticipated that we would potentially end up in a position where we are directly facing a

shopping centre. We did not make our property purchase with this type of informed awareness. To this end, as existing property owners, we would additionally like to better understand what recourse is available to us from the County if needed in the future including items such as tax reductions or rebates for property enhancements should this eventually be the end result (although we will reemphasize that we remain strongly opposed to a Marketplace of any sort).

2. **Repurposing of Blueridge Rise**: The second key component of this development that is wildly incompatible with existing uses is the proposal to redeploy the first half of Blueridge Rise as the sole access to Ascension, including the Marketplace. This road currently services the present residential needs of most of the existing 97 households that comprise our community of Blueridge. The proposal to widen it to service the traffic needs of approximately nine times the current volume seems outrageous. While we appreciate the developer's proposal to widen it, the proposed four lanes with a median effectively transforms the current country road into a major thoroughfare, similar to Tuscany or Country Hills Boulevard which we will now share with close to 900 additional households plus retail (Marketplace) traffic. Again, this is not at all compatible with the existing country residential, recreational or habitat uses of our neighbourhood.

In addition, we are hopeful that our five neighbours whose properties back directly onto Blueridge Rise, will submit responses on their own behalf. As concerned citizens, we are also raising our voices to the incompatibility of this proposal with this existing use and note that this is especially so for the two houses whose driveways immediately access Blueridge Rise. The

insensitivity with which this proposal has been put forward, especially in the context of the present expectations and lifestyle of these existing County residents, is shocking to us.

Furthermore, we are concerned with the significant impacts on traffic flow and volume. Even presently it can be challenging to turn left from Blueridge Rise onto Twelve Mile Coulee Road during times of peak traffic. We struggle to comprehend how an additional nine times the volume will accomplish this movement at all efficiently. We understand that a traffic circle is being planned for and would like to understand further details on the timing and implementation of this.

We acknowledge that neither of us are civil engineers and that any proposed alternatives are based purely on our perspective as residents. Nevertheless, we submit that a more practical proposal, better aligned with existing uses of our community, is for Ascension to have a method of access that is completely separate from Blueridge Rise. For example, there appears to be enough frontage along Twelve Mile Coulee Road to construct access directly to this development. We also note the existence of TWP 253A which could be repurposed much the same as the current proposal suggests for Blueridge Rise. We also understand that the future Highway 1A interchange will affect roadways leading to Ascension and propose that direct access can be factored into this network. We also wonder if the proposed traffic circle at Twelve Mile Coulee could simply have a fourth exit leading directly into Ascension. Surely the creative minds involved in this planning process can find a solution for entrance to the development that does not rely solely on just significantly turning up the traffic volume on Blueridge Rise. We would like to better understand the rationale behind this proposition.

Additionally, we suggest that the future proposed access to the West off of Highway 1A should not be designated as "future" and should be initiated with the commencement of this development. This will aid in the efforts to manage the anticipated burden of significantly increased traffic flow adjacent to our existing very-low traffic country residential community.

3. **Population Density**: The proposed population density of this development is also incompatible with existing uses of our community. People move out of the City and to the County to escape density not to seek it. According to the conceptual scheme, Blueridge has 97 households, Watermark has approximately 560, and Ascension is proposed to have 883. We find the proposed number of units to be incompatible with existing uses of our neighbourhood and particularly incompatible in comparison to the proposed 372 units indicated for the adjacent future Glenbow Ranch Area J.

Further examination of the conceptual scheme has raised an additional matter of concern: it is now proposed that a larger Seniors Living community be included as part of this development. We are curious as to how this is aligned with the proposed Seniors Living community currently under review for the Damkar lands to the south of here and would appreciate some clarity into this matter. Our understanding is that the Damkar proposal encompasses living arrangements for approximately 400 Seniors and the Ascension proposal appears to incorporate for approximately 300 more. We are struggling to understand how this type of density aligns with the existing uses of our total community and are concerned with

many of the same issues that were raised with the Damkar development – building height, access to services, traffic congestion, etc.

In summary, we find three key areas of the current proposed Ascension Conceptual Scheme to be incompatible with the existing uses of our longstanding neighbourhood: The Marketplace; the redeployment of Blueridge Rise; and the population density. As existing residents of Rocky View County, we feel betrayed by the inclusion of these elements in this proposed scheme. We strongly request that further amendments be made to this proposal that do not include a Marketplace; that include new roadways with the singular purpose of access to the Ascension development; and that incorporate a reduction in the proposed density of the residential development.

We support thoughtful development adjacent to our community that respects the values and existing uses of our community. We would be happy to follow up by telephone or offer a physically distanced observation of the lands in question from our driveway. We appreciate being made aware of the notice of this application and appreciate the opportunity to contribute our perspectives as existing homeowners and residents.

Yours sincerely,

[redacted]

Stacy Johnson, BScPharm, MBA

[redacted]

Kevin Johnson, B.Comm, CPA

[redacted]

December 14, 2020

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

Attn: Jessica Anderson ***JAnderson@rockyview.ca***

Dear Ms Anderson:

Re: Proposed "Ascension Conceptual Scheme"
Division 8; Application No: PL20170153

I write in respect of the Ascension Conceptual Scheme (the "Proposal"). I live within the immediate vicinity of the Ascension lands, at [redacted], and have done so for 17 years. **Kindly acknowledge your receipt of this letter right away, by return email**, so I know not to follow-up with delivery of a hard copy, with thanks.

The Proposal should not be adopted in its current form, for a number of reasons.

Before coming to those reasons, I should first say that I am not at all opposed to development of the Ascension lands. I always understood that as the City of Calgary grew those land parcels would be attractive targets for redesignation and development. But I also assumed Rocky View County would firmly and summarily reject all proposed uses that so obviously stray from the long-established neighbouring uses and that would exacerbate an already dangerous point of traffic congestion alongside a school with small children. Despite those hallmarks of this Proposal, surprisingly, it continues to receive consideration from the County.

The Proposal incorporates by reference a series of technical reports, said to have been supplied "under separate cover". I have not been able to access them within the time I am permitted to offer these comments. Admittedly, their contents may assuage some of my concerns that follow, though I trust their contents have been accurately described in the Proposal. In any event, I would appreciate receiving a copy of the Appendices at your earliest convenience, and reserve the right to comment further after reviewing them.

My reasons for opposing the Proposal, then, are threefold:

1) Child safety
2) Betrayal of existing rural land users
3) Loss of community and community character

In my view, each of these reasons seems to me to be quite avoidable. But if unchanged, each

reason alone is sufficient grounds upon which Rocky View County ought to decline the Conceptual Scheme.

Two of the three reasons to decline the Proposal as configured are avoidable by the same project revision: simply disallow any connection to the southerly end of Bearspaw Road; keep it as a dead-end, terminating just beyond the northwest corner of the Ascension lands. If that is done, the first and third reasons above would be entirely avoided.

In lieu of the proposed connection to Bearspaw Road, a simple walking trail between the Ascension lands and the Bearspaw School, along the existing road allowance, would mitigate the inconvenience of this non-connection for those Ascension residents south of the "Bearspaw Pointe Interface" wanting to access the Bearspaw School. So too would such a pathway within the drainage swale northerly from the middle of the Ascension lands and hooking westerly following the swale to the school playground and school.

Further in lieu of connecting the Ascension lands to Bearspaw Road, an alternate means of vehicular egress from the Ascension lands is conceivable, and I believe both feasible and preferable for the proponent's development, as I explain below.

1) Child Safety

The concern for child safety of course relates to the K – 8 Bearspaw School running adjacent to Bearspaw Road south of Township Road 254. Bearspaw Road is already under-sized and poorly configured for the nature of its uses. It already suffers periodic daily congestion along its length and along the abutting Canada Post mailbox laneway. Each school day morning the area is a gnarled mess, but for the most part cars are cycling through, leaving the area as soon as a child is dropped off at the school. At the end of each school day, however, vehicles arrive early and wait, filling every available inch of pavement and then adjacent grassy areas. Once the children exit the school, the melee begins – some cars immediately start leaving with no discernible pattern or organization, while other children are milling about to find their parent's vehicle and still other parents drive in late. At such times Bearspaw Road is virtually impassable, and the Canada Post lane parallel to Bearspaw Road inaccessible. Left turns into either the Lifestyle Centre or Campbell Drive require great patience or else jack-rabbit reflexes.

That's the current situation. Under the Proposal, traffic volume will not merely increase, but multiply, perhaps exponentially. The increased traffic:

- will come from Ascension children being driven to the Bearspaw School.
- will come from Ascension children being driven to the Catholic schools in Cochrane.
- will come from Ascension residents traveling to the Lifestyle Center, the multi-use school across from them, the Centex gas station/convenience store and the Tim Hortons.
- will come also from all the other Rocky View County residents between the River and the Ascension lands, commuting to and from the Cochrane schools, the Lifestyle Center the multi-use school across from them, the Centex gas station/convenience store and the Tim Hortons.

- will come from all the residents south of Bearspaw Pointe that currently use Bearspaw Village Road and Bearspaw Village Lane. Bearspaw Road will quickly become their route of choice in and out of their communities. The nominal diversion they must make through the south west quadrant of the Ascension lands will pale in comparison to the time savings offered by the Bearspaw Road route straight north to Township Road 254, and then the easy access onto Highway 1A and on to Calgary. The newfound convenience of this route into Calgary, in comparison to their current options of exiting their properties, circuitously through Bearspaw Village and Blue Ridge routes, will be irresistible.
- will come from all of the residents south of the Bearspaw Pointe community, except those in the immediate vicinity of 12 Mile Coulee Road, heading to Cochrane and beyond.
- will come from all of the residents south of the Bearspaw Pointe community, heading to the Sunday Farmers' Market in the summer and in all seasons from drivers heading to and from the soon to be completed Northwest Campus of Centre Street Church.

The Proposal expressly admits that Bearspaw Road will be one of the two "Primary access points" to the community (Proposal, section 7.1). It also acknowledges that the Proposal will provide residents of south Bearspaw with an alternate route to Highway 1A (Proposal, section 7.1).

Yet curiously, the Proposal refers in only a single sentence to the Bearspaw School, and only then to acknowledge that it will be the destination for the children of Ascension within the RVSD (Proposal, Section 6.5).

Bearspaw Road struggles to handle its existing load; it certainly will not be able to manage the burgeoning new volumes. Worst of all, and regrettably, some of these commuters just passing through will race past the school with K – 8 aged children around and about it, some crossing Bearspaw Road and others walking along it (since it offers no such walking space alongside), risking grievous harm.

Bearspaw Road is not just traversed by child pedestrians, but also by other community residents walking to their Canada Post mailboxes, the Lifestyle Center, its skating rink, and the school playgrounds, walking their dog or just out for a quiet stroll.

Ironically, the feeder road within the Ascension lands, the road that the proponent intends to connect with Bearspaw Road, is the "Grand Boulevard". It would be the main conduit sweeping through the Ascension lands and is a majestic 4 lanes wide. The proponent seriously proposes it curving up, narrowing nominally, and connecting onto the tired 2-lane, shoulder-less, Bearspaw Road. It is proposing that you approve a bottle neck.

The Transportation Impact Assessment (TIA) referred to in the Proposal apparently mentions just two areas of need. It is regrettably silent on the Bearspaw School adjacency and the children frequently present. It offers no "design solution" to manage the marked increase in its traffic flows following connection with the Ascension lands and all the communities to its south.

Allowing Ascension roads to connect to Bearspaw Road courts the risk of tragic injury to the County's children, or worse. It is entirely avoidable. It would be unconscionable to adopt the Proposal in its present form.

2) Betrayal of Existing Users

Bearspaw Pointe residents have eschewed the city's busy-ness, noise, congestion and concrete. We have opted for (and paid a substantial premium for) a quiet, slower paced rural lifestyle.

Rocky View County offered the assurance of that lifestyle into the future, by its past practices, policies and its stated vision of its future. 12 Mile Coulee Road was the line of demarcation between the rural and the urban.

The Proposal lies in stark contrast. The Proposal represents a significant increase in density and an unwanted incursion of the City upon the country. And, if approved, it will be a marked deviation from the long-standing pattern of maintaining the area's rural and acreage distinctives.

This proposal is in no way a transition development as the Proponent purports to suggest. It is higher density in parts than some City of Calgary communities.

To realistically entertain the Proposal as long as it has, the County is losing the confidence of its electors, if not betraying their trust.

3) Loss of Community

A direct result of the Proposal becoming a reality will be its bisecting the Bearspaw community into two parts. Bearspaw Road will divide the west portion from the east, particularly if Bearspaw Road is twinned to accommodate the increase traffic flows and controls are added its various intersections (Township Road 254A, Township Road 254, Campbell Drive and perhaps Bearspaw Pointe Place). Walking access across the entire community will be deterred; the frequency of contact by persons on either side of Bearspaw Road will decline and the frequency of leisurely walks in the area by all residents will decline Bearspaw Road will no longer be cooperative shared by cars and pedestrians.

For the reasons described under the Child Safety heading above, the Proposal as currently formulated, with the connection of substantial communities to Bearspaw Road, is certain to turn Bearspaw Road into a major thoroughfare. In so doing it will forever change Bearspaw Pointe from a quiet enclosed rural community, to a noisy, urban, traffic artery.

Ironically, a feature the proponents say will characterize the Ascension community, of "casual walks along scenic pathways" (Proposal, section 2.1) will come at the cost of their loss to the Bearspaw Pointe community. This is most unfair.

Alternatives

These three adverse consequences can be avoided by rejecting the proposal now. But they can also, I acknowledge, be largely ameliorated by simply ensuring Bearspaw Road is never connected to the Ascension lands, or to any other developed lands south of the Bearspaw Pointe ridge. Whether or not Rocky View permits the proposed densities, it must not allow any connection to Bearspaw Road.

Other options for access to and egress from the Ascension lands are feasible along its boundaries that do not involve connection to or use of Bearspaw Road. The most sensible solution, whether the Ascension lands are allowed to develop city-size lots or adhere to the surrounding 2 acre minimum, would be to require a road along the northern perimeter and interface of the lands, perhaps in lieu of the proposed buffer and berm, releasing traffic at its eastern terminus with Township Road 253A and then flowing onto Highway 1A. This would be identical to the manner Township Road 254 outlets onto Township Road 254A and then directly onto east bound Highway 1A. Similarly, the egress via Twp 253A would be an outlet only, not used for entrance into Ascension.

Access into Ascension would be off of 12 Mile Coulee Road. Currently just one entrance is proposed from Twelve Mile Coulee Road, via a traffic circle at the southwest corner to resolve the offset between Tusslewood Drive and Blueridge Rise. An additional entrance into the Ascension lands off 12 Mile Coulee Rd appears feasible closer to the northeast corner of the lands, into the commercial space. I strongly suspect an entrance to that commercial space is already contemplated; that commercial space could be configured in such a way as to permit through traffic beyond it to the residential portions. Since the proponent sees nothing wrong with suggesting a through road for the Bearspaw Pointe community; it should not object to having that as a feature of its own proposed community, especially the commercial portion of it.

If it could be done effectively, a limited purpose connection with Bearspaw Road might be tolerated, but only if it could be confidently limited to use by emergency vehicles. Perhaps there is something akin to a ‘bus-trap’ mechanism that could be inset into the southerly end of Bearspaw Road that permitted only emergency vehicles, or the larger of them, into and out of the Proposal lands. Even this seems ill-advised given the resulting emergency vehicle route in proximity to the Bearspaw School.

Short of that, of refusing any connection to Bearspaw Road from the Ascension lands, approving the Proposal should require many or all of the following, at the proponent’s cost entirely:

1) Upgrades to Bearspaw Road from the Grand Boulevard to its intersection with Highway 1A. This could be by twinning or otherwise de-bottlenecking to match the Grand Boulevard, or by “traffic quieting” measures: narrowing lanes (though still enhancing the Road with separate pedestrian areas), substantially reduced speed limits, traffic circles, and speed bumps – directed at discouraging all use of Bearspaw Road as a convenient, hasty thoroughfare. These volume-suppression methods avoid my community being forever bisected, noisy, and city-like. But they do not really solve the congestion or avoid the child safety concern, just attenuate them. Further, the traffic quieting measures will be at risk of removal after public pressure in future as expansion south of Bearspaw

Pointe continues.

2) Expansions and perhaps additional controls at the intersections of Campbell Road, Township Road 254 and Township Road 254A to suit the added volumes. Widening Bearspaw Road to accommodate designated left and right turn lanes at Township Road 254, with an additional right lane approach on that Township Road east of Bearspaw Road to handle the anticipated heavy flows into Calgary from all the residents south of the Bearspaw Pointe community.
3) Fencing at Bearspaw School along the property's western perimeter.
4) Construct a separate continuous flow road either over or under Highway 1A to connect with the Ascension lands near the eastern end of the straight portion of their northern boundary, to reduce use of Bearspaw Road by Ascension residents.

To summarize, my position is that no development of the Ascension lands should be enabled to continue (i) that connects Bearspaw Road to the communities beyond its current terminus, and (ii) that does not accord with the 2 acre minimum lot size outside the Commercial corner lands. In lieu of the connection to Bearspaw Road, an outlet road flowing onto Highway 1A from the Township Road 253 line and 253A appears to have obvious merit.

Thank-you for considering these comments.

Sincerely,

[redacted]

Brenda C. Jeffrey

[redacted]

From: Steven M. Ingram [redacted]
Sent: Thursday, December 3, 2020 10:44 AM
To: Jessica Anderson
Cc: Vince Elenko; 'tina f'; Murray Brown
Subject: [EXTERNAL] - Proposed Ascension Conceptual Scheme
Attachments: Letter to RVC re Ascension Conceptual Scheme.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Categories: CityView Planning Attachment

Reference: Application Number PL20170153

Good morning Jessica. I am writing with regard to the letter we received from Rocky View County dated November 27, 2020 concerning the proposed adoption of the Ascension Conceptual Scheme (the "Scheme"). It is noted the RVC letter states that the proposed application is a re-circulation of one which was received by RVC in September 2017.

At the time of that original circulation of the Scheme, we and many of our neighbours submitted comments to RVC concerning the Scheme, primarily (at least in our case) with focus on traffic and access points, the proposed shopping centre and density. See for instance the attached letter which we submitted in October 2017. In reviewing the latest September 2020 version of the Scheme, I note that none of the concerns expressed in our letter have in any material way been addressed or revised by the developer.

Our question is whether we must now resubmit our original letter in response to this latest version of the developer's Scheme, or whether RVC will take our original comments into consideration when reviewing the developer's application? My question also extends to whether the other residents who submitted comments must now also resubmit them. It is submitted that we should not have to do so, and we expect that RVC will give consideration to all comments on the Scheme whenever received.

Please advise as soon as possible. Thank you, and if you need any further clarification, please let me know.

Regards,

Steve & Ruth

Steven and Ruth Ingram

[redacted]

[redacted]

Home Phone: [redacted]

e-Mail: [redacted]

<<...>>

Steven & Ruth Ingram
[redacted]

October 9, 2017

Rocky View County
911 – 32nd Avenue NE
Calgary, AB
T2E 6X6

Attention: Mr. Stefan Kunz, Planning Services Department

Re: Ascension Conceptual Scheme
File Number: 05618039 / 05619004 / 006 / 054
Application Number: PL20170153
Division 8

Dear Mr. Kunz:

This has reference to the Ascension Conceptual Scheme (the "Scheme") of which we were recently informed by a letter dated September 20, 2017 from Rocky View County ("RVC"). As our property is in the immediate vicinity of the land subject to the application (the "Subject Land"), we have reviewed the Scheme document in detail, and we would like to submit our comments.

We are strenuously opposed to that Scheme for the following reasons:

(A) Traffic / Blueridge Rise (and other) Proposed Access Points

1. The Scheme proposes that virtually all traffic into and out of the proposed community will transit through Blueridge Rise, via three access points. Given that the Scheme identifies the possibility of over 700 residences, around 2000 residents, and a large shopping centre, the volume of traffic (commuters, shoppers, delivery and services vehicles, school buses, etc.) transiting that road would be overwhelming for the Blueridge community that borders and is in proximity to that proposed community. It matters not that the Developer has proposed to widen Blueridge Rise to 4 lanes. To significantly change the use of Blueridge Lane (which is classified as a "local road" pursuant to the 8.5.5 of the Bearspaw Area Structure Plan, and which therefore is "intended to provide access and egress to local traffic only") into a major transportation corridor for the new development would go far beyond that road's intended use and capacity, even with a doubling of the roadway. The Blueridge community, which has been existence for 25+ years as a very quiet rural acreage community, would be forever burdened by the high volume of traffic. We are sure that no one who resides in Blueridge ever anticipated that such a drastic negative change to the quality of their lifestyles (and likely reduction in property values) could be considered, especially as the Subject Lands are classified as "country residential" under the BASP (see Figure 7 "Future Land Use Scenario") and should therefore have a minimum parcel size not less than four acres.

2. The Scheme identifies two other potential access / egress roads, i.e. northwest on Bearspaw Road, and southwest on Bearspaw Village Road, (both of which are also classified as "local roads" under the BASP). It is submitted that those two roads would not be realistic alternatives to using Blueridge Rise for most potential Ascension residents as they involve indirect routes that would take them out of their way and through other rural acreage communities, which communities would undoubtedly be seriously displeased with that increased traffic, especially around the Bearspaw School which is on the proposed northwest exit. Also, if one or both of those proposed access / egress roads is not ultimately approved by RVC, then that of course would even further exacerbate the problem we foresee with high traffic flows on Blueridge Rise.

3. Should the main access to/from the new community be allowed to proceed from/to Blueridge Rise, it is quite probable that a considerable number of vehicles would choose or be forced to instead use Blueridge View and Blueridge Drive (both two lane "local roads") instead of Blueridge Rise during periods of high volume in rush hours, or when there are accidents or bad weather for instance. That would put considerable additional traffic stress on Blueridge View and surrounding streets. It must be remembered that the Blueridge community does not have sidewalks, streetlights or any material traffic control measures other than a few stop signs. The Blueridge community south of the proposed developments is also blessed with an abundance of wildlife, and children and pets play freely. That wildlife and those children, along with the other Blueridge residents, would be put at serious risk by such an increased traffic flow.

4. We understand the reason for the Developer's proposed use of Blueridge Rise as the main transportation corridor into/out of the Subject Lands is that Alberta Transportation has rejected access from Highway 1A (Crowchild Trail). Frankly, that is a problem for the Developer to resolve with the Province and RVC. The affected residents of Blueridge and surrounding communities should not have to bear the far-reaching and negative consequences of the Developer failing to anticipate and deal with this major issue. If the proposed new community is ultimately to be developed, we submit that the Developer needs to work with the Province and RVC to find a way to reroute all the traffic from and into the proposed community onto Highway 1A / Crowchild Trail, as the proposed use of Blueridge Rise as a major transportation corridor is totally unacceptable to Blueridge residents.

5. **In summary, Blueridge Rise should not be used in any way for access/egress with the proposed development.** Such a restriction is exactly what occurred with the Watermark development to the south of Blueridge, i.e., there is no road interconnection between the northern portion of Blueridge and Watermark. We submit it is up to the Developer, working with RVC and the Province, to come up with another solution for entering and exiting the proposed community from Highway 1A / Crowchild Trail.

(B) <u>Proposed Shopping Centre</u>

1. In its proposed Scheme, the Developer has indicated that a shopping centre would "*fill the area's need for amenities and services*" (reference page 02 of the Scheme) and therefore be beneficial to the residents of the surrounding communities. While that may in some cases be true, the fact is that most Blueridge residents do not <u>need</u> such a shopping centre, as there are plenty of other shopping venues in close proximity (in Tuscany, Rocky Ridge, Royal Oak, Crowfoot and Silver Springs, to name a few) that have adequately served the needs of the existing communities for many years. In our 10+ years of living in Blueridge, we have never heard any residents complaining

about lack of access to or choice of shopping venues. They are aplenty and within easy reach of the community. We submit that abundance of nearby shopping is the reason why the new development in Watermark chose not to incorporate any shopping facilities for the several hundreds of families who will eventually reside there. While a shopping centre may well be beneficial to the Developer, by enhancing value for potential new home buyers thereby enabling a higher sales price for the Developer's building lots, it should be recognized that the proposed shopping centre will at best be of minimal benefit to other residents in the area, and therefore not something that will "fill any needs" of ours.

2. The proposed shopping centre would draw a significant amount of daily traffic into the community, which, as mentioned, would be a major detriment to the peace, tranquility and safety of our existing community. A shopping centre, which may include restaurants, movie theaters, offices and a hotel, would also lead to significant additional traffic in the evenings and on weekends, thereby exacerbating the concerns over traffic congestion, noise, pollution and perhaps even crime in the neighborhood.

3. If the proposed housing development were to be approved on the Subject Land, then the shopping centre should instead be located within the "rural commercial" site identified in the BASP, Figure 7 "Future Land Use Scenario", which site is northwest of the proposed development (it is noted that in the "Future Land Use Scenario", the Subject Lands are not even regarded as a "rural commercial" site). If that is not feasible, then we submit the shopping centre must at least be relocated from the proposed site to one that would be more central within the proposed community, to indeed be the "hub" of the community (such as what was done with the Tuscany community), with easy access for all the surrounding residents and with entrances/exits solely onto Highway 1A (which would also facilitate quicker access for emergency vehicles from the Bearspaw Fire Station #103) and not to/from Blueridge Rise. Consequently, the proposed higher density townhouses and senior residences should also be relocated to be more central within the proposed community and away from Blueridge Rise.

4. **In summary, we oppose any shopping centre within the proposed development, as such a shopping centre is not needed next to Blueridge and it would be more appropriately placed in the area already identified as "rural commercial" by the RVC.**

(C) Density

1. The Scheme envisions, as mentioned, the possibility of over 700 residences and around 2000 residents. That so-called "medium density" (according to the Developer) approach is far from being complimentary and in harmony with the surrounding communities including Blueridge. Blueridge is an established acreage community, containing typically lots of approximately 2.5 acres (~ 0.4 UPA). If we fully understand the Scheme, its density will be approximately 7 units per acre, which we are given to believe is similar to that of Tuscany. Contrary to the statement in the Scheme (reference page 28) that *"the development is slightly higher than traditional Bearspaw densities"*, the proposal is actually much higher density than typical densities in the Bearspaw area – in fact at least 17 times higher density than we have in our area, and higher still when compared to other 4 acre lot communities. That high level of density is unacceptable to us (for reasons of traffic, safety, noise, pollution, crime, and impact on native wildlife) and we believe to many of the residents of Blueridge and other surrounding communities.

2. We submit that the proposed development would be in contradiction with RVC's existing policy framework -- see for instance the Rocky View County Plan, at 10.3 "policies for Country Residential Communities", which states the policy is to "encourage and support country residential communities in providing a high quality built environment while maintaining rural character". The development proposal is far from one that would maintain a rural character for the neighboring communities such as Blueridge. See also Table 3 in that RV County Plan which describes the characteristics for rural communities, included in which are the following: privacy, quiet, space and distance, nature and wildlife, and dark skies, with primarily residential development and limited commercial services and amenities. The proposed development fails to meet those characteristics.

3. **It is submitted that the Developer needs to reassess the proposal and put forward one that is in conformity with RVC's policies and characteristics of Country Residential and rural communities, and should be based solely on 2+ acre lots and a UPA not exceeding that of the surrounding communities.**

(D) Other Concerns

While we will not further burden this submission with any great detail, it should be noted we also have concerns over, *inter alia*:

1. Phasing of development (the Subject Lands being identified in Figure 8 of the BASP as being "Area 3" or low on the list of development priorities);
2. Bearspaw school area safety and potential overcrowding;
3. Storm water run-off and natural drainage from the property; and
4. Native wildlife impacts (as we have seen with the Watermark development driving away much of the wildlife that resided in that area).

Summary

Contrary to the assertion by the Developer that the proposal is "*designed for Bearspaw, built for Bearspaw and supported by Bearspaw*", we and many others in the Blueridge and other surrounding communities are of the view that the proposed Scheme is faulty and deficient in many ways, and would be highly detrimental to the neighbouring communities with very little if any benefit accruing to them. While we in general are supportive of development and the free enterprise system, the proposal as it stands now would burden Blueridge with horrendous traffic and other issues, putting our safety, way of life and property values in serious jeopardy. This Scheme is far from the Developer's assurance to attendees at their Open Houses (reference page 66 of the Scheme) that "*the design would be reflective of the existing character of the surrounding Bearspaw community*". It is in fact far closer in concept to being reflective of a higher density Calgary community than one that would blend well within the Bearspaw area.

We submit that the Scheme must be altered, *inter alia*, to:

1. **Eliminate Blueridge Rise as the point of entry to and exit from the proposed development.** This will necessitate finding alternative route(s) in and out of that new community from Highway 1A or Crowchild Trail. This must be the subject of discussions between the Developer, RVC and the Province. If the development is to proceed, those parties must reach an agreement which does not negatively impact the residents of Blueridge.

2. **The proposed shopping centre should be eliminated as unneeded in the community.** Failing that, it should be reduced in size and relocated away from the Blueridge community.

3. **The density of the project should be significantly reduced.** The 2+ acre "country residential" community model that currently exists in Blueridge should be adopted in the proposed development as the proper way to harmonize the two neighboring communities.

Should you have any questions or require further clarification, please advise.

Respectfully yours,

[redacted]

Steven M. Ingram

[redacted]

Ruth M. Ingram

[redacted]

From: Saad Ibrahim [redacted]
Sent: Thursday, December 17, 2020 12:34 PM
To: Jessica Anderson
Cc: [redacted]
Subject: [EXTERNAL] - File # 05619004 05619006 05619054 05618039 - Application # PL20170153 - Division 8

Categories: CityView Planning Attachment

Planning Services Department, Rocky View County

Dear Sir/madam,

My name is Saad Ibrahim and my wife Larissa Ibrahim decided to convey our views regarding the subject proposed development. We have been living the Blueridge Mountain State for 20 years, enjoying the acrage development and the beautiful country life style. We are shocked that the Rocky View Municipality is entertaining the concept of such high density development, instead of rejecting it upfront.

This massive proposed development of nearly 800 units, required expanding the road to 4 lane road, traffic circles in such quite, low density development. This is totally inferior to the acreage development, with home density starting from 2 acres or higher density. This is a major offensive to the acreage development in the Rocky view municipality, which should never be allowed. This high density development is only suitable for a city development only and not in the peaceful acreage development. This is a serious breach to our life style, and potentially a loss to our property value.

We both urge the rejection of this proposed project in our area.

Best regards,

Saad and Larissa Ibrahim

[redacted]

[redacted]

From: Riyaz Husain [redacted]
Sent: Thursday, December 17, 2020 10:45 AM
To: Jessica Anderson
Cc: Riyaz Husain; Arjumand Husain
Subject: [EXTERNAL] - Application Number: PL20170153

Categories: CityView Planning Attachment

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

Attention of:
Planning Service Department
Rocky View County
262075 Rocky View Point
Rocky View County, AB, T4A 0X2

This is with reference to-

- **File Number**: 05619004 05619006 05619054 056180396
- **Application Number**: PL20170153

Hello Jessica,

We are residents of [redacted].
Please find below my comments regarding the proposed development plan:

1.
Transportation - There will be significant increase in the traffic on Bearspaw Road, Bearspaw Village Road, Blue Ridge Road, and all other roads in our neighborhood. There will be significant impact on our community and safety of children at the school.

2.
Commercial Development - The size of the development is too large. The development should be meant to serve the local community only. Development of this size will negatively impact the existing local small businesses in the area. To add, development of this size will draw huge traffic to the area from the north and west Bearspaw.

3.
Residential Development - Density of housing should be in accordance with rural residential area codes.

4.
I like acreage life. This development is bound to disturb the peace in the area that had been identified as rural residential area.

Thanks & Regards,

Riyaz Husain

[redacted]

[redacted]

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

Attention: Jessica Anderson, Planner

Re: Proposed Ascension Conceptual Scheme
Application Number PL20170153
File Number 05619004 05619006 0569054 05618039

We are residents living in Bearspaw Heights/Bearspaw Pointe. Having reviewed the application, we are strongly opposed to the Ascension Conceptual Scheme application being considered by Rocky View County. Our opposition is primarily for the following 3 reasons.

1. **Bearspaw Road - Transportation Network** - Failure of study to assess the long term impact on the surrounding area and **significant related safety issues**, especially
    - impact on elementary school and bussing/parents dropping off children to school and day care,
    - access to Bearspaw Road for local residents, and
    - steepness of hill.

    A connection to Bearspaw Road will have the following negative impact:

    A. The large commercial development being proposed, about the size of Market Mall, will be the largest shopping center between Cochrane and Calgary. Like Market Mall, it will attract thousands of shoppers. If Bearspaw Road is connected directly to the shopping centre, as is proposed, **thousands of vehicles will be using this road and driving next to the school and Lifestyle Centre**.

    B. The Glenbow Ranch Area Structure Plan ("**GRASP**") included a 769 page Transportation Network Study by Watt Consulting Group which included an analysis of how traffic from the lands adjacent to the Ascension lands (called "Area J") should access Crowchild Trail. As shown on the attached map from the said Study, **Area J access should be East via a road direct to 12 Mile Coulee Road** and North via Woodland Road. **Not north through Bearspaw Road.** Assuming the same density as Ascension in Area J, if this road is not running through the Ascension

lands as GRASP recommends, **this proposal will result in several thousand Area J residents commuting to Calgary via Bearspaw Road**.

C. Additional traffic congestion from the Ascension lands.

2. **Unwarranted size of commercial development**.

Commercial development in this area, especially of this magnitude has never been considered in any planning documents by Rocky View or the City of Calgary. While a Hamlet has been provided for in the GRASP for future commercial development, the Ascension lands have not. Nor is this development a springboard for future business commercialization, as this is the last piece of land not earmarked for residential in the Ascension lands or the GRASP area.

3. **City sized lots rather than Rural residential development**.

The Municipal Development Plan and New Community Growth Plan considered 11 areas for growth. It did **not** include this area. On the contrary, even the plan submitted by Ascension indicated that this area is scheduled solely for residential. The application should not try to extend city like density to a rural residential community which even Calgary is not proposing to do, but by proposing lot sizes which are:

- In keeping with the adjacent "rural residential" areas; and
- follow the Bearspaw ASP and County Plan in the development of agricultural lands

I trust the above concerns will be met by the Council rejecting the Ascension Application in its current form.

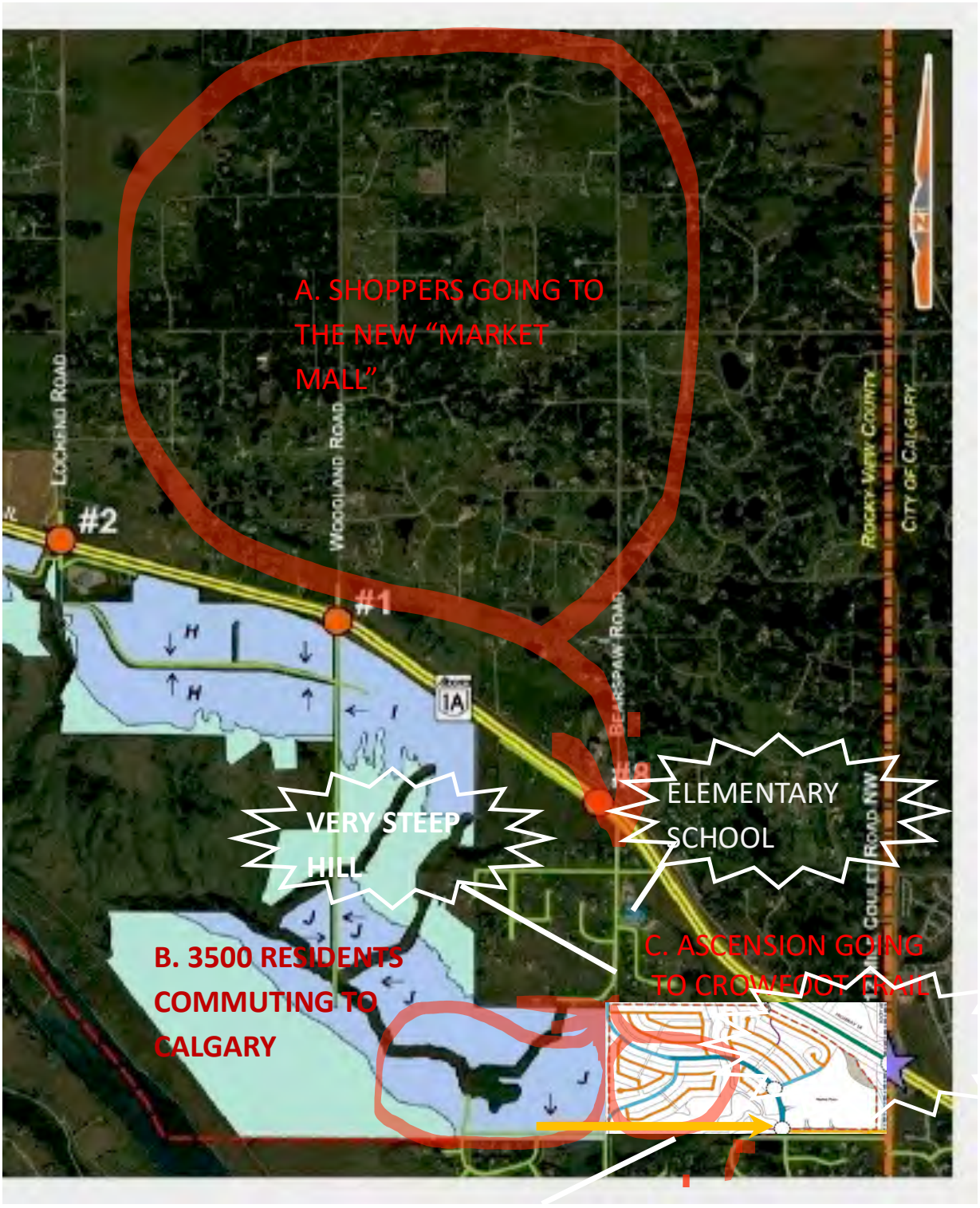
Regards,

Hans Hirschmanner

Diana Hirschmanner

MAP IDENTIFYING TRAFFIC NETWORK IMPLICATIONS

(Map from Transportation Study attached to recent Glenbow Ranch Area Structure Plan)



GRASP DIRECTS TRAFFIC FLOW FROM AREA J THROUGH THE ASCENSION LANDS TO 12 MILE COULEE ROAD – THE APPLICATION WOULD PREVENT THIS AND DIRECT TRAFFIC TO BEARSPAW ROAD

[redacted]

From: Mithoo Gillani [redacted]
Sent: Wednesday, December 9, 2020 12:35 PM
To: Jessica Anderson
Cc: Steven M. Ingram; Steve Lilly; Matthew Stayner
Subject: [EXTERNAL] - Re: PL20170153 Ascension Development at Bearspaw

Categories: CityView Planning Attachment

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

> Planning Services Department
Rocky View County
>
>
> Dear Ms Anderson
>
> My wife Nabat and I live at [redacted]. The main reason why we chose to live in Blueridge Mountain Estate was the peaceful country environment it offered. And we have enjoyed and valued this lifestyle over many years.

> Whilst the Ascension project will impact our lives,we appreciate that this development is an essential part of the County's long term growth plan.However,we are deeply disturbed by the proposal to provide accesses to the development from Blueridge Rise.We object to this particular aspect of the proposal as it will significantly disrupt our lives. It will also disrupt the access to our property.

> We humbly request that serious consideration be given to moving the proposed accesses to off Crowchild,and/or,to off the proposed traffic circle at Twelve Mile Coulee Road.
>
> This change could result in not only fulfilling your need for growth but also to respecting the long established lifestyle of the residents of Blueridge Mountain Estate.

> PLEASE HELP US SAVE OUR BEARSPAW.
>
> Sincerely,
> Mahedi (Mithoo) & Nabat Gillani
>
>

[redacted]

From: Brenda Fischer [redacted]
Sent: Friday, December 4, 2020 8:56 AM
To: Jessica Anderson
Subject: [EXTERNAL] - Ascension Conceptual Scheme

Follow Up Flag: Follow up
Flag Status: Completed

Categories: CityView Planning Attachment

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

I am writing to comment on the above conceptual scheme. I am a resident of Watermark Villas.

I have generally no issue with the type of development and it's location however I do have concerns about the cumulative impact on the traffic in 12 Mike Coulee Road of this development + Damkar Development plus the next phase of Watermark and Blazer Estates to the West. I think the cumulative impact will be to make the traffic highly congested at peak times. I also wonder about the source of water. If this is also Blazer is this system capable of handling this additional capacity.

Thank you for the opportunity to comment.

[redacted]

From: tina f [redacted]
Sent: Sunday, December 6, 2020 12:22 PM
To: Jessica Anderson
Cc: Samanntha Wright
Subject: [EXTERNAL] - Ascension Conceptual Scheme
Attachments: Ascension .docx

Follow Up Flag: Follow up
Flag Status: Completed

Categories: CityView Planning Attachment

Hi Jessica,

We are e-mailing you today in regards to the Ascension re-circulation letter we received from Rocky View County. We have already submitted our concerns about this project in the fall of 2017 and are confused as to how to respond to this re-circulation letter. Since our concerns were submitted to Mr. Kunz, we have attached the letter to this e-mail for your viewing. As a resident of Blueridge Mountain Estates, we know that there are many, many people with concerns about this project and would expect Rocky View County to be addressing all the residents who submitted their concerns in the fall of 2017. It is unclear as to whether we need to resubmit our letters from 2017 or if they are already being taken into consideration. Can you kindly explain:

- the purpose of a re-circulation letter and how is it any different than the original letter we received in 2017 regarding this project?
- is Rocky View County reviewing and addressing the letters from 2017? Are we expected to restate the same concerns we have about this project from 2017 even though nothing has changed?
- how residents can ensure their concerns are actually being heard and addressed since we have not had any response, to our knowledge, from Rocky View County since this project was first proposed?

The proposed Ascension project has massive safety concerns for us and the residents of Blue Ridge Mountain Estates from a physical, health, and environmental standpoint. When the Ascension project was first proposed, we stated our major concerns with the discontinuity of country residential living redesignated with city density living and let the county know that we completely oppose this project. We would like an explanation as to why there is a re-circulation letter put forth when our concerns from 2017 have not been addressed or reflected in this re-circulation letter.

We look forward to your reply to our questions and concerns.

Sincerely,
Brent and Tina Fermaniuk

Brent & Tina Fermaniuk
[redacted]

October 11, 2017

Rocky View County
911 – 32nd Avenue NE
Calgary, AB
T2E 6X6

Attention: Mr. Stefan Kunz, Planning Services Department

Re: Ascension Conceptual Scheme
File Number: 05618039 / 05619004 / 006 / 054
Application Number: PL20170153
Division 8

Dear Mr. Kunz:

Please accept this formal written letter as our response to the notification we received by letter, dated September 20, 2017 from Rocky View County ("RVC"), for the Conceptual Scheme Proposal (the "Proposal"), Block 6, Plan 8710757, NE-18-25-2-W5M, Block A, Plan 9212196, SE-19-25-2-W5M, a portion of SE-19-25-2-W5M and SW-19-25-2-W5M. We, the Fermaniuk family, are very disappointed with the Conceptual Scheme Proposal. We bought into Blueridge Mountain Estates for the appeal of country residential living, quality of life and lifestyle. We have made a significant investment in our property both from purchase value as well as sweat equity. As our property is in the immediate vicinity of the land subject to the application (the "Subject Land"), we have reviewed the Proposal document in detail, and have strong concerns with the plan and completely oppose the project as proposed; for the following reasons:

(1) <u>Access from Blueridge Rise</u>

a. Safety Concern

Due to the expansion of Blueridge Rise Road to accommodate more traffic as is proposed within the conceptual plan, an increase in traffic on Blueridge Rise Road is a very large safety concern. Aside from logical access to our homes within the community, we as a community currently use the road(s) for walking, jogging, bicycling and leisure, as there are no sidewalks in the area. We are quite willing to use the road in this way due to the low traffic, driver consideration and safety of the current road way. But, with a significant increase in traffic and the proposed widening of Blueridge Rise Road, would make our current use no longer possible. The Proposal would dramatically increase traffic flows into and out-

of the community putting large strain on Blueridge Rise Road (even if it was expanded and upgrade) as well as 12-Mile Coulee Road. This could cause significant back-up of traffic on Crowchild 1A as well as Blueridge Rise Road. This is a major safety concern for our community when requiring efficient traffic flows for emergency services such as ambulance, fire and police.

There would also be an increased likelihood of a vehicle departing from the road as Blueridge Rise Road is at a higher elevation than the Blueridge Mountain Estate properties on the south side of the road; therefore this increases the risk of an accident, potential harm and a vehicle traveling onto one of our properties backing onto Blueridge Rise Road. As the concept is currently proposed, we have a real concern letting our children play in our back yard for fear of danger and harm to our children if such an event should happen, due to this becoming a high traffic road. As our community properties back onto Blueridge Rise Road, our properties fences are thirty (30) feet from the road. Our cement pad at the front of our house is thirty (30) feet from our property fence and sixty (60) feet from [redacted]. This is a major safety concern for us, as our children play and ride their bikes on this/our cement pad. We would be very concerned allowing our children to play in their own yard. This now materially reduces the function and structure of our land as we have originally intended, of which we were allowed to have and of which we purchased.

Also, the exits (ingress/egress to the market place) pose another safety concern due to the increased risk of a vehicle driving/crashing through and across (i.e/ the ingress/egress from the market place) Blueridge Rise Road and onto our property. This would affect the use of our property near the front of our property for us, our family members and friends; therefore we would avoid this high risk area of our property, such as our front yard and cement pad. Since receiving the letter from RVC for the Conceptual Scheme Proposal [Ascension], we now strongly feel the need to protect children, friends and family from these potential future hazards and therefore we have intentions on planting numerous trees along our property fence line so as to provide some form of protection, albeit most likely insufficient. So far and upon initial enquiry, this has shown to be extremely costly to us as the landowner.

b. Traffic Volume Concern

The other proposed entrance/exit into the development area is from Bearspaw Village Road; the main one (Grand Boulevard) is very near Bearspaw School and Bearspaw Preschool. Again, this is a very significant safety concern as there are very young children and their families that will be arriving at school during a peak rush hour time and their safety would be at risk with the increase of traffic flow to the area. We understand that there would most likely be posted speed limit signs to reduce traffic speed and to increase safety in school zones, but this would be still a safety concern for traffic backup (overloading of the roadway system due to excessive traffic) as well as child safety concerns with increased vehicular traffic.

c. Access Concern

Access to our home(s) along and through Blueridge Rise Road will cause potential harm and dramatically increases our safety concerns due to the increased traffic, speed concerns, proximity and road elevation concerns. The proposed access points from Blueridge Rise Road requires the Blueridge community to deal with not only an increase in traffic due an increase in residents but also due to a commercial/marketplace area. This dramatic increase in traffic along Blueridge Rise Road will affect the way in which we can drive to our home(s) safely.

The area structure plan will pose a massive problem for and heavy strain on the roadways and effective traffic flow in the area. The developer admits that *"the operation of Tusselwood Drive and Blueridge Rise Road on 12 mile coulee road is challenging..."* This is a clear indication of traffic, volume and flow assurance concerns and we oppose the widening of Blueridge Rise Road and suggest that no access from Blueridge Rise Road to Ascension, no through road and/or no widening of Blueridge Rise Road be conducted as we propose that Blueridge Rise Road be a Blueridge ONLY community access road. Again, all traffic that are using Blueridge Rise Road will have to turn onto 12 Mile Coulee Road, which currently have no traffic lights and the proposed "peanut" traffic circle will most definitely be insufficient in handling this much traffic. Access into and out of Ascension should not be from Blueridge Rise Road but from Crowchild 1A with an overpass built to provide for safe entrance and exit from this community. **There should be absolutely NO ACCESS to Ascension area from Blueridge Rise Road.**

(2) <u>Parcel Size, Units per Acre (UPA) "Density"</u>

a. Parcel Size, UPA, Density

From RVC's website, the Rocky View County Advantage - *"Rural living is rich and rewarding, yet it is important that new residents know that rural life in Rocky View County is very different from life in the city."*- https://www.rockyview.ca/LivinginRockyView/AboutRockyView/RuralLiving.aspx

The original Bearspaw Area Structure Plan was designated at 2-to-4 acre parcel lots. The current Ascension Conceptual Scheme Proposal is for a significant increase in UPA to 7 units per 1 acre. This is a dramatic departure from the current existing Bearspaw Area Structure Plan, the country residential zoning, the continuity and harmony of the area and violates zoning and residential expectations of a true rural country residential area. The proposed density is the highest proposed density in Bearspaw and is more inline with city residential spacing, such as Tuscany, which is completely unacceptable. Therefore, we propose that the developer build appropriate lot sizes that are inline with the immediate community of Blueridge Estates and Bearspaw Village with 0.5-0.25 UPA lot sizes.

b. Unit Types

RVC's website states the rural advantage over urban living. Most people living in RVC view rural life appealing and have made substantial investments to live within these communities such as Blueridge Estates. Continuity of rural living is necessary to maintain the country feel, community and appeal. The housing mix of condominiums, townhomes, and senior housing is completely opposite of Bearspaw rural living. The proposal of 485 single detached residential homes, 170 units of comprehensively planned area, and 50 units within the Market Place does not fit with the current community of Bearspaw, Blueridge Estates, or for that matter even Bearspaw Watermark. Furthermore, all the high density units are close to the Market Place which is adjacent to 2 acre plus parcels of land across Blueridge Rise Road. A 47 acre market place is not an appropriate transition from the acreages to the immediate south of it. Higher density at the Market Place, near acreages, unfair to the residents that bought in Blueridge Estates. **Therefore, there is no need for high density homes as proposed with the Ascension Conceptual Scheme Proposal**

c. Bearspaw Watermark

As this community is still being developed and more proposed phases of residential lots will be available, we strongly feel that there is more than enough residential lots available to supply the demand for this and surrounding area. .

(3) <u>Marketplace Location, Size and Needs</u>

a. Location

Ascension Conceptual Scheme Proposal has planned the Market Place immediately adjacent to the acreages along Blueridge Rise Road, barely reaching Highway 1A. As it is positioned, the traffic along Highway 1A do not have direct exposure to the Market Place, nor can they access the Market Place from Highway 1A, or even 12 Mile Coulee Road for that matter. The Market Place negatively affects the acreages nearby as it is very large at 47 acres and will greatly increase traffic flow, noise level, loose garbage and possible crime rate in the area. The market place proposed area plan is poorly planned and takes no regard for the high value properties along Blueridge Rise Road. **We recommend that the developer completely remove the market place from the Ascension Conceptual Scheme Proposal as there is no need and no demand for such a large market place.**

b. Size

The most prime mountain views are being utilized for the market place, which is a complete shame. This prime land should be for large country residential lots, similar to Blueridge Mountain Estates' lots.

c. Needs

There are common reasons why the residents in Bearspaw Blueridge Mountain Estates and surrounding Bearspaw communities live in these communities. A

quick Google Maps search will show that Beacon Hill, Beacon Heights Shopping Centre, Crowfoot Crossing, Tuscany Market, Royal Oak Centre, Country Hills Village Shopping Centre and Rocky Ridge Shopping Centre, which have more than enough amenities and shopping stores, are less than 10 minutes away from Blueridge Estates. Furthermore, Beacon Hills and Watermark are not even fully developed yet. There is absolutely no need for this development with shopping and amenities minutes away and phases still to be completed in Watermark for residential housing and commercial development continuing in Beacon Hill Shopping Center.

(4) Environmental, Land Preservation and Wildlife

a. Noise & Light Pollution

Emphasis should not only be placed on safety but on health risks as well. Any children whom have asthma, which we know some children living in Blueridge Mountain Estates do, would be at higher risk due to the construction phase and long term health effects due to increased traffic in the area. A country-residential development would be less of an impact in regards. Also, sound/noise levels would most likely increase dramatically over our current state, impacting the quality of life for all within the community.

b. Wildlife Concerns & Reserve Areas

We are not opposed to development on this land but we are strongly opposed to the current Conceptual Scheme Proposal for this land as, as the proposal is currently, it will impact not only our community, our quality of life, our safety, our function of our property, our accessibility to our homes but also to the wildlife in the area. Therefore there is a need for larger reserve areas and proper wildlife impact assessments required.

(5) Municipal & Civil Service Concerns

a. Police, Fire & Ambulance

Fire and Police services pose another huge fault in this proposal. The Cochrane RCMP and Fire Department will not have the man power to attend to such a large fluctuation in population. Wait times will be longer than it should be for calls and the public's health and safety will be jeopardized because of it.

b. Water Supply, Watershed Plan & Wastewater Management

We are considerably concerned with the watershed plan as proposed as our property is located directly below and in lower elevation to the Conceptual Scheme Proposal area. We would like more details on the watershed plan as development of this area will significantly impact the watershed channels. Also, the wastewater management is of concern and we recommend country residential lots similar to Blueridge Mountain Estate lots, so as to lessen the burden on the system. The water supply is another concern as with our current system and as proposed within the development area of Ascension, this will overtax the supply line

to our community and to this community. Again, we recommend a more detailed water supply plan as well as country residential lots to manage these issues.

c. Bearspaw School Pressures

The Conceptual Scheme Proposal [Ascension] is projecting an additional 2000 people in this area but RVSP is indicating that a new school is not warranted. This is very concerning as there is no provision proposed to accommodate this dramatic population increase for this area and this school. This will put unnecessary strain on the school system, staff and community. Cochrane High is at maximum capacity with 250 students just in grade 9 alone. Watermark has Bearspaw School and Cochrane High as their designated school and they still have phases to complete, and therefore many more families to move in. How will the school not be overburdened with the increase of this many homes and residents in the area? We oppose the Conceptual Scheme Proposal for Ascension as the proposal does not address the school-population concern.

(6) <u>Real Estate</u>

a. Homes Near Marketplaces

"I believe your concerns regarding the proximity of this proposed development in relation to your home are valid and could negatively impact the value of your home comparatively to others on the same street not backing onto the development. Development of this land adjacent to highly valued homes like yours, as well as, recreational/natural areas may also negatively impact your capacity to utilize your property as you do currently. In my opinion design considerations affecting your property in relation to the surrounding area and community standards will be particularly important to understand when determining impact to your investment, positive or negative. In addition, the scale of the development, the quality and nature of the design and the role played by the planners to mitigate any of the above stated negative impacts will be influential in determining the overall impact. As your property may be adversely affected by this development I believe you have a right to comment and to have your concerns about the development's impact taken into account." – Rick Easthope, Professional Realtor, Royal LePage-McKelvie Real Estate Group Ltd.

We strongly feel that the developer has a real disregard and disrespect for our properties by proposing that the market place be situated adjacent to properties along Blueridge Rise Road. The developer suggests that condominiums be placed nearest to the east of the market place as this is suggestive of lower valuation of properties right adjacent to the market place. Therefore, we adamantly oppose the market place and ask for it to be completely removed from the development area plan. The market place land is situated on some of the highest elevations within the Ascension plan area (not to mention also on some of the greatest mountain views) and this market place development area is considerably higher in elevation than the homes and properties along Blueridge Rise Road. This is concerning for

us as this imposes on our privacy and logically devalues our property. The proposal is insufficient in addressing this issue.

b. Rural vs. Urban

Acreages in Blue Mountain Estates are highly sought after due to the country residential lots, large lots so close amenities as well as the peace and quiet community living. If we had known of the high density and large market place development plans in this area, and as proposed by the developers, we would have not purchased a home in this area. The last thing we would ever want is a 47 acre market place, condominiums, and senior housing within walking distance from our property. Before we purchased our property on July 1, 2017, we did a quick Google search for the proposed development area plans for the bare land property directly North of the property we purchased and found very little information, but the little information that we did find, showed that this land was zoned for country residential and was a priority 3. We purchased our home with the belief that this land would eventually have similar acreages built on the property and want the county to maintain the land as country residential. **Also, as this land is within Rocky View County and not the City of Calgary, we would like to have continuity and harmonious community area development that is inline with country residential properties.**

(7) <u>Bearspaw Quality of Life and RVC</u>

As our property is in the immediate vicinity of the land subject to the application (the Conceptual Scheme Proposal), we have reviewed the Proposal document in detail, and have strong concerns with the plan and completely oppose the project as proposed. The Conceptual Scheme Proposal for this area, called Ascension, does not align with the surrounding community of Blueridge Mountain Estates and impacts our quality of life, our access to our home, limits full use of our land and significantly departs from the harmonious nature of our community. We are not opposed to development of this land but we would like to first of all be involved in the development of the plans and to have our voices and concerns heard with respect and consideration.

Brent Fermaniuk

[redacted]

Tina Fermaniuk

[redacted]

[redacted]

From: Bill Fennell [redacted]
Sent: Tuesday, December 1, 2020 3:00 PM
To: Jessica Anderson
Cc: sam
Subject: [EXTERNAL] - Re: Ascension Conceptual Scheme

Follow Up Flag: Follow up
Flag Status: Completed

Categories: CityView Planning Attachment

Dear Ms. Anderson,

Your name and e-mail address were given as the county contact in the notice we received today. If this is not the right e-mail to send this response to, please forward to the correct person.

Re: Ascension Conceptual Scheme
File number 05619004 05619006
05619054 05618039
Application number: PL20170153
Division: 8

We would like to express our deepest concern regarding the proposed development. Over the 30 years that we have been residents in Division 8, we have seen a sustained effort by development groups to destroy the country lifestyle that attracted so many of us to this locality in the first place. Gradually every piece of farm land has been replaced by commercial and housing units that do not fit the rules regarding land use in this area, as far as we know.

There is absolutely no need to develop YET ANOTHER commercial/residential complex when ones are being built further south on Twelve Mile Coulee Road, at the junction of Stony Trail and Highway One, and at what was once Canada Olympic Park. Not to mention the sprawling housing developments on Highway 1 just west of the city limits. This mindless development is happening in spite of thousands, if not tens of thousands, of unoccupied condos in the City of Calgary, shopping malls at every major intersection, and a not so rosy economic outlook in the foreseeable future. We do not see any justification at all, economic or otherwise, for this development. Enough is enough!

Sincerely,
May and Bill Fennell

Wayne Fedun, Jana Fedun, [redacted]

December 17, 2020

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

VIA EMAIL: JAnderson@rockyview.ca

Attention: Ms. Jessica Anderson

Re: Ascension Conceptual Scheme (the "Scheme")
File Number: 05619004 / 05619006 / 05619054/ 05618039
Application Number: PL20170153
Division 8

Dear Ms. Anderson:

I wish to advise you of the reasons for our strong objections to the Scheme. It is noteworthy we only became aware of the Scheme upon receipt of a letter from you dated November 27, 2020. Notwithstanding the date of the letter, we received it only several days ago. This underscores the fact the "public consultation" referred to briefly in the Scheme materials has been **WHOLLY INADEQUATE**. This is of particular concern given the profound material and adverse impacts the Scheme will have on the Blueridge community and surrounding areas if allowed to proceed as proposed.

We understand that you just TODAY refused to extend the deadline by which objections to this very large proposed Scheme can be filed. This is inexplicable during normal times, and outrageous during the COVID pandemic and the recent lockdown ordered by the Alberta government.

We have been directly and materially prejudiced by the lack of reasonable time provided by the County to prepare our objection. Accordingly, please be advised that we **HEREBY RESERVE ALL RIGHTS TO OBJECT TO THE APPLICATION, INCLUDING BY WAY OF APPEAL TO THE COURTS, ON THE BASIS THAT THE PROCESS CONDUCTED THUS FAR HAS BEEN WHOLLY INADEQUATE, UNFAIR AND UNREASONABLE**.

The reasons for our strong objections include:

1. Traffic:

The developer has shown no regard for the material adverse impacts Scheme traffic from 700 units, nearly 2000 people and a retail/commercial development (essentially, a small town) will most certainly have on the Blueridge community and our lifestyle. It is frankly outrageous that the developer proposes to direct ALL of that traffic from this Scheme onto Blueridge Rise (it is not hard to see that very little traffic will flow north and west). As you are aware, this quiet

rural road has only ever serviced a small number of acreages, several of which back on to it. The road is used by residents and their children. The road would essentially be transformed into a highway.

Furthermore, this highway would intersect 12 Mile Coulee Road, which has itself turned into a highway. The proposed intersection is wholly deficient; it makes absolutely no sense from a planning perspective and requires little foresight to see the horrendous traffic delays, and accident risks, that would inevitably arise. This is in addition to the noise and light pollution arising from massively increased traffic flows on this road.

What makes much more obvious sense, in every respect, is for access into and out of the Scheme to be achieved via the north side of the property, via Highway 1A. Why is this not being pursued? If the answer is cost, that is the developer's problem and not ours. Unreasonable traffic flows should definitely not be borne by the Blueridge community as a result. Our community was here long before the developer purchased the Scheme lands, and a diligent developer should have ensured there was reasonable access into and out of the Scheme lands before it purchased them. The County should not allow the developer to impose the very material adverse impacts resulting from the developer's poor planning and foresight onto the Blueridge community.

Frankly, the Scheme developer and the proposed Scheme are irresponsible as regard traffic and associated impacts. The Watermark development was consciously planned to ensure only minimal Watermark traffic flowed through the Blueridge community; there is **EXACTLY** the opposite approach here.

2. **Density and Consistency with the Surrounding Community**

The proposed Scheme is entirely inconsistent with lands adjoining it in every direction. The residential densities are in some cases 10 times greater than surrounding lands, **WITH ABSOLUTELY NO DENSITY BUFFER** (another example of developer disregard for neighboring communities). This density is unacceptable, and there is no need for it. The City of Calgary is right next door, and it offers lots of options in this regard.

Furthermore, the Scheme would introduce a retail/commercial development where nothing similar has ever existed in the proximate area. Even in the Tuscany development **IN THE CITY OF CALGARY**, the developer there ensured a **MUCH SMALLER** retail/commercial center was properly located as a central hub, with proper access arrangements, to service a community that is MUCH LARGER than what is being proposed in the Scheme.

While I am not opposed to some small retail and entertainment (ie restaurants) development as part of the Scheme, it should be properly located on the north side of the property, with access into and out of it from the north side.

It seems to me the developer hopes the retail/commercial development becomes a destination for the broader Bearspaw community, and the western side of the City of Calgary. Quite aside from the traffic concerns noted above, this kind of development has no place in area the Scheme is proposed to be located.

3. **Utility Corridor**

I understand the proposal involves building/expanding a utility corridor along Blueridge View. In the event the County is going to disregard the wishes of Blueridge community members (who have generally chosen to reside on acreages for a reason, namely to avoid high density city living) and impose on them the problems and issues associated with high density living, **AT AN ABSOLUTE MINIMUM** the County should ensure that, as a condition of any development approval, certain of the benefits associated with the Scheme's high density development be extended by the developer to Blueridge community members, including the opportunity to tie into the sewage line without any tie-in or similar charge, the opportunity to subscribe for and receive fibreoptic internet service, and potable water arrangements.

4. **Police**

How does the County and the developer propose to address the fundamental problem associated with having police service for this area based out of Cochrane? Nearly all of my neighbors and I have experienced break-ins, or attempted break-ins, over the last few years, and the response time of police is entirely inadequate. As mentioned above, the proposed development is essentially a town. **WHAT ARE THE PLANS FOR ENSURING ADEQUATE POLICE SERVICES, PARTICULARLY GIVEN THIS DEVELOPMENT WILL BE DRAWING FROM THE CITY OF CALGARY POPULATION?**

While I have numerous other material concerns with the proposed Scheme, including the impact on schools, increased burdens on infrastructure and surface water flows, the foregoing are the most obvious and compelling concerns at this time.

Wayne Fedun

Jana Fedun

[redacted]

[redacted]

Rocky View County

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

email: JAnderson@rockyview.ca

Your Name: Jean Elenko

Your Address: [redacted]

Your Email: [redacted]

Attention: **Jessica Anderson, Senior Planner, Planning Policy**

Re: Ascension re-circulation letter received from Rocky View County

Dear Ms. Anderson:

We have several concerns about this development proposal that we would like to draw to your attention.

We are not opposed to development in Bearspaw, however we support development on the subject lands that:

- **Is consistent with "Country Residential" as defined in the Bearspaw Area Structure Plan that includes prescribed density targets (1 unit per 2+ acres). Inconsistency would lead to increased traffic creating safety, access and noise concerns and would place a tremendous strain on public services including schools, police, fire and ambulance support.**
- **Is not accessed via Blueridge Rise, Bearspaw Road or Bearspaw Village Road WHICH ARE DESIGNATED LOCAL ROADS, but rather have sole access directly off Highway 1A/12 Mile Coulee Road intersection so as to avoid increased traffic congestion which creates safety, access and noise concerns.**
- **Does not include commercial and retail development as they would further exacerbate traffic and safety issues and lead to increased crime rates.**
- **Aligns with existing policy.**
- **Considers its impact on the local school system.**
- **Maintains community safety for its residents.**

The acreage lifestyle in Bearspaw and its proximity to Calgary very much appeal to us and we support a "Country Residential" lifestyle. We have also made a significant financial investment in our property that is inextricably linked to characteristics the community currently possesses.

These characteristics are very well articulated in the County Plan that uses words such as "dispersed acreage communities, privacy, quiet, space and distance, nature and wildlife, and dark skies". These words do not come to mind when we read the Ascension Conceptual Scheme. In fact, it proposes a significant directional change and departure from these defining qualities.

As such, we should strive to preserve the defining characteristics that make Bearspaw such an attractive place to live.

We thank you in advance for your consideration of this response.

Regards,

Leah Elenko

Signature [redacted]

Date 2020 Dec 18

Vince & Leah Elenko
[redacted]

December 18, 2020

Rocky View County
911 – 32nd Avenue NE
Calgary, AB
T2E 6X6

Attention: **Jessica Anderson**, Planning Services Department

Re: Ascension Conceptual Scheme
File Number: 05618039 / 05619004 / 006 / 054
Application Number: PL20170153
Division 8

Dear Ms. Anderson:

Please accept this letter and attachments as our response to the above-mentioned Ascension Conceptual Scheme (ACS).

To begin with, I would like to express my disappointment for your denial to my request for 1) an extension for comment, and 2) disclosure of the documents listed in the Appendix of the Ascension Conceptual Scheme. I respectfully request that each of these decisions be reconsidered.

To begin evaluating the ACS and its impact on our community, we tried to reconcile the existing policy framework within the context of the Bearspaw Area Structure Plan (BASP). The results of this work are attached in Appendix A for your consideration. As you'll see in our analysis, the ACS directly contradicts the BASP in several key areas.

Alarmingly, according to the BASP, "This Conceptual Scheme is being submitted with the intent of it being approved by Council and added as an appendix to the Bearspaw Area Structure Plan". To us, this means that the ASC is destined to become a policy document. How is this even possible?

With the BASP currently under review, wouldn't it make more sense for the County to finalize this policy review process first, then use it to evaluate development proposals? Rather than have the ASC appended to the current BASP before the scheduled review process is completed.

We are not opposed to development in Bearspaw. We support development on the subject lands that:

- **Is consistent with "Country Residential" as defined in the BASP including prescribed density targets (1 unit per 2+ acres). Inconsistency would lead to increased traffic creating safety, access and noise concerns and would place a tremendous strain on public services including schools, police, fire and ambulance support.**

- **Is not accessed via Blueridge Rise, Bearspaw Road or Bearspaw Village Road but rather have sole access directly off Highway 1A/12 Mile Coulee Road intersection so as to avoid increased traffic congestion which creates safety, access and noise concerns.**

- **Does not include commercial and retail development as they would further exacerbate traffic and safety issues and lead to increased crime rates.**

- **Aligns with existing policy.**

- **Considers its impact to the local school system.**

- **Maintains community safety for its residents.**

We moved to Bearspaw because it was and is a community that we envisioned raising our children and living in through our retirement. In other words, we have a very long horizon in mind when considering our community and any potential impacts to it. The acreage lifestyle and its proximity to Calgary very much appeal to us and we, like others across Bearspaw, support a "Country Residential" lifestyle. We have also made a significant financial investment in our property that is inextricably linked to characteristics the community currently possesses. These characteristics are very well articulated in the County Plan that uses words such as "dispersed acreage communities, privacy, quiet, space and distance, nature and wildlife, and dark skies". These words do not come to mind when we read the ACS. In fact, it proposes a significant directional change and departure from these defining qualities. As such, we should strive to preserve the defining characteristics that make Bearspaw such an attractive place to live.

We thank you in advance for your consideration of this response and look forward to working with you in the future. Please feel free to contact us to discuss any of the contents of this letter.

Regards,

_____ _____

Vince Elenko Leah Elenko

Appendix A

Review of the Ascension Conceptual Scheme with Respect to Existing Policy Framework within Rocky View County

I. Existing Policy Framework Review

To help guide the evaluation and suitability of the Ascension Conceptual Scheme (ACS) proposal, it is important to understand the existing policy framework within Rockyview County that has been established to help guide sustainable development.

The hierarchies of the Rockyview County plan that has been created to guide development are shown in the diagram below (Figure 1).

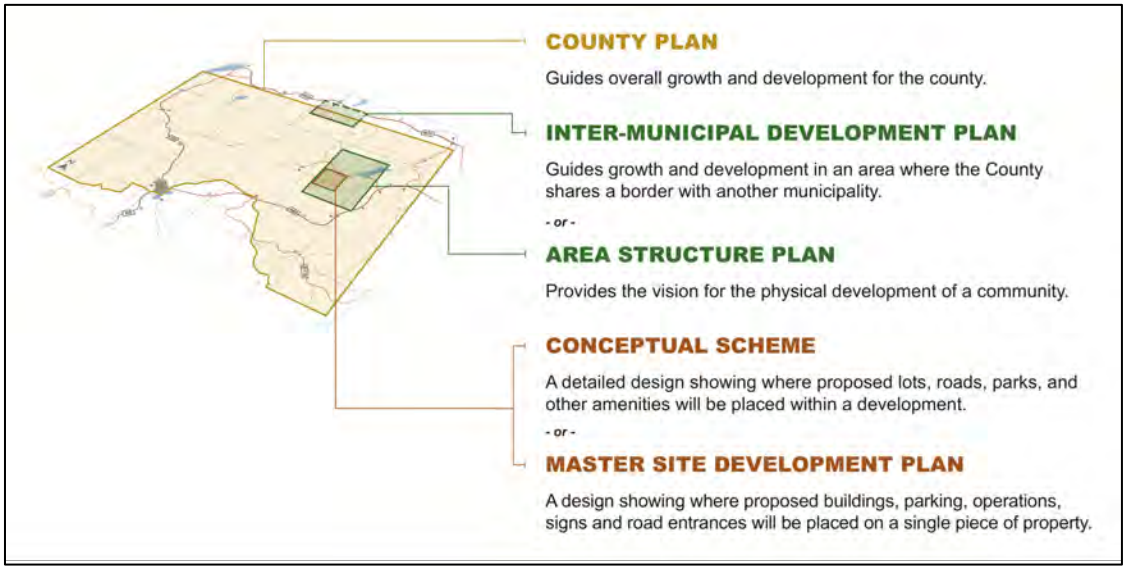


Figure 1. Development Hierarchies for Rockyview County.
https://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Planning/RVC-Planning-Overview.pdf

"The Bearspaw Area Structure Plan (BASP) establishes Council policies for the comprehensive growth management of the Plan Area in accordance with the following objectives:

- To establish a future land use scenario for the Plan Area that in concert with sound land use planning principles will provide a future reference for the achievement of an efficient development pattern while balancing and protecting the character of the Bearspaw community.
- To guide growth and change within the Plan Area through the implementation of sound land use planning policies.
- To facilitate the review and evaluation of the feasibility and appropriateness of any redesignation, subdivision and/or development proposal within the Plan Area in accordance with an established framework of policies.
- To achieve the goals and objectives of the General Municipal Plan through the implementation of sound land use planning policies.
- To protect, conserve and/or enhance the unique natural features of the Plan Area by requiring proposals for redesignation, subdivision and/or development to consider these features and implement measures that

will avoid or mitigate any resulting potentially negative impacts.

- To facilitate the provision of essential community services in accordance with the needs of current and future development within the Plan Area.
- To preserve the archaeological, historical and/or cultural heritage within the Plan Area."

II. Contradictions Between Existing Policy Framework and Ascension Concept Scheme

Upon review of the ACS, it is clear that many of the proposed elements contradict with the BASP. The following is a discussion and analysis of several of these contradictions. Four key areas are explored in this analysis:

1. Future Land Use Scenario & Density
2. Phasing
3. Transportation

1. Future Land Use Scenario & Density

As indicated in Figure 2, the appropriate land use scenario as established by the BASP for the subject lands of the ACS have been identified as "Country Residential". The BASP also establishes that for proposed subdivisions within "Country Residential", the minimum parcel size should not be less than four (4) acres. This equals 0.25 units per acre density (Table 1).

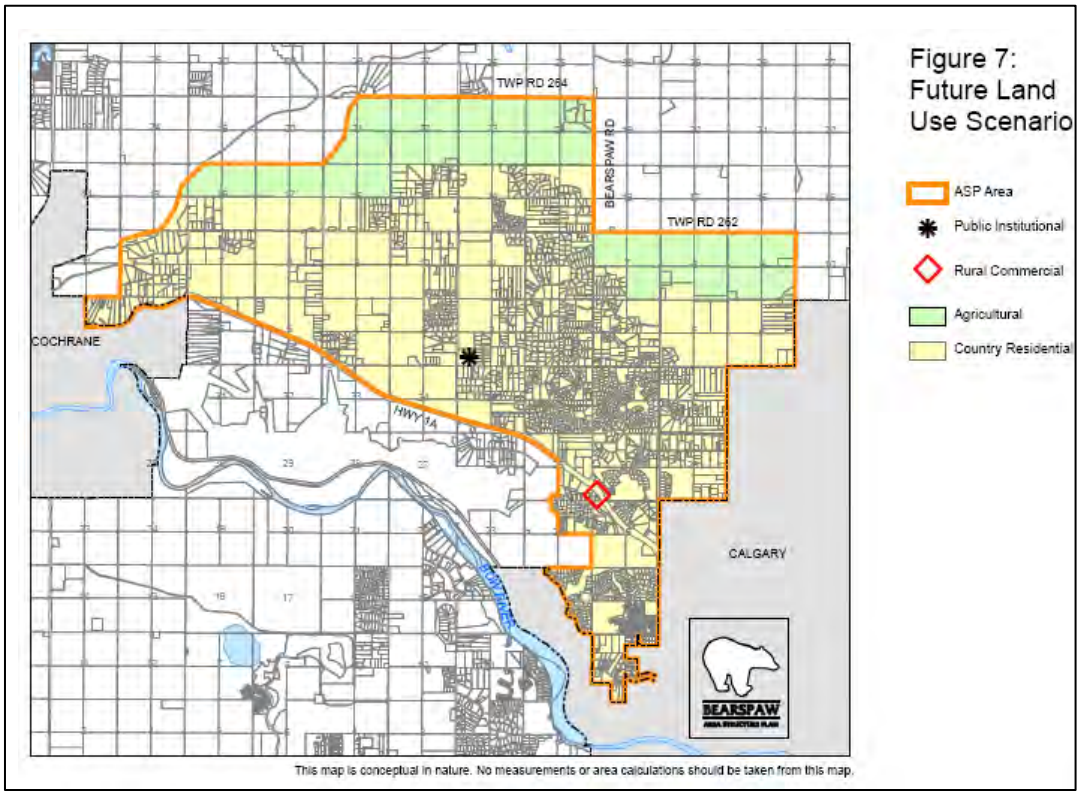


Figure 2. Future Land Use Scenario for Bearspaw.
https://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Planning/ASP/ASP-Bearspaw.pdf

In addition, the BASP considers the area identified by the red box in Figure 2 appropriate for “Rural Commercial” land use. This area is not within the ACS proposal development lands. The ACS proposal development lands are “Country Residential”.

Table 1 is an analysis of the population density as proposed in the ACS as compared to the guidance provided by the BASP for both the proposals submitted in 2017 and 2020. The following conclusions can made from this analysis:

- The average ACS population density is 28.1 and 28.8 times denser than BASP guidance.
- The Comprehensive Planned Residential density is 61.9 and 60.8 times denser than BASP guidance.
- Furthermore, the ACS does not provide data for the Market Place Residential area. This data will further increase the density of the development lands.
- The total number of units and associated population has increased in the 2020 proposal

Table 1. Population Density Analysis of ACS 2017 & 2020 proposal vs BASP Recommendations

	ACS Proposal Data				ASP Guidance	
ACS Proposal 2017	**# units**	**Population**	**acres**	**Density (units / acre)**	**ASP Guidance (untis / acre)**	**Error Multiple vs BASP**
Single-detached residential	485	1455	89.55	5.42	0.25	21.7
Comprehensively Planned Residential	170	374	10.98	15.48	0.25	61.9
Market Place Residential	50	110	n/a	n/a		
Total	705	1939	100.53	7.01	0.25	28.1

	ACS Proposal Data				ASP Guidance	
ACS Proposal 2020	**# units**	**Population**	**acres**	**Density (units / acre)**	**ASP Guidance (untis / acre)**	**Error Multiple vs BASP**
Single-detached residential	540	1620	119.85	4.51	0.25	18.0
Comprehensively Planned Residential	43	95	2.83	15.19	0.25	60.8
Market Place Residential	300	660	n/a	n/a		
Total	883	2375	122.68	7.20	0.25	28.8

Finally, the RVC County Plan has developed a list of characteristics (see table below) for each of Rocky View’s types of rural communities. The intent is that they should be considered in planning, design and development of a rural community. The spirt of “sense of country living” is not consistent with the ASC’s high-density community.

Table 3: Characteristics of Rocky View's Rural Communities

	Agriculture Area	Hamlet	Country Residential
The 'sense' of living in the country	self-reliant and independent	connection and participation	self-reliant and independent
	heritage and community	friendly, community spirit	community
	privacy	safety, family, and neighbours	privacy
	quiet	quiet	quiet
	space and distance	space and distance	space and distance
	livestock and wildlife	countryside	nature and wildlife
	associated with a distinct community or area	small and distinct community	part of a distinct community
Physical Characteristics	working land	surrounded by working or conservation land	interconnected with working land
	dark skies	dark countryside and public lighting	dark skies
	barns, corrals, granaries, livestock, fields, grain, pasture, noise, smells, and equipment	main street, central park, and/or commercial crossroad	paved roads connecting dispersed acreage communities
	farm homes with isolated country residential homes and gravel roads	larger residential lots with opportunity for a mix of residential uses and lot sizes	primarily residential development, variety of lot sizes, unique houses, and landscaping
	no local commercial services and amenities, distant community centres, and ball diamonds	some commercial services, amenities, a community hall, and playing fields	limited commercial services and amenities, a community centre, and sports fields in the general area
	wells and septic systems	piped water and wastewater, wells, and septic systems	piped water and wastewater, wells, and septic systems
	distant schools	schools	may be schools in the general area
	limited regional pathways	sidewalks and pathways for recreation and local transportation	recreational trails, opportunities for walking, riding, and cycling

2. Phasing

The BASP establishes phasing priorities to guide logical, efficient and planned development patterns. Figure 3 highlights the Development Priority Areas for Bearspaw as provided in the BASP.

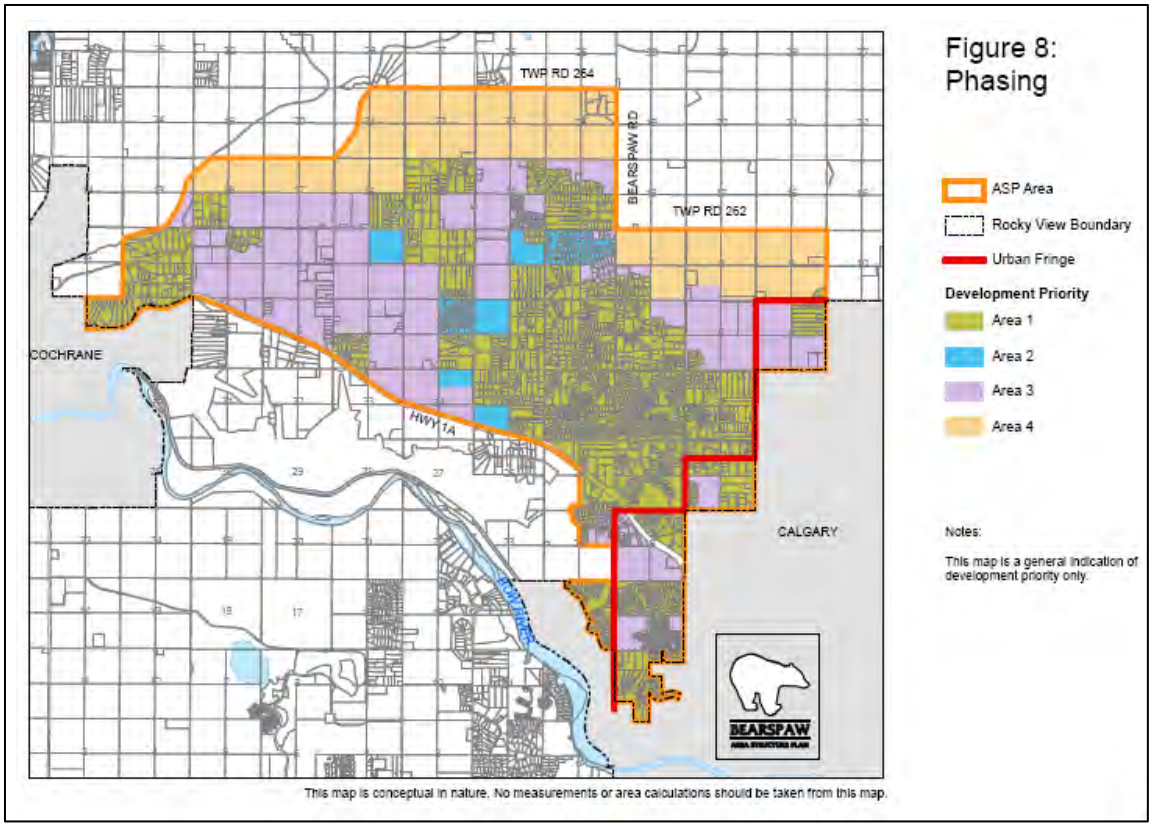


Figure 3. Development Priority Areas for Bearspaw.
https://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Planning/ASP/ASP-Bearspaw.pdf

Table 2 examines how the ACS contradicts specific sections of ASP policy. The key point of this analysis is that the ASP has identified priority development areas for both "Country Residential" and "Rural Commercial" designations. The ACS subject lands are low on the list of phasing priorities.

Table 2. Summary of ACS Contradictions to BASP Policy with respect to both Country Residential and Rural Commercial land use designations.

BASP Policy (Country Residential)	ACS Contradictions to BASP Policy
"7.2.1 To facilitate logical, efficient planned development pattern within the Plan Area and to reflect public input, Phasing has been established in Figure 8"	The subject lands of the ACS are identified as Development Priority Area 3 and therefore are not considered priority development.
"7.2.2 The redesignation, subdivision and/or development of lands within the Plan Area should proceed in accordance with the priorities established in Figure 8. Notwithstanding the priorities established in Figure 8, development priorities for specific lands may be altered without amendment to this Plan, at the discretion of the Municipality, provided the consequences of development out of sequence are examined and the Municipality determines that any on-site or off-site planning issues have been resolved pursuant to the provisions of this Plan."	The consequences of development out of phase have not been examined.
"8.1.8 Country residential land uses as illustrated in Figure 7 should develop in accordance with the phasing sequence identified in Figure 8. Country residential development proposing to proceed out of phase shall be required to provide rationale for the proposal in accordance with the provisions of this Plan and as may be required by the Municipality."	Rationale to proceed out of phase not been provided.
BASP Policy (Rural Commercial)	**ACS Contradictions to BASP Policy**
"8.2.2 Figure 7 identifies areas within the Plan Area generally considered appropriate for rural commercial land uses"	The Rural Commercial area identified in Figure 2 of this document lies within Development Priority Area 1 while the subject lands have not been identified as priority. Further, as established above, the subject lands are identified as Development Priority Area 3.
8.2.8 Rural commercial land uses as identified in Figure 7, should develop in accordance with the phasing sequence identified in Figure 8. Rural commercial development proposing to proceed out of phase shall be required to provide rationale for the proposal in accordance with the provisions of this Plan and as may be required by the Municipality."	Rationale to proceed out of phase not been provided.

3. Transportation

Figure 4 highlights the Transportation Hierarchy for Bearspaw as outlined in the BASP.

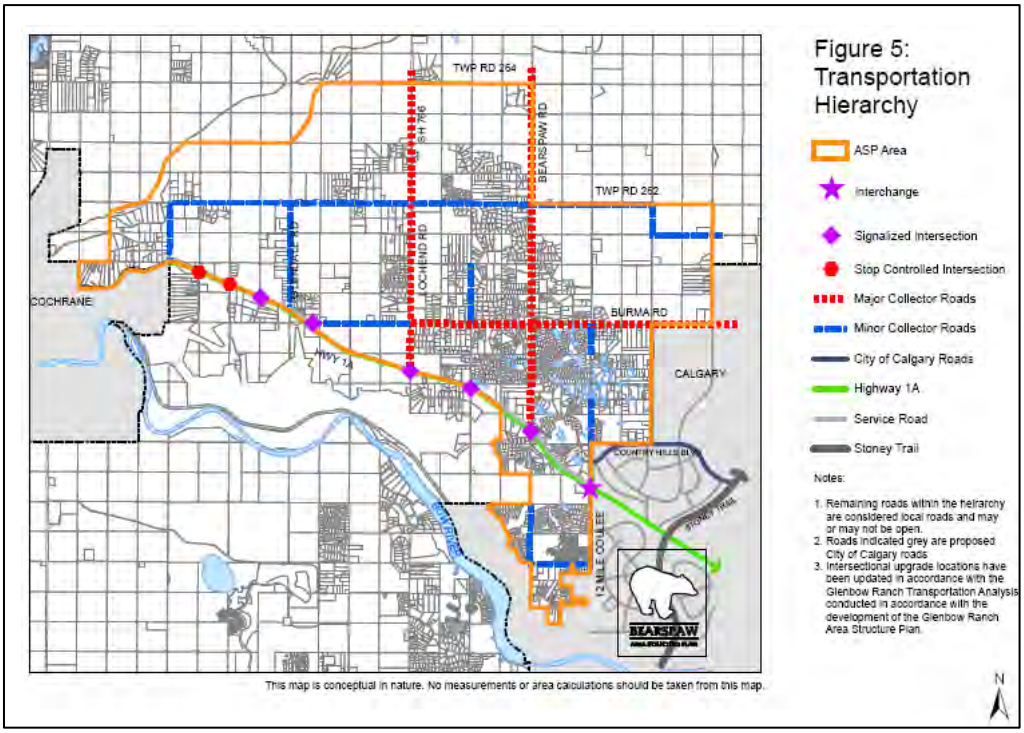
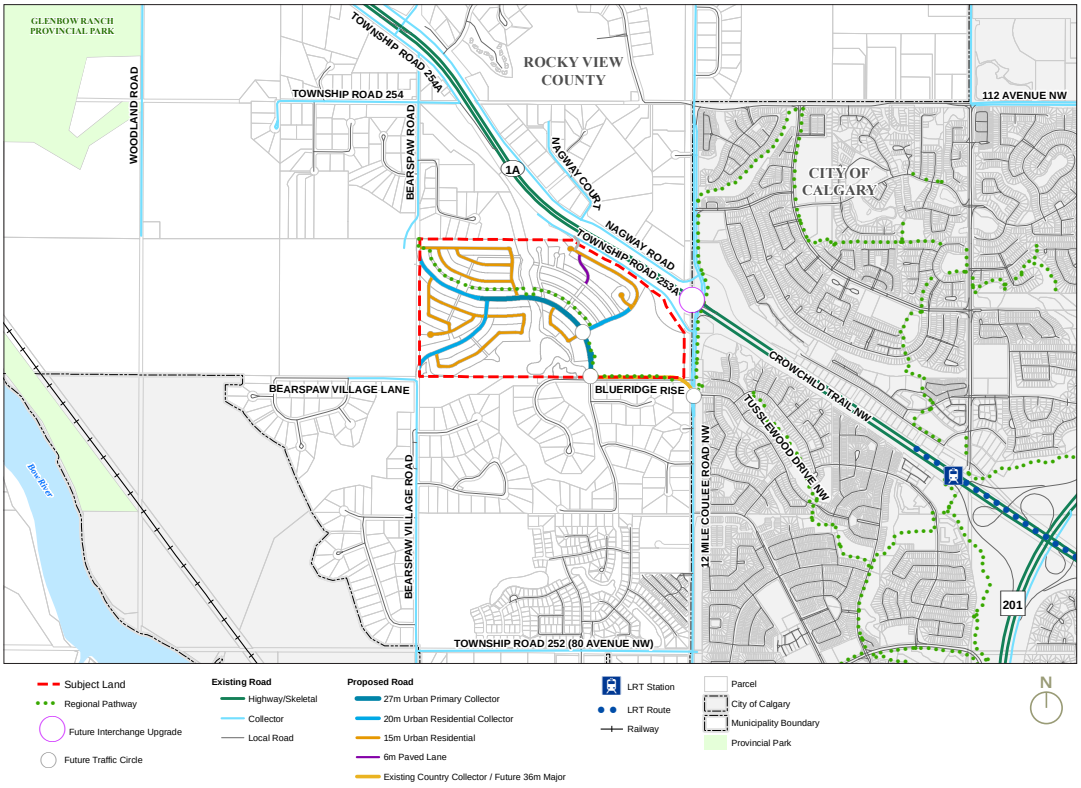


Figure 4. Transportation Hierarchy for Bearspaw.
https://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Planning/ASP/ASP-Bearspaw.pdf

Figure 5 outlines the Regional Transportation Plan as provided by ACS.

Figure 13 - Regional Transportation Plan



The BASP also establishes transportation guidance. Table 3 examines how the ACS contradicts specific sections of ASP policy with respect to Transportation Guidance.

Table 3. Summary of ACS Contradictions to ASP Policy with respect Transportation Guidance.

ASP Policy	Contradiction to BASP Policy
8.5.2 The Municipality favours the long-term maintenance of the existing grid network for all Major and Minor Collector Roads. Proposed internal local roads, shall integrate within the Municipality's Transportation Network.	The three main access routes to ACS as proposed by ACS are 1) via Blueridge Rise, 2) via Bearspaw Village Road, and 3) via Bearspaw Road. All three of which are currently designated Local Roads. According the BASP, none of these routes are currently categorized as either major or minor collector routes. This directly violates established policy that clearly states that the Municipality favours "the long-term maintenance of the existing grid network for all Major and Minor Collector Roads".
8.5.5 Roads not identified as service roads or major/minor collector roads within the Transportation Hierarchy (Figure 5) are considered local roads which are intended to provide access and egress to local traffic only. Direct lot access to major and minor collector roads should be avoided.	As defined in Figure 5, all three of the access points to ASC are currently defined as local roads. The ASP implies the conversion of these local roads to major collector roads. This directly contradicts the spirit of the policy. Further, the Bearspaw Road access point to ACS passes through the main access road to Bearspaw School. This poses an increased traffic

	load and threat to children's safety.
8.5.10 Concept Plans contemplated by this Plan and/or proposals for subdivisions where serviced with an internal local road system, should provide a minimum of two access points for vehicular traffic.	The ACS does provide three access points to the subdivision division, however all three are on currently designated local roads which will negatively impact local safety.
8.5.12 When considering proposals for redesignation, subdivision and/or development located adjacent to minor and major collector roads and railways, the Municipality may require the developer to submit a Traffic Impact Analysis which examines: a) the potential impact proposed uses may have on the existing transportation network b) any requirements for future expansion of the existing transportation network that may be required to accommodate traffic generated from the proposed development; c) any mitigation measures that may be required to ensure the function and integrity of any part of the Transportation Network is preserved (i.e. noise attenuation measures, buffering or screening, setbacks);	Note: need to review Traffic Impact Analysis at RVC office (referenced in ACS but not disclosed to affected communities) - What are traffic volumes? - Does it address safety risk to residents of Blueridge Rise? - Impact to Bearspaw Village Road/Blueridge Drive (as access to 12 Mile Coulee Road)?

Michelle Mitton

From: Robin Prashad [redacted]
Sent: April 7, 2021 12:35 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Letter in Support of BYLAW C-7991-2020
Attachments: Letter in Support of Ascension Development.docx

Follow Up Flag: Follow up
Flag Status: Flagged

April 7, 2021
Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Via email: Legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

RE: Bylaw C-7991-2020
Planning Application Number: PL20170153 (05618039/05619004/006/054)

I am a resident in the community of Tuscany, and I live at 66 Tuscany Ridge Circle NW. You can reach me at [redacted]

I am writing that I am **fully supportive** of the Ascension Residential and Commercial Conceptual Scheme as proposed. I support this initiative and am very excited about the proposal as I believe this area is in dire need of additional amenities and it will support the development of Calgary North West and the Rocky View County. I believe these communities are great places to live and would be supported by access to additional resources as proposed in this project.

Livability of my Community
Living in Tuscany, I feel that my community lacks amenities. This project will provide additional resources within walking distance to where I live, making me enjoy my lifestyle in this community much more. The livability will be greatly increased, and it will raise the value of properties in Tuscany due to additional access to amenities. The lifestyle within the community itself will not be affected as it would not be in the path of traffic using this new facility. In my mind, there would be no detrimental effect to life within my community.

Current Land Use
I travel past the proposed plot of land regularly and I believe this is the ideal spot for this development. The land is currently unused, and I feel that those who are in opposition never really use this land anyway. There is a significant amount of greenspace in the Rocky View community and residents out for a walk can redirect their route to these additional spaces if they like. Just because they currently walk in an empty and unused plot of land doesn't mean that they absolutely need to walk in this specific
location forever.

The plot of land where this development will be built does not currently back onto anyone's yard and there is a significant land buffer between the nearby houses and the proposed development. New views will be impeded as the land sits higher than the surrounding houses and will not be taking away from a view.

Viability
Those against this project are concerned that a retail facility does not make sense in a post-pandemic world. I feel they have a very shallow field of view and don't realize that the effects of covid are short term in the grand scheme and retail customers will return to usual habits once vaccines are widely administered and the threat has been reduced.

Density
I understand that more traffic will be using the area as would be expected with any kind of development. As our population grows and develops, additional amenities are required for lifestyle progression and to support new neighborhoods. The proposed development is just off a main highway, so would not be adding any additional density to the surrounding residential areas. The traffic will be coming from Crowchild Trail, into the development, and back onto the same road. I feel that the surrounding areas will not be impacted as many are concerned about.

The proposal indicates that the 12 Mile Coulee and Crowchild Trail intersection will be redeveloped to support the new project. This is a necessary step to avoid the congestion coming into the residential areas off 12 Mile Coulee, and I support the proposal.

Addressing Objections
I feel that some additional information is required to address the concerns of those who oppose the project. I feel that the NIMBY mentality of those in opposition can be resolved by listening to their concerns and addressing them rather than allowing them to make an under-informed decision fueled by the outrage of those who oppose development and progress. We can't move forward by standing still.

Signed,

Robin Prashad
[redacted]
66 Tuscany Ridge Circle NW
Calgary AB
T3L 0E6

April 7, 2021
Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Via email: Legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

RE: Bylaw C-7991-2020
Planning Application Number: PL20170153 (05618039/05619004/006/054)

I am a resident in the community of Tuscany, and I live at 66 Tuscany Ridge Circle NW. You can reach me at [redacted]

I am writing that I am **fully supportive** of the Ascension Residential and Commercial Conceptual Scheme as proposed. I support this initiative and am very excited about the proposal as I believe this area is in dire need of additional amenities and it will support the development of Calgary North West and the Rocky View County. I believe these communities are great places to live and would be supported by access to additional resources as proposed in this project.

Livability of my Community
Living in Tuscany, I feel that my community lacks amenities. This project will provide additional resources within walking distance to where I live, making me enjoy my lifestyle in this community much more. The livability will be greatly increased, and it will raise the value of properties in Tuscany due to additional access to amenities. The lifestyle within the community itself will not be affected as it would not be in the path of traffic using this new facility. In my mind, there would be no detrimental effect to life within my community.

Current Land Use
I travel past the proposed plot of land regularly and I believe this is the ideal spot for this development. The land is currently unused, and I feel that those who are in opposition never really use this land anyway. There is a significant amount of greenspace in the Rocky View community and residents out for a walk can redirect their route to these additional spaces if they like. Just because they currently walk in an empty and unused plot of land doesn't mean that they absolutely need to walk in this specific location forever.

The plot of land where this development will be built does not currently back onto anyone's yard and there is a significant land buffer between the nearby houses and the proposed development. New views will be impeded as the land sits higher than the surrounding houses and will not be taking away from a view.

Viability
Those against this project are concerned that a retail facility does not make sense in a post-pandemic world. I feel they have a very shallow field of view and don't realize that the effects of covid are short term in the grand scheme and retail customers will return to usual habits once vaccines are widely administered and the threat has been reduced.

Density
I understand that more traffic will be using the area as would be expected with any kind of development. As our population grows and develops, additional amenities are required for lifestyle progression and to support new neighborhoods. The proposed development is just off a main highway, so would not be adding any additional density to the surrounding residential areas. The traffic will be coming from Crowchild Trail, into the development, and back onto the same road. I feel that the surrounding areas will not be impacted as many are concerned about.

The proposal indicates that the 12 Mile Coulee and Crowchild Trail intersection will be redeveloped to support the new project. This is a necessary step to avoid the congestion coming into the residential areas off 12 Mile Coulee, and I support the proposal.

Addressing Objections
I feel that some additional information is required to address the concerns of those who oppose the project. I feel that the NIMBY mentality of those in opposition can be resolved by listening to their concerns and addressing them rather than allowing them to make an under-informed decision fueled by the outrage of those who oppose development and progress. We can't move forward by standing still.

Signed,

Robin Prashad
[redacted]
66 Tuscany Ridge Circle NW
Calgary AB
T3L 0E6

Michelle Mitton

From: Scott Adams [redacted]
Sent: March 30, 2021 8:34 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - Bylaw C-7991-2020

Follow Up Flag: Follow up
Flag Status: Flagged

2021-03-30
Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services
Re: Bylaw C-7991-2020
Planning Application Number: PL20170153 (05618039/05619004/006/054)

I am a resident in the community of Tuscany.
I am writing that I **SUPPORT** the Ascension Residential and Commercial Conceptual Scheme as proposed.

The project will affect me in the following manner. It will bring much needed commercial and retail options to the area. The possibility of having more shopping and dining options nearby is very appealing. This means I wouldn't need to drive as far for those services and contribute to traffic less. A commercial development will also create jobs for many in the surrounding communities.
It will also function as a means to implement upgrades to local infrastructure such as improved traffic control. Many of the complaints I've heard from others, center on the increased traffic a development would create. Those complaining seem to ignore that they are creating traffic by driving into Calgary to find the services that this development would offer closer to home. Having options closer to home reduces traffic.

Signed,
Scott Adams
Tuscany, Calgary

Michelle Mitton

From: Albert Luu [redacted]
Sent: April 7, 2021 4:09 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Re: Bylaw C-7991-2020, Planning Application Number: PL20170153 (05618039/05619004/006/054)
Attachments: Rocky View development - AL.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Please see the attached letter for my opposition to the Ascension project.

Thank you,

[redacted]

April 7

Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: Bylaw C-7991-2020, Planning Application Number: PL20170153 (05618039/05619004/006/054)

I am a resident of **Tuscany** in Calgary and will be directly impacted by the proposed Ascension project.

The Intermunicipal Development Plan in place between Rocky View County and the City of Calgary is intended to "enhance cooperation and achieve coordination wherever possible so that the effect that we have on one another and our residents is positive."

I am writing to formally express my view - and great concern - that Ascension will damage the interests and quality of life of all those who live nearby.

As written, the Ascension proposal means that:

- An already large and densely populated region will become even more crowded and more congested.
- A marketplace, unneeded by area residents, will take away customers from existing retailers, restaurants, entertainment venues and tenants away from existing commercial spaces. Already suffering from the economic downturn and COVID-19, small and medium businesses will be hurt the most.
- Major infrastructure that serves the entire region (roads, water, sewage) and services required in emergencies (EMS, fire, police etc) will need major and costly upgrades.

Directly impacted stakeholders have also not been provided with nearly enough time to participate in a meaningful way in the April 20 hearing. With such short notice and under the limits of COVID-19, those who will suffer the consequences of traffic, crowding, infrastructure, services and the quality of life in our communities have been left with no voice.

In view of the agreements and requirements in place and, more importantly, its impacts on neighbors living literally a stone's throw away, the proposed Ascension Conceptual Plan should be denied by Rocky View County Council.

Please ensure I am counted as strongly opposed to the Ascension Conceptual Plan.

Name: *Albert Luu*

Address: 9 Tuscany Ravine Terrace NW, Calgary AB, T3L 2T1

Michelle Mitton

From: alex f [redacted]
Sent: April 7, 2021 2:13 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Re: BYLAW C-7991-2020-OBJECTION LETTER

Follow Up Flag: Follow up
Flag Status: Flagged

Please find attachment my objection letter

Alex Fedun
108 Blueridge View
Calgary, Alberta T3L 2N6
[redacted]

April 6, 2021

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

VIA EMAIL: Legislativeservices@rockyview.ca

Re: BYLAW C-7991-2020 (the "Proposed Bylaw") – OBJECTION LETTER – Rocky View County (the "County") – Proposed Ascension Development Scheme (the "Scheme")

To whomever it may concern:

I wish to advise you of the reasons for my strong objections to the Proposed Bylaw.

It is noteworthy I only became aware of the public hearing proposed to be held on April 20, 2021 upon receipt of a letter from the County dated March 23, 2021. Notwithstanding the date of the letter, I received it March 26, 2021, leaving me 5 business days to provide this response. This underscores the fact the process respecting the Proposed Bylaw has been **WHOLLY INADEQUATE,** having regard to the County's obligations to ensure due process and procedural fairness. This is of particular concern given the profound material and adverse impacts the Proposed Bylaw and the Scheme will have on surrounding communities (including mine (Blueridge)), and the impacts of the COVID pandemic.

I have not had the opportunity to review and consult with experts on the technical studies that the developer has prepared, many of which I understand are more than 5 years old, and when residents asked the developer to provide them the developer refused.

I have been directly and materially prejudiced by the lack of reasonable time provided by the County to prepare my objection. Accordingly, please be advised that I **HEREBY RESERVE ALL RIGHTS TO OBJECT TO THE APPLICATION, INCLUDING BY WAY OF APPEAL TO THE COURTS, ON THE BASIS THAT THE PROCESS CONDUCTED THUS FAR HAS BEEN WHOLLY INADEQUATE, UNFAIR AND UNREASONABLE.**

The reasons for my strong objections include:

1. Traffic:

The developer has shown no regard for the material adverse impacts traffic from 700 units, nearly 2000 people and a retail/commercial development (essentially, a small town) will most certainly have on the Blueridge community and our lifestyle. It is frankly outrageous that the developer proposes to direct most of that traffic from this Scheme onto Blueridge Rise (it is not hard to see that very little traffic will flow north and west). As you are aware, this quiet rural road has only ever serviced a small number of acreages, several of which back on to it. The road

is used by residents and their children. The road would essentially be transformed into a highway.

Furthermore, this highway would intersect 12 Mile Coulee Road, which has itself turned into a highway. The proposed intersection is wholly deficient; it makes absolutely no sense from a planning perspective and requires little foresight to see the horrendous traffic delays, and accident risks, that would inevitably arise. This is in addition to the noise and light pollution arising from massively increased traffic flows on this road.

What makes much more obvious sense, in every respect, is for access into and out of the Scheme to be achieved via the north side of the property, via Highway 1A. Why is this not being pursued? If the answer is cost, that is the developer's problem and not ours. Unreasonable traffic flows should definitely not be borne by, or visited upon, the Blueridge community as a result. Our community was here long before the developer purchased the Scheme lands, and a diligent developer should have ensured there was reasonable access into and out of the Scheme lands before it purchased them. The County should not allow the developer to impose the very material adverse impacts resulting from the developer's poor planning and foresight onto the Blueridge community.

Frankly, the Scheme developer and the proposed Scheme are irresponsible as regard traffic and associated impacts. The Watermark development was specifically designed to ensure only minimal Watermark traffic flowed through the Blueridge community; there is **EXACTLY** the opposite approach here.

2. **Density and Consistency with the Surrounding Community**

The proposed Scheme is entirely inconsistent with lands adjoining it in every direction. The residential densities are in some cases 10 times greater than surrounding lands, **WITH ABSOLUTELY NO DENSITY BUFFER** (another example of the developer's utter disregard for neighboring communities). This density is unacceptable, and there is no need for it. The City of Calgary is right next door, and it offers lots of options in this regard.

Furthermore, the Scheme would introduce a retail/commercial development where nothing similar has ever existed in the proximate area. Even in the Tuscany development **IN THE CITY OF CALGARY**, the developer there ensured a **MUCH SMALLER** retail/commercial center was properly located as a central hub, with proper access arrangements, to service a community that is MUCH LARGER (namely, ten times larger) than what is being proposed in the Scheme.

While I am not opposed to some small retail and entertainment (ie restaurants) development as part of the Scheme, to service local needs, it should be properly located on the north side of the property, with access into and out of it from the north side.

It seems to me the developer hopes the retail/commercial development becomes a destination for the broader Bearspaw community, and the western side of the City of Calgary. Quite aside from the traffic concerns noted above, this kind of development has no place in the area the Scheme is proposed to be located in. It is absurd such a development is even being considered.

3. **Utility Corridor**

I understand the proposal involves building/expanding a utility corridor along Blueridge View. In the event the County is going to disregard the wishes of Blueridge community members (who have generally chosen to reside on acreages for a reason, namely to avoid high density city living) and impose on them the problems and issues associated with high density living, **AT AN ABSOLUTE MINIMUM** the County should ensure that, as a condition of any development approval, certain of the benefits associated with the Scheme's high density development be extended by the developer to Blueridge community members, including the opportunity to tie into the sewage line without any tie-in or similar charge, the opportunity to subscribe for and receive fibreoptic internet service, and potable water arrangements.

4. **Police**

How does the County and the developer propose to address the fundamental problem associated with having police and other emergency services for this area based out of Cochrane? Nearly all of my neighbors and I have experienced break-ins, or attempted break-ins, over the last few years, and the response time of police is entirely inadequate. As mentioned above, the proposed development is essentially a town. **WHAT ARE THE PLANS FOR ENSURING ADEQUATE POLICE SERVICES, PARTICULARLY GIVEN THIS DEVELOPMENT WILL BE DRAWING FROM THE CITY OF CALGARY POPULATION?**

5. **Impact on Wildlife**

One of the many aspects that Bearspaw residents have enjoyed throughout time is the wildlife that is unique to our community (ie moose, deer, rabbits, ducks). The animals that we willingly share our community with would undoubtedly be impacted in negative ways in regards to their habitat being lessened, and the impacts of construction (ie waste, air pollution, water pollution).

While I have numerous other material concerns with the proposed Scheme, including the impact on schools, increased burdens on infrastructure and surface water flows, the foregoing are the most obvious and compelling concerns at this time.

Alex Fedun

Alex Fedun

April 5, 2021

Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: Bylaw C-7991-2020, Planning Application Number: PL20170153 (05618039/05619004/006/054)

I am a resident of the Watermark development/neighbourhood in Rocky View County.

I am writing to officially record my opposition to the proposed Ascension Conceptual Plan.

The proposal calls for:

- Residential housing development whose density and population is far higher than neighbouring Rocky View communities.
- Development of a marketplace whose amenities, services and large footprint do not meet the needs or desire of Rocky View County residents.
- Total scope of development that will require significant upgrades to key infrastructure (roads, water, sewage) and services (EMS, fire, police etc).

These elements do not meet the County's definition of itself as a "rural municipality" and fail to achieve the principles of the County Plan including "encouraging a 'moderate' level of residential growth that preserves and retains the County's rural character."

Further, directly impacted Rocky View County residents and other stakeholders have not been provided with sufficient time to prepare to participate meaningfully in the April 20 hearing. The short notice and COVID limitations effectively take away the ability of County taxpayers to provide input on a project that will significantly impact traffic, crowding, infrastructure, services and the quality of life in our communities.

The Ascension project – its underlying assumptions, scope and scale and expected outcomes – requires updating, review and reconsideration. As it stands, the proposed Ascension Conceptual Plan should be denied entirely by Council.

As County voter and taxpayer, please ensure I am counted as strongly opposed to the Ascension Conceptual Plan.

Name ALFRED YEUNG

Address 426 BROOKSIDE CRT, CALGARY, AB, T3L 0C9

Signature

Michelle Mitton

From: Alison [redacted]
Sent: April 7, 2021 2:40 PM
To: Legislative Services Shared
Cc: 12MILECOULEEGROUP@gmail.com
Subject: [EXTERNAL] - Bylaw C-7991-2020, Planning Application Number: PL20170153 (05618039/05619004/006/054)
Attachments: Rocky View Ascension Proposal letter Sherley Mlachak.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

To whom it may concern,

Please see attached letter in opposition to the Ascension Conceptual Plan proposal.

Thank you,

Alison Sherley & Brian Mlachak

Sent from Mail for Windows 10

April 7th 2021

Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services
Re: Bylaw C-7991-2020, Planning Application Number: PL20170153 (05618039/05619004/006/054)

I am a resident of Tuscany in Calgary and will be directly impacted by the proposed Ascension project. The Intermunicipal Development Plan in place between Rocky View County and the City of Calgary is intended to "enhance cooperation and achieve coordination wherever possible so that the effect that we have on one another and our residents is positive."

I am writing to formally express my view - and great concern - that Ascension will damage the interests and quality of life of all those who live nearby.

As written, the Ascension proposal means that:

- An already large and densely populated region will become even more crowded and more congested.
- A marketplace, unneeded by area residents, will take away customers from existing retailers, restaurants, entertainment venues and tenants away from existing commercial spaces. Already suffering from the economic downturn and COVID-19, small and medium businesses will be hurt the most.
- Major infrastructure that serves the entire region (roads, water, sewage) and services required in emergencies (EMS, fire, police etc) will need major and costly upgrades.
- The environmental impact of such a development will be extensive. Wildlife that lives in the area and that is appreciated/admired by area residents would be forced to relocate and also face additional hazards with increased traffic and development in the area.
- A development such as this on land that has always been natural and a part of the reason that people enjoy living on the edge of the city limits would be both visually unappealing and take away from the serene nature of the area.
- This development would decrease property values in the area as it would be more crowded, congested, and take away from the views of many residents in both Tuscany and Bearspaw.

Directly impacted stakeholders have also not been provided with nearly enough time to participate in a meaningful way in the April 20 hearing. With such short notice and under the limits of COVID-19, those who will suffer the consequences of traffic, crowding, infrastructure, services and the quality of life in our communities have been left with no voice.

In view of the agreements and requirements in place and, more importantly, its impacts on neighbours living literally a stone's throw away, the proposed Ascension Conceptual Plan should be denied by Rocky View County Council.

Please ensure I am counted as strongly opposed to the Ascension Conceptual Plan.

Name _____Alison Sherley and Brian Mlachak_____

Address _____91 Tuscany Estates Cres NW._____

Signature _____  _____

Michelle Mitton

From: AL VANDERPUTTEN [redacted]
Sent: April 6, 2021 10:51 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - Bylaw C-7991-2020 Proposed Ascension Conceptual Scheme

Bylaw C-7991-2020. Ascension Conceptual Scheme
Planning Application Number: PL20170153 (05618039/05619004/006/054)

My wife an I are residents of Bearspaw Pointe, which is an adjacent community and we are OPPOSED to the Ascension development in its present form. The transportation plans are poor, the market place is too large, and the housing density does not match the surrounding communities.

The transportation plan shows a connection to Bearspaw Road at the NW corner of the development however the traffic estimates show no trips on this route from the residential and only 2.5% of the trips from the retail/office. Bearspaw road would require significant upgrades including widening and lowering the road grade of the segment from the valley. Bearspaw Road also is located beside the Bearspaw school and community Center creating safety issues due to any increase in traffic. Therefore, we recommend that this connection be for emergency use only with all normal traffic using the 12 mile coulee connection.

The proposed Market place covers 20% of the developable land. The Market study recommends a minimum of 350,000 square feet of retail with a Primary Trading Area containing a population of 53,000. This means that 85% of the customers would come from NW Calgary making it a regional shopping Center and not a community shopping area to service Bearspaw. We recommend that it be significantly reduced in size.

The proposed Housing density includes 540 single family houses which results in 3.5 upa. Watermark was approved by RVC based on a housing density of 2.0 upa which we would support for the Ascension development.

Bearspaw is a country residential area located adjacent to the City of Calgary and the Ascension development is the last large land block in the south Bearspaw area to be developed and should not be the place to experiment with a regional shopping Center and higher housing densities, it should reflect the character of the surrounding communities which cover over 90% of the south Bearspaw land base.

Allen & Sheila Vanderputten
17 Campbell Drive

Michelle Mitton

From: Amardeep Gill [redacted]
Sent: April 7, 2021 12:51 PM
To: Legislative Services Shared
Cc: Amardeep Gill
Subject: [EXTERNAL] - Opposed to Ascension Project
Attachments: FORM letter FINAL.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

To Whom it may concern,
Attached is my opposition letter to the Ascension residential and Commercial project.
Thanks
Amardeep Gill

Sent from my iPhone

April 7, 2021

Legislative Services

Rocky View County

262075 Rocky View Point

Rocky View County, AB T4A 0X2

Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: Bylaw C-7991-2020

Planning Application Number: PL20170153 (05618039/05619004/006/054)

I am a resident in the community of Watermark, and I live at 26 Spyglass Point.

I am writing that I am **opposed to** the Ascension Residential and Commercial Conceptual Scheme as proposed. The project has and will affect me in the following manner. There are a few areas of concern that led to my decision to oppose the proposal by the developer. Currently the traffic volume in this region is higher than the road works can handle, adding additional residential and commercial will only make this work. There has been no formalization of what the plans would be to address this, all we have is ideas, however there is no concrete proposal as to who will be responsible for the funding to make sure the traffic problems can be addressed. This project is the proverbial cart before the horse in its current application process. In addition, then developer themselves have stated that majority of the users for the commercial project will be residents of the city of Calgary, which again brings up who will be funding this project from a tax prospective and changes that will be required to make it a viable development. Lastly, the population density will be forever be changed for Rockyview County and for the worse, water and sanitation will need to be addressed along with other infrastructure changes that may be needed.

For the above reasons, I am against the Accesnion Project, there are to many questions and not enough answers.

Signed,

Amardeep Gill

26 Spyglass Point, T3L 0C9

MD Rockyview, AB

Michelle Mitton

From: Amit Vadan [redacted]
Sent: April 7, 2021 9:29 AM
To: Legislative Services Shared
Cc: Reena Vadan
Subject: [EXTERNAL] - RE: OPPOSITION TO PL20170153 (05618039/05619004/006/054)
Attachments: FILE_7750-converted.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

To: Rocky View County Legislative Services

Re: Bylaw C-7991-2020
Planning Application Number: PL20170153 (05618039/05619004/006/054)

I am a resident in the community of Watermark, and I live at 333 Creekstone Rise.

I am writing that I am OPPOSED to the Ascension Residential and Commercial Conceptual Scheme as proposed.

Please find attached my formal opposition letter.

Thank you for your attention,

Amit Vadan
333 Creekstone Rise
Rockyview County, AB
T3L0C9

Apr 7, 2021

Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: Bylaw C-7991-2020

Planning Application Number: PL20170153 (05618039/05619004/006/054)

I am a resident in the community of Watermark, and I live at 333 Creekstone Rise

I am writing that I am **opposed to** the Ascension Residential and Commercial Conceptual Scheme as proposed. The project has and will affect me in the following manner:

Reasonableness/Timing

- I do not feel that we have been fully informed or have had adequate time to review this project. I do not have confidence that the project adequately addresses the impacts it may have to myself and my family and my community. I do not believe we have had a reasonable amount of time or that sufficient input was shared? I was first notified of this project at the end of March 2021.

Density

- In my opinion, the density proposed on this site is not considered country or rural? The Ascension project is not a thoughtful transition between urban and rural with a combined large commercial/retail/entertainment & residential component. The City of Calgary's Municipal Development plan has a minimum build density of 8 units per acre. Tuscany, Royal Oak, Rocky Ridge are 4 – 6 units per acre. The Ascension project will be ~4.75 units per acre if the Market Place 47.8 acres is removed from the total. This does not appear to be a "transition", rather a suburban city build-out, especially with a large Market Place attached.

Traffic

- The increased traffic volumes, requiring numerous traffic control measures/upgrades, especially at 1A (Crowchild) and 12 Mile Coulee Road, will highly affect my ability to commute to your family's commitments, work, groceries & school. The traffic noise, congestion, safety & volumes will almost certainly add to this. The Market Place is sufficiently large to become a regional draw for shoppers coming from distant communities layering on the requirement for a robust traffic management system such as a Controlled Flow Intersection. A CFI was installed in PEI and required a dozen instructional videos to help commuters navigate the change. It does not appear to be free flowing traffic. Construction delays will only add to the confusion and cause an increased harmful impact.
- https://www.thedrive.com/news/37528/this-new-canadian-intersection-has-12-instructional-videos-to-learn-how-to-use-it

- We are concerned that the costs attributed to this upgrade between the City of Calgary, Alberta Government and Rocky View County cannot be supported. Can our respective Governments afford to support the upgrade at this time?

Water/Waste Water

- For communities currently serviced by Blazer Water & Waste Water systems, we are not comfortable that the access to water, and structural upgrades, not to mention the location of the 3 fold expanded sewage processing plant located in the center of Watermark, will be shared across all users, therefore substantially increasing costs to all.
- Is a three fold expansion and a regional Waste water treatment plant what was envisioned for Watermark?

Viability

- Does an intensive commercial/retail Market Place development in a post pandemic COVID world seem viable now or is this component of the plan now sufficiently dated and require significant review? What would it mean to our communities if the retail/commercial complex does not become viable when completed – what happens then? The Verizon Mall in Balzac has been a catastrophe.

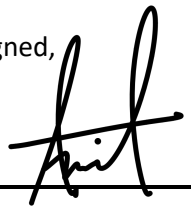
Servicing

- How will residents of this community use public transit and who will be providing transit? Is there sufficient fire and policing anticipated to service a population in excess of 2,375. Who pays for this? Rocky View County does not have fire ladder trucks that reach past 3 stories, let's hope the senior's complex of over 660 seniors is less than 3 stories.

Livability of my Community

- This project will decrease the livability of my community. Communities are more than just a place to call home, it is a place where we live, play and be with our neighbors. The increased density traffic, commercial activity will take away from these qualities of life. I moved to Watermark to get away from a bustling City life.

Signed,



Amit Vadan
333 Creekstone Rise
Rockyview County, AB T3L0C9
[redacted]
[redacted]

Michelle Mitton

From: Anne Blackwood [redacted]
Sent: April 7, 2021 11:25 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - Bylaw C-7991-2020, Planning Application Number: PL20170153 (05618039/05619004/006/054)
Attachments: [EXTERNAL] - Bylaw C-7991-2020, Planning Application Number: PL20170153 (05618039/05619004/006/054)

Follow Up Flag: Follow up
Flag Status: Flagged

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

[DATE]

Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: Bylaw C-7991-2020
Planning Application Number: PL20170153 (05618039/05619004/006/054)

We are residents in the community of Watermark, and live at 213 Blueridge View.

We are writing that we are **opposed to** the Ascension Residential and Commercial Conceptual Scheme as proposed. The project will negatively impact our neighbourhood in many ways and these impacts are amplified by concerns with other projects being considered in our area.

Reasonableness/Timing

We received a letter dated March 23 informing us that we had until April 7 to provide comments on this proposal. This was not sufficient time to prepare to participate meaningfully in the April 20 hearing. The short notice and COVID limitations effectively take away the ability of County taxpayers to provide input on a project that will significantly impact traffic, crowding, infrastructure, services and the quality of life in our communities.

Evaluation of All Proposed Projects in the Area

There are 2 large projects being considered in the Blueridge/Watermark area, either of which will dramatically change the communities surrounding them. These projects are Ascension and Damkar. How is it possible to evaluate each project in isolation when they will have compounding impacts on all shared issues identified as concerns by residents?

Density

The proposal calls for:

- Residential housing development whose density and population is far higher than neighbouring Rocky View communities. Proposed density is in fact much closer to neighbouring Calgary communities.
- Development of a marketplace whose amenities, services and large footprint do not meet the needs or desire of Rocky View County residents.
- Total scope of development that will require significant upgrades to key infrastructure (roads, water, sewage) and services (EMS, fire, police etc). Who will be responsible for these costs?

These elements do not meet the County's definition of itself as a "rural municipality" and fail to achieve the principles of the County Plan including "encouraging a 'moderate' level of residential growth that preserves and retains the County's rural character."

The proposed development does not appear to be a "transition", but a suburban city build out, especially with a large Market Place attached.

Traffic

The proposed Ascension project has profound impacts on increased traffic on both Bearspaw Road and Twelve Mile Coulee Road. For many years, we were residents of Tuscany and Anne was on the Parent Council of Tuscany School. The thought of this proposed new traffic flow around Bearspaw School is terrifying. We're now residents of Watermark (at Blue Ridge View) and see scores of residents from this neighbourhood and Tuscany using the streets and walking trails of Blue Ridge and Watermark for recreation. The increased traffic is, again, terrifying and would change the very nature of our neighbourhood.

Water/Waste Water

This is a key area where the impacts of all proposed projects should be considered together, both on the cost and size of upgrades needed to support all users and the resulting impact on the Watermark community of such a large proposed waste treatment plant needing to be maintained in the center of the community.

Conclusion

The Ascension project – its underlying assumptions, scope and scale and expected outcomes – requires updating, review and reconsideration. As it stands, the proposed Ascension Conceptual Plan should be denied entirely by Council.

As County voters and taxpayers, please ensure we are counted as strongly opposed to the Ascension Conceptual Plan.

Signed,

Craig & Anne Blackwood

Michelle Mitton

From: Anne Jennet Coulson [redacted]
Sent: April 5, 2021 10:11 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - OBJECTION TO PLANNING APPLICATION PL20170153 (05618039/05619004/006/054)

Follow Up Flag: Follow up
Flag Status: Flagged

April 5th, 2021

Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: Bylaw C-7991-2020
Planning Application Number: PL20170153 (05618039/05619004/006/054)

I am the homeowner of 10 Watermark Crescent, T3L 0E9, resident in the community of Watermark at Bearspaw and I write to express my wholehearted opposition **to** the Ascension Residential and Commercial Conceptual Scheme as proposed.

Impact

Rocky View County has a duty to address the detrimental impact on our community and adjacent neighbourhoods. As proposed, this Ascension project is a major departure from Rocky View's existing policy on urban to rural transition and will significantly and irrevocably alter the nature of numerous communities either side of the 1A highway at the county's border with the City of Calgary.

Like many residents of Rocky View County, we were persuaded to invest in construction of a residence in Watermark by the promises made by the developer and the County in the conceptual scheme. Rocky View's dark skies policy promised low lighting (already compromised by the Damkar Parcel's Centre St Church NW Campus floodlights and a proposal for a much-increased seniors' residence), reduced residential density and emphasis on access to nature - all benefits we now stand to lose if this and other proposed developments are allowed to proceed in this form.

This is incompatible with the Watermark Conceptual Scheme as approved in 2009 and would appear to be a breach of trust with Watermark homeowners.

See Conceptual Scheme Objectives
2.0: https://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Planning/CS/Approved/CS-Watermark.pdf

Density

The proposed mix of commercial and residential units foists urbanisation on the residents of adjacent Rocky View County country-style neighbourhoods who chose to build outside the City limits because the area promised respite from close proximity to commerce and high-density residential neighbourhoods and respite from traffic congestion, pollution and noise. The density now proposed on this site is the equivalent of a suburban city build out, similar to the City of Calgary's Rocky Ridge and Tuscany neighbourhoods, with a large commercial marketplace attached.

Public Safety

How can Rocky View manage the public safety implications without imposing significant costs on county residents? Is there sufficient fire and policing anticipated to service the estimated increase in units and population? Existing taxpayers will see their high-value properties effectively devalued by the negative impacts of this development. Will they also have tax increases foisted on them as a result of the additional burden on e.g. fire and police services?

Rocky View County does not currently have fire ladder trucks that reach past 3 stories nor sufficient capacity nearby to be able to respond promptly to any large-scale or fast-moving fire in a higher density community.

Traffic and Transport

The Market Place is sufficiently large to become a regional draw for shoppers coming from distant communities layering on the requirement for a robust traffic management system such as a Controlled Flow Intersection. How will costs be attributed to this upgrade between the City of Calgary, Alberta Government and Rocky View County. Can the respective governing bodies afford to support the upgrade at this time? Please consider the additional risks to public safety from a complex traffic management system of this type, compared to the current one. A CFI was installed in PEI and required a dozen instructional videos to help commuters navigate the change.

https://www.thedrive.com/news/37528/this-new-canadian-intersection-has-12-instructional- videos-to-learn-how-to-use-it

What provision is made for those without access to private vehicles? In the limited time available to study the 1,000 plus pages of this proposal, it is unclear who will have the responsibility to provide public transport to and from this new development and how this will be managed. Will there be bus routes and bus stops along 12 mile Coulee?

Increased traffic volumes (in addition to those requiring access to the Damkar Parcel church and proposed 500+ residential senior units) will significantly increase congestion, pollution, noise and nuisance. Many county residents have dogs, as do we, walking an average of 6kms or more each day. Much increased traffic on 12 mile Coulee will negatively impact access to the area's walk paths. At this time there are no pedestrian-operated crossings to allow safe passage from east to west, or to mitigate the impact of the increased traffic flow to and from the Damkar Parcel developments.

Water/Waste Water

Communities currently serviced by Blazer Water and (the recently renamed "Bearspaw") Waste Water systems were advised last summer by email that Blazer could not guarantee an uninterrupted water supply - this in spite of the bylaws requiring Watermark residents to install at their own expense $50,000 of landscaping including a minimum of 15 mature trees, all of which require regular irrigation to survive and which remain the homeowners' responsibility to maintain or replace.

Blazer admitted it had underestimated its projections of likely water consumption. I quote from the email sent by Blazer Customers Water Management on Aug 27, 2020: "… the Blazer system is designed to deal with summer peaks spread over 5 days and the design assumption is that demand for irrigation water is spread evenly through the

week. Unfortunately this design assumption is not proving to hold true…". As a result Watermark residents were asked to limit irrigation to alternate nights - this at a time when only approximately half of the residential units were built.

Did Blazer inform the county of this? Or adjust its estimates in light of the hugely-increased number of units proposed for the Damkar Plot and now the Ascension Scheme too?

The proposal to Rocky View County to acquire Blazer Water and Bearspaw Waste Water treatment appears to offer a rose-tinted view of income versus the costs of upgrading and expanding the system to supply this and other proposed developments, including a 300% expansion of the existing waste water treatment plant on Watermark Road which is adjacent to residential properties. With Watermark only half-built, existing residents are already disturbed by numbers of tanker-style trucks often forming up in lines to service the existing centre - heavy road use which has contributed to the severe degradation of the Watermark entrance road surface.

Post-Pandemic Viability

It has become clear that the majority of the world's scientists predict inevitable further viral pandemics. Coronaviruses that have jumped the species barrier are known to mutate constantly (e.g. the variants of COVID-19 we see emerging). So even if the COVID-19 pandemic is brought under control, is an intensive commercial/retail Market Place development currently viable? We all now live in a world where other types of SARS type influenzas are prevalent. Does this not suggest that the market place aspect of this development requires significant review in light of future requirements for social distancing and for stricter quality controls of internal air distribution systems?

Livability of my Community

The proposed development would significantly impact my family's ability to enjoy our property, planned and built at significant cost to balance our desire for the benefits of a semi-rural acreage with family needs for reasonable commuting times to work, medical and leisure facilities in the City of Calgary.

The Ascension development (along with the others already approved or at the planning stage) can only result in Bearspaw relinquishing its semi-rural status, making it more likely that in the not too distant future Bearspaw might become a suburb of the City of Calgary, thus transferring a lucrative tax base away from Rocky View County. I beg you to oppose this application.

Sincerely yours,

Anne Coulson,

10 Watermark Crescent, Calgary T3L 0E9.
[redacted]

Michelle Mitton

From: arjumand husain [redacted]
Sent: April 5, 2021 5:22 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Proposed Ascension Plan in Bearspaw
Attachments: Proposed Ascension Plan_Bearspaw.docx

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,
Please find attached my opinion about the proposed ascension plan in Bearspaw.

Thanks,
Arjumand Husain

April 5, 2021

To,

Rocky View County Legislative Services

262075 Rocky View Point

Rocky View County, AB, T4A 0X2

Re: Bylaw C-7991-2020, Planning Application Number: PL20170153 (05618039/05619004/006/054)

I am a resident of Bearspaw in Rocky View County. I am writing to officially record my opposition to the proposed Ascension Conceptual Plan.

The proposal calls for:

Residential housing development whose density and population is far higher than neighbouring Rocky View communities.

- Development of a marketplace whose amenities, services and large footprint do not meet the needs or desire of Rocky View County residents.
- Total scope of development that will require significant upgrades to key infrastructure (roads, water, sewage) and services (EMS, fire, police etc).

These elements do not meet the County's definition of itself as a "rural municipality" and fail to achieve the principles of the County Plan including "encouraging a 'moderate' level of residential growth that preserves and retains the County's rural character."
Further, directly impacted Rocky View County residents and other stakeholders have not been provided with sufficient time to prepare to participate meaningfully in the April 20 hearing. The short notice and COVID limitations effectively take away the ability of County taxpayers to provide input on a project that will significantly impact traffic, crowding, infrastructure, services and the quality of life in our communities.
The Ascension project – its underlying assumptions, scope and scale and expected outcomes – requires updating, review and reconsideration. As it stands, the proposed Ascension Conceptual Plan should be denied entirely by Council.

As County voter and taxpayer, please ensure I am counted as strongly opposed to the Ascension Conceptual Plan.

Name Arjumand Husain

Address 11 Bearspaw Pointe Place, Rocky View County, Alberta, T3L2P5

Signature A Husain

Michelle Mitton

From: Ashleigh Locke [redacted]
Sent: April 7, 2021 10:07 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - BYLAW C-7991-2020
Attachments: I Dissent_A LOCKE.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Good Morning,
Please find attached a letter noting my objection to the proposed Ascension project (BYLAW C-7991-2020). If you require anything further please let me know. Cheers.

Best wishes,
Ashleigh Locke

19 Rockmont Court NW
Calgary, AB
T3G 5V8

April 7, 2021

Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: Bylaw C-7991-2020, Planning Application Number: PL20170153 (05618039/05619004/006/054)

I am a resident of Rocky Ridge in Calgary and will be directly impacted by the proposed Ascension project.

The Intermunicipal Development Plan in place between Rocky View County and the City of Calgary is intended to "enhance cooperation and achieve coordination wherever possible so that the effect that we have on one another and our residents is positive."

I am writing to formally express my view - and great concern - that Ascension will damage the interests and quality of life of all those who live nearby.

As written, the Ascension proposal means that:

- An already large and densely populated region will become even more crowded and more congested.
- A marketplace, unneeded by area residents, will take away customers from existing retailers, restaurants, entertainment venues and tenants away from existing commercial spaces. Already suffering from the economic downturn and COVID-19, small and medium businesses will be hurt the most.
- Major infrastructure that serves the entire region (roads, water, sewage) and services required in emergencies (EMS, fire, police etc) will need major and costly upgrades.

Directly impacted stakeholders have also not been provided with nearly enough time to participate in a meaningful way in the April 20 hearing. With such short notice and under the limits of COVID-19, those who will suffer the consequences of traffic, crowding, infrastructure, services and the quality of life in our communities have been left with no voice.

In view of the agreements and requirements in place and, more importantly, its impacts on neighbours living literally a stone's throw away, the proposed Ascension Conceptual Plan should be denied by Rocky View County Council.

Please ensure I am counted as strongly opposed to the Ascension Conceptual Plan.

Name Ashleigh Locke

Address 19 Rockmont Court NW, Calgary AB, T3G 5V8

Signature

Michelle Mitton

From: AR [redacted]
Sent: April 2, 2021 8:27 AM
To: Legislative Services Shared
Cc: 12MILECOULEEGROUP@gmail.com
Subject: [EXTERNAL] - Opposition to Ascension at Rockyview (From a resident of RVC)
Attachments: HPSCAN_20210402142224447_2021-04-02_142312027.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

To whom this may concern,

As a resident of Watermark at Bearspaw, Please accept this letter as my opposition to the proposed Ascension Conceptual Plan in the County of Rocky View.

Yours,
Asif Rashid
55 Stoneypointe Place
Calgary, AB
T3L-0C9

[DATE] 2021 APRIL 1

Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: Bylaw C-7991-2020, Planning Application Number: PL20170153 (05618039/05619004/006/054)

I am a resident of WATERMARK BEARSPAW in Rocky View County.

I am writing to officially record my opposition to the proposed Ascension Conceptual Plan.

The proposal calls for:

- Residential housing development whose density and population is far higher than neighbouring Rocky View communities.
- Development of a marketplace whose amenities, services and large footprint do not meet the needs or desire of Rocky View County residents.
- Total scope of development that will require significant upgrades to key infrastructure (roads, water, sewage) and services (EMS, fire, police etc).

These elements do not meet the County's definition of itself as a "rural municipality" and fail to achieve the principles of the County Plan including "encouraging a 'moderate' level of residential growth that preserves and retains the County's rural character."

Further, directly impacted Rocky View County residents and other stakeholders have not been provided with sufficient time to prepare to participate meaningfully in the April 20 hearing. The short notice and COVID limitations effectively take away the ability of County taxpayers to provide input on a project that will significantly impact traffic, crowding, infrastructure, services and the quality of life in our communities.

The Ascension project – its underlying assumptions, scope and scale and expected outcomes – requires updating, review and reconsideration. As it stands, the proposed Ascension Conceptual Plan should be denied entirely by Council.

As County voter and taxpayer, please ensure I am counted as strongly opposed to the Ascension Conceptual Plan.

Name ASIF RASHID

Address 55 STONEYPOINTE PL T3L-0C9

Signature

Michelle Mitton

From: Madelaine Jardine [redacted]
Sent: March 29, 2021 2:38 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - BYLAW C-7991-2020

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

Application #PL20170153. (05618039/05619004/006/054)

My wife and I live in the Watermark Development in the Bearspaw area of Rocky View County.

We are strongly opposed to the Ascension Conceptual Scheme located southwest of the junction of Highway 1A and 12 Mile Coulee Road for the following reasons:

- The population density associated with the Ascension Project is totally inconsistent with the semi-rural nature of the Bearspaw area in Rocky View County.

- The Ascension Project will rely on existing infrastructure and amenities (water distribution, water access and waste water processing) which will have to be upgraded at significant cost to existing users. Existing home owners are paying for the construction and maintenance of the parks and pathways which the Ascension Project will overwhelm.

- Out of area (regional) traffic will be drawn to the Ascension Market Place resulting in high traffic volumes and road upgrades beyond local traffic requirements.

To repeat, we strongly oppose the Ascension Conceptual Project.

Barry & Madelaine Jardine

Sent from my iPad

Michelle Mitton

From: Barry Davis [redacted]
Sent: April 7, 2021 12:37 PM
To: Legislative Services Shared
Cc: Barry; Theodora Lo
Subject: [EXTERNAL] - Opposition of Bylaw C-7991-2020
Attachments: Letter of Opposition of Bylaw C-7991-2020.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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

Hello, please find attached our letter of opposition for the proposed Ascension Conceptual Plan (Bylaw C-7991-2020).

Thank you,

Barry

Barry Davis
[redacted]

[redacted]

[redacted]

April 7, 2021
Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services
Re: Bylaw C-7991-2020,. Planning Application Number: PL20170153
(05618039/05619004/006/054)

I am a resident of Watermark in Rocky View County.

I am writing to officially record my opposition to the proposed Ascension Conceptual Plan.

The proposal calls for:

- Residential housing development whose density and population is far higher than neighbouring Rocky View communities.
- Development of a marketplace whose amenities, services and large footprint do not meet the needs or desire of Rocky View County residents.
- Total scope of development that will require significant upgrades to key infrastructure (roads, water, sewage) and services (EMS, fire, police etc).

These elements do not meet the County's definition of itself as a "rural municipality" and fail to achieve the principles of the County Plan including "encouraging a 'moderate 'level of residential growth that preserves and retains the County's rural character."

Further, directly impacted Rocky View County residents and other stakeholders have not been provided with sufficient time to prepare to participate meaningfully in the April 20 hearing. The short notice and COVID limitations effectively take away the ability of County taxpayers to provide input on a project that will significantly impact traffic, crowding, infrastructure, services and the quality of life in our communities.

The Ascension project – its underlying assumptions, scope and scale and expected outcomes – requires updating, review and reconsideration. As it stands, the proposed Ascension Conceptual Plan should be denied entirely by Council.

As County voter and taxpayer, please ensure I am counted as strongly opposed to the Ascension Conceptual Plan.

Barry Davis
21 Spyglass Point

Michelle Mitton

From: Ben Rye [redacted]
Sent: April 6, 2021 9:41 AM
To: Legislative Services Shared
Cc: 12MILECOULEEGROUP@gmail.com
Subject: [EXTERNAL] - Bylaw C-7991-2020, Planning Application Number: PL20170153
Attachments: 3191_001.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

To Whom It May Concern:

Attached please find my letter opposing the Ascension Conceptual Plan.

Regards,

Ben Rye

April 6, 2021

Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: Bylaw C-7991-2020, Planning Application Number: PL20170153 (05618039/05619004/006/054)

I am a resident of Tuscany in Calgary and will be directly impacted by the proposed Ascension project.

The Intermunicipal Development Plan in place between Rocky View County and the City of Calgary is intended to "enhance cooperation and achieve coordination wherever possible so that the effect that we have on one another and our residents is positive."

I am writing to formally express my view - and great concern - that Ascension will damage the interests and quality of life of all those who live nearby.

As written, the Ascension proposal means that:

- An already large and densely populated region will become even more crowded and more congested.
- A marketplace, unneeded by area residents, will take away customers from existing retailers, restaurants, entertainment venues and tenants away from existing commercial spaces. Already suffering from the economic downturn and COVID-19, small and medium businesses will be hurt the most.
- Major infrastructure that serves the entire region (roads, water, sewage) and services required in emergencies (EMS, fire, police etc) will need major and costly upgrades.

Directly impacted stakeholders have also not been provided with nearly enough time to participate in a meaningful way in the April 20 hearing. With such short notice and under the limits of COVID-19, those who will suffer the consequences of traffic, crowding, infrastructure, services and the quality of life in our communities have been left with no voice.

In view of the agreements and requirements in place and, more importantly, its impacts on neighbours living literally a stone's throw away, the proposed Ascension Conceptual Plan should be denied by Rocky View County Council.

Please ensure I am counted as strongly opposed to the Ascension Conceptual Plan.

Name BEN RYE

Address 141 Tuscany Ridge View NW, Calgary AB

Signature

Michelle Mitton

From: Brenda Mantle [redacted]
Sent: April 7, 2021 1:35 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Opposition
Attachments: Image_004.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Brenda

[redacted]

[DATE]

Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: Bylaw C-7991-2020, Planning Application Number: PL20170153 (05618039/05619004/006/054)

I am a resident of Tuscany. in Calgary and will be directly impacted by the proposed Ascension project.

The Intermunicipal Development Plan in place between Rocky View County and the City of Calgary is intended to "enhance cooperation and achieve coordination wherever possible so that the effect that we have on one another and our residents is positive."

I am writing to formally express my view - and great concern - that Ascension will damage the interests and quality of life of all those who live nearby.

As written, the Ascension proposal means that:

- An already large and densely populated region will become even more crowded and more congested.
- A marketplace, unneeded by area residents, will take away customers from existing retailers, restaurants, entertainment venues and tenants away from existing commercial spaces. Already suffering from the economic downturn and COVID-19, small and medium businesses will be hurt the most.
- Major infrastructure that serves the entire region (roads, water, sewage) and services required in emergencies (EMS, fire, police etc) will need major and costly upgrades.

Directly impacted stakeholders have also not been provided with nearly enough time to participate in a meaningful way in the April 20 hearing. With such short notice and under the limits of COVID-19, those who will suffer the consequences of traffic, crowding, infrastructure, services and the quality of life in our communities have been left with no voice.

In view of the agreements and requirements in place and, more importantly, its impacts on neighbours living literally a stone's throw away, the proposed Ascension Conceptual Plan should be denied by Rocky View County Council.

Please ensure I am counted as strongly opposed to the Ascension Conceptual Plan.

Name Brenda Mantle

Address 52 Tuscany Crt NW Calgary, AB

Signature

Michelle Mitton

From: Brent Fermaniuk [redacted]
Sent: April 7, 2021 1:37 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - Bylaw C-7991-2020, Planning Application: 05618039 / 05619004 / 006 / 054
Attachments: BFermaniuk-Bylaw C-7991-2020 - Ascension Letter.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Dear RVC Council,

Please see attached letter with respect to Bylaw C-7991-2020. PLease let me know if you have any questions and that you received the letter.

Thanks,
Brent Fermaniuk

Brent & Tina Fermaniuk
31 Blueridge Lane
Calgary, Alberta T3L 2N5
[redacted]

April 6, 2021

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

To: Rocky View County Legislative Services

Re: Bylaw C-7991-2020, Planning Application: 05618039 / 05619004 / 006 / 054

Dear Council,

We are residents of Blueridge Mountain Estates in Rocky View County and are writing to officially record our opposition to the proposed Ascension Conceptual Plan, as the plans do not preserve the character of rural living with a need to maintain lower residential density in rural areas, does not consider community safety appropriately, and doesn't address infrastructure needs effectively nor economically. Also, RVC should not allow a single developer to "build a community" or drive the process. We do not oppose development of this area, but we do oppose the project as proposed; therefore, we determinedly ask that the entire Council should deny this proposal as it stands. Our concerns are as follows:

Access from Blueridge Rise Road

a. Safety Concern

The proposal would dramatically increase traffic flows in and out of the community, putting large strain on Blueridge Rise Road (even if it was expanded and upgraded) as well as 12-Mile Coulee Road. This could cause significant back-up of traffic on Crowchild 1A as well as Blueridge Rise Road. This is a major safety concern for our community when requiring efficient traffic flows for emergency services such as ambulance, fire and police.

Due to the expansion of Blueridge Rise Road to accommodate more traffic as is proposed within the conceptual plan, an increase in traffic on Blueridge Rise Road is a very large safety concern. Aside from logical access to our homes within the community, we as a community currently use the road(s) for walking, jogging, bicycling and leisure, as there are no sidewalks in the area. We are quite willing to use the road in this way due to the low traffic, driver consideration and safe-use of the current roadway, however, with a significant increase in traffic and the proposed widening of Blueridge Rise Road, it would

make our current use no longer possible. It is beyond frustrating to view Ascension's sketches of future sidewalks and roadways, as they are not at all to scale or representative of real aspect view of what the current topography and existing homes look like.

There would also be an increased likelihood of a vehicle departing from the road, as Blueridge Rise Road is at a higher elevation than the Blueridge Mountain Estate properties on the south side of the road; therefore, this increases the risk of an accident, potential harm and a vehicle traveling onto one of our properties backing onto Blueridge Rise Road. As the concept is currently proposed, we have a real concern letting our children play in our backyard for fear of danger and harm to our children if such an event should happen, due to this becoming a high traffic road.

As our community properties back onto Blueridge Rise Road, our properties fences are thirty (30) feet from the road. Our cement pad at the front of our house is thirty (30) feet from our property fence and sixty (60) feet from Blueridge Rise Road. This is a major safety concern for us, as our children play and ride their bikes in this area. We would be very concerned allowing our children to play in their own yard if this proposal were to go through. This now materially reduces the function and structure of our land as we have originally intended, of which we were allowed to have and of which we purchased.

Also, the exits (ingress/egress to the Marketplace) pose another safety concern due to the increased risk of a vehicle driving/crashing through and across (i.e/ the ingress/egress from the Marketplace) Blueridge Rise Road and onto our property. This would affect the use of our property for us, our family members and friends; therefore, we would avoid this high-risk area of our property, such as our front yard and cement pad. Since receiving the letter from RVC for the Conceptual Scheme Proposal [Ascension], we felt the need to protect children, friends and family from these potential future hazards and therefore have taken the action of planting numerous trees along our property fence line so as to provide some form of protection, albeit most likely insufficient. So far and upon initial enquiry, this has shown to be extremely costly to us as the landowner.

We propose that there is **NO ACCESS** from Blueridge Rise Road to Ascension with the appropriate access point being from Hwy 1A with a sufficiently built overpass.

b. Traffic Volume Concern

The other proposed entrance/exit into the development area is from Bearspaw Village Road; the main one (Grand Boulevard) is very near Bearspaw School and Bearspaw Preschool. Again, this is a very significant safety concern as there are very young children and their families that will be arriving at school during a peak rush hour time and their safety would be at risk with the increase of traffic flow to the area. We understand that there would most likely be posted speed limit signs to reduce traffic speed and to increase safety in school zones, but this would still be a safety concern for traffic backup (overloading of the roadway system due to excessive traffic) as well as child safety concerns with increased vehicular traffic.

c. Access Concern

Access to our home(s) along and through Blueridge Rise Road will cause potential harm and dramatically increases our safety concerns due to the increased traffic, speed concerns, proximity and road elevation concerns. The proposed access points from Blueridge Rise Road requires the Blueridge community to deal with not only an increase in traffic due an increase in residents, but also a vast amount of traffic due to non-residents accessing the commercial/marketplace area. This dramatic increase in traffic along Blueridge Rise Road will affect the way in which we can drive to our home(s) safely.

The area structure plan will pose a massive problem for and heavy strain on the roadways and effective traffic flow in the area. The developer admits that *"the operation of Tusslewood Drive and Blueridge Rise Road on 12 mile coulee road is challenging..."* This is a clear indication of traffic, volume and flow assurance concerns and we oppose the widening of Blueridge Rise Road and request that there be **NO ACCESS** from Blueridge Rise Road to the proposed Ascension development and no through road and/or no widening of Blueridge Rise Road to be conducted. Blueridge Rise Road should continue to be for the residents of Blueridge ONLY as a community access road and should remain that way regardless of the development of the land to the north. Again, all traffic that are using Blueridge Rise Road will have to turn onto 12 Mile Coulee Road, which currently have no traffic lights and the proposed "peanut" traffic circle will most definitely be insufficient in handling this much traffic. Access into and out of any future development of this land should not be from Blueridge Rise Road but from Crowchild 1A with an overpass built to provide for safe entrance and exit from this community.

(2) Parcel Size, Units per Acre (UPA) "Density"

a. Parcel Size, UPA, Density

From RVC's website, the Rocky View County Advantage - *"Rural living is rich and rewarding, yet it is important that new residents know that rural life in Rocky View County is very different from life in the city."- https://www.rockyview.ca/Livingin-RockyView/AboutRockyView/RuralLiving.aspx*

The proposal suggests "Compliment of Housing Product – Range of residential scales including acreage estates, single family dwellings, townhomes and medium density stacked or walk-up condominium buildings located within walking distance to the marketplace." This is completely unacceptable. The original Bearspaw Area Structure Plan was designated at 2 to 4-acre parcel lots. The current Ascension Conceptual Scheme Proposal is for a significant increase in UPA to 7 units per 1 acre. This is a dramatic departure from the current existing Bearspaw Area Structure Plan, the country residential zoning, the continuity and harmony of the area and violates zoning and residential expectations of a true rural country residential area. The proposed density is the highest proposed density in Bearspaw and is more in line with city residential spacing, such as Tuscany, which is completely unacceptable. Therefore, we propose that the developer build appropriate lot sizes that are in line with the immediate community of Blueridge Estates and Bearspaw Village with 0.5-0.25 UPA lot sizes.

b. Unit Types

RVC's website states the rural advantage over urban living. Most people living in RVC view rural life appealing and have made substantial investments to live within these communities such as Blueridge Estates. Continuity of rural living is necessary to maintain the country feel, community and appeal. The housing mix of condominiums, townhomes, and senior housing is completely opposite of Bearspaw rural living. The proposal of high-density single detached residential homes, units of comprehensively planned area, and units within the Marketplace does not fit with the current community of Bearspaw, Blueridge Estates, or for that matter even Bearspaw Watermark. Furthermore, all the high-density units are close to the Marketplace which is adjacent to 2 acre plus parcels of land across Blueridge Rise Road. A 47-acre Marketplace is not an appropriate transition from the acreages to the immediate south of it. Higher density at the Marketplace, near acreages, is unfair to the residents that bought in Blueridge Estates. This land was originally zoned as country residential and is the reason we purchased our home where we did. If the land is developed the way Ascension is proposing, it will significantly decrease the property values of the homes around it. What a complete waste to build a Marketplace on land that has some of the best mountain views of all of Calgary.

c. Bearspaw Watermark

As this community is still being developed and more proposed phases of residential lots will be available, we strongly feel that there is more than enough residential lots available to supply the demand for this and surrounding area.

(3) <u>Marketplace Location, Size and Needs</u>

a. Location

Ascension Conceptual Scheme Proposal has planned the Marketplace immediately adjacent to the acreages along Blueridge Rise Road, barely reaching Highway 1A. As it is positioned, the traffic along Highway 1A do not have direct exposure to the Marketplace, nor can they access the Marketplace from Highway 1A, or even 12 Mile Coulee Road for that matter. The Marketplace negatively affects the acreages nearby as it is very large at 47 acres and will greatly increase traffic flow, noise level, loose garbage and possible crime rate in the area. The Marketplace proposed area plan is poorly planned and takes no regard for the high value properties along Blueridge Rise Road. We challenge the need for a marketplace at all and oppose the development of a marketplace: no to a marketplace. Furthermore, access into Ascension should be from Hwy 1A with an appropriately built overpass.

b. Size

The most prime mountain views are being utilized for the Marketplace, which is asinine, as this prime land should be allocated for country residential lots, similar to Blueridge Mountain Estates' lots.

c. Needs

There are common reasons why the residents in Bearspaw Blueridge Mountain Estates and surrounding Bearspaw communities live in these communities. A quick Google

Maps search will show that Beacon Hill, Beacon Heights Shopping Centre, Crowfoot Crossing, Tuscany Market, Royal Oak Centre, Country Hills Village Shopping Centre and Rocky Ridge Shopping Centre, which have more than enough amenities and shopping stores, are less than 10 minutes away from Blueridge Estates and most of the Bearspaw communities. Furthermore, Beacon Hills and Watermark are not fully developed yet. There is absolutely no need for this development with shopping and amenities minutes away and phases still to be completed in Watermark for residential housing and commercial development continuing in Beacon Hill Shopping Center.

With the impact-of-change caused by the COVID pandemic of online shopping and increasing number of work-from-home employment transitions, there is no need for a physical marketplace or commercial offices as proposed. As it stands, many businesses are closing their doors because they cannot survive under the current conditions. Commercial office vacancy is projected to hit >30% in Calgary by 2022 (https://renx.ca/calgary-downtown-office-vacancy-top-30-per-cent/) further lessening the need for commercial offices.

(4) Environmental, Land Preservation and Wildlife

a. Noise & Light Pollution

Emphasis should not only be placed on safety but on health risks as well. Any children who have asthma, which we know some children living in Blueridge Mountain Estates do, would be at higher risk due to the construction phase and long-term health effects due to increased traffic in the area. A country-residential development would be less of an impact in regards. Also, sound/noise levels would most likely increase dramatically over our current state, impacting the quality of life for all within the community.

b. Wildlife Concerns & Reserve Areas

We are not opposed to development on this land, but we are strongly opposed to the current Conceptual Scheme Proposal for this land. As the proposal is currently, it will impact not only our community, our quality of life, our safety, our function of our property, our accessibility to our homes but also to the wildlife in the area. Therefore, there is a need for larger reserve areas and proper wildlife impact assessments required.

(5) Municipal & Civil Service Concerns

a. Police, Fire & Ambulance

Fire and Police services pose another huge fault in this proposal. The Cochrane RCMP and Fire Department will not have the manpower to attend to such a large fluctuation in population. Wait times will be longer than it should be for calls and the public's health and safety will be jeopardized because of it. Does Rocky View County Fire even have the necessary equipment to manage a fire for buildings that are the height and magnitude of the proposed Marketplace and Senior Living Complex?

b. Water Supply, Watershed Plan & Wastewater Management

We are considerably concerned with the watershed plan as proposed as our property, as well as many other properties, are located directly below and in lower elevation to the Conceptual Scheme Proposal area. We would like more details on the watershed plan as development of this area will significantly impact the watershed channels. Also, the wastewater management is of concern and we recommend country residential lots similar to Blueridge Mountain Estate lots, so as to lessen the burden on the system. The water supply is another concern as with our current system and as proposed within the development area of Ascension, this will overtax the supply line to our community and to this community, as well as the fact that there is a moratorium on new water licenses from the Bow River and is expected to remain in place for the foreseeable future. Where is the water source and supply going to come from to support the number of proposed residents? Ground water will more than likely not be sufficient. Again, we recommend a more detailed water supply plan as well as country residential lots to manage these issues.

c. Bearspaw School Pressures

The Conceptual Scheme Proposal [Ascension] is projecting an additional 2000 people in this area but RVSP is indicating that a new school is not warranted. This is very concerning as there is no provision proposed to accommodate this dramatic population increase for this area and this school. This will put unnecessary strain on the school system, staff and community. Cochrane High is at maximum capacity with 250 students just in grade 9 alone. Watermark has Bearspaw School and Cochrane High as their designated school and they still have phases to complete, and therefore many more families to move in. How will the school not be overburdened with the increase of this many homes and residents in the area? We oppose the Conceptual Scheme Proposal for Ascension as the proposal does not address the school-population concern.

(6) <u>Real Estate</u>

a. Homes Near Marketplaces

"I believe your concerns regarding the proximity of this proposed development in relation to your home are valid and could negatively impact the value of your home comparatively to others on the same street not backing onto the development. Development of this land adjacent to highly valued homes like yours, as well as recreational/natural areas may also negatively impact your capacity to utilize your property as you do currently. In my opinion design considerations affecting your property in relation to the surrounding area and community standards will be particularly important to understand when determining impact to your investment, positive or negative. In addition, the scale of the development, the quality and nature of the design and the role played by the planners to mitigate any of the above stated negative impacts will be influential in determining the overall impact. As your property may be adversely affected by this development, I believe you have a right to comment and to have your concerns about the development's impact taken into account." – Rick Easthope, Professional Realtor, Royal LePage-McKelvie Real Estate Group Ltd.

We strongly feel that the developer has a real disregard and disrespect for our properties by proposing that the Marketplace be situated adjacent to properties along Blueridge Rise Road as well as the extremely high density residential lots. The developer suggests that condominiums be placed nearest to the east of the Marketplace as this is suggestive of lower valuation of properties right adjacent to the Marketplace. Therefore, we adamantly oppose the Proposal, Plan, and Marketplace and ask for Council to completely deny and decline this proposal. The lace land is situated on some of the highest elevations within the Ascension plan area (not to mention also on some of the greatest mountain views) and this marketplace development area is considerably higher in elevation than the homes and properties along Blueridge Rise Road. This is concerning for us as this imposes on our privacy and plausibly devalues our property. The proposal is insufficient in addressing multiple issue and should be denied it's approval, as it stands.

b. Rural vs. Urban

Acreages in Blue Mountain Estates are highly sought after due to the country residential lots, large lots so close amenities as well as the peace and quiet community living. If we had known of the high density and large marketplace development plans in this area, and as proposed by the developers, we would have not purchased a home in this area. The last thing we would ever want is a 47-acre marketplace, condominiums, and senior housing within walking distance from our property. Before we purchased our property on July 1, 2017, we did a Google search for the proposed development area plans for the bare land property directly North of the property we purchased and found very little information, but the little information that we did find, showed that this land was zoned for country residential and was a priority 3. We purchased our home with a logical belief that this land would be developed with similar acreages built on the property and want the county to maintain the land as country residential. Also, as this land is within Rocky View County and not the City of Calgary, we would like to have continuity and harmonious community area development that is in line with country residential properties.

(7) <u>Bearspaw Quality of Life and RVC</u>

As our property is in the immediate vicinity of the land subject to the application (the Conceptual Scheme Proposal), we have reviewed the Proposal document in detail, and have strong concerns with the plan and completely oppose the project as proposed. The Conceptual Scheme Proposal for this area, called Ascension, does not align with the surrounding community of Blueridge Mountain Estates and impacts our quality of life, our access to our home, limits full use of our land and significantly departs from the harmonious nature of our community. We are not opposed to development of this land, but we would like to be involved in the development of the plans and to have our voices and concerns heard with respect and consideration.

I am very disappointed with the Conceptual Scheme Proposal. We bought into Blueridge Mountain Estates for the appeal of country residential living, quality of life and lifestyle. We have made a significant investment in our property both from purchase value as well as sweat equity. As our property is in the immediate vicinity of the land subject to the application (the "Subject Land"), we have reviewed the Proposal document in detail, and have strong concerns with the

plan and completely oppose the project as proposed. Thank you for your consideration on this matter. As councillors representing the residents of Rocky View County, please take these concerns seriously and into consideration when reviewing, proposing, and implementing what is best for the residents and the county of Rocky View, and specifically in regard to the Ascension proposal.

Brent Fermaniuk

Michelle Mitton

From: Brian Perrin [redacted]
Sent: April 5, 2021 11:33 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - Bylaw C - 7991-2020 Planning Application Number PL20170153 (05618039/05619004/006/054
Attachments: Rocky View County Letter.docx

Follow Up Flag: Follow up
Flag Status: Flagged

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

Brian Perrin

[redacted] 44 Blueridge View, Calgary, Alberta

April 5, 2021

Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, Ab T4A 0X2
Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: Bylaw C-7991-2020, Planning Application Number: PL20170153
(05618039/05619004/006/054)

I am a resident of Blueridge Mountain Estates in Rocky View County.

I am writing to officially record y opposition to the proposed Ascension Conceptual Plan.

The proposal calls for:
Residential housing development whose density and population is far higher than neighbouring Rocky View communities.
Development of a marketplace whose amenities, sevices and large footprint do not meet the needs or desire of Rocky View county residents.
Total scope of development that will require significant upgrades to key infrastructure (roads, water, sewage) and services (EMS, fire, police ets.)

These elements do not meet the County's definition of itself as a "rural municipality" and fail to achieve the principles of the County Plan including "encouraging a moderate level of residential growth that preserves and retains the County's rural character."

Further, directly impacted Rocky View County residents and other stakeholders have not been provided with sufficient time to prepare to participate meaningfully in the April 20 hearing. The short notice and COVID limitations effectively take away the ability pf County taxpayers to provide input on a project that will significantly impact traffic, crowding, infrastructure, services and the quality of life in our communities.

The Ascension project - its underlying assumptions, scope and scale and expected outcomes - requires updating, review and reconsideration. As it stands, the proposed Ascension Conceptual Plan should be denied entirely by Council.

As County voter and taxpayer, please ensure I am cpimted asstrpmg;y p[[psedtptjeAscemsion Co ceptual Plan.

Brian Perrin
44 Blueridge View NW

Calgary Alberta

Lorem ipsum dolor sit amet, consectetur adipiscing elit, set eiusmod tempor incidunt et labore et dolore magna aliquam. Ut enim ad minim veniam, quis nostrud exerc. Irure dolor in reprehend incididunt ut labore et dolore magna aliqua. Ut enim ad minim veniam, quis nostrud exercitation ullamco laboris nisi ut aliquip ex ea commodo consequat. Duis aute irure dolor in reprehenderit in voluptate velit esse molestaie cillum. Tia non ob ea soluad incom dereud facilis est er expedit distinct. Nam liber te conscient to factor tum poen legum odioque civiuda et tam. Neque pecun modut est neque nonor et imper ned libidig met, consectetur adipiscing elit, sed ut labore et dolore magna aliquam is nostrud exercitation ullam mmodo consequet.

Ac dolor ac adipiscing amet bibendum nullam, lacus molestie ut libero nec, diam et, pharetra sodales, feugiat ullamcorper id tempor id vitae. Mauris pretium aliquet, lectus tincidunt. Porttitor mollis imperdiet libero senectus pulvinar. Etiam molestie mauris ligula laoreet, vehicula eleifend. Repellat orci erat et, ultricies sollicitudin amet eleifend dolor nullam erat, malesuada est leo ac. Varius natoque turpis elementum. Consectetuer arcu ipsum ornare pellentesque vehicula, in vehicula diam, ornare magna erat felis wisi a risus. Justo fermentum id. Malesuada eleifend, tortor molestie, vel et.

Sincerely yours,

Urna Semper

Michelle Mitton

From: [redacted]
Sent: March 31, 2021 2:04 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Bylaw C-7991-2020

Follow Up Flag: Follow up
Flag Status: Flagged

Rocky View County

Re Bylaw C-7991-2020

Reference is made to the above bylaw. Assuming this proposal meets the criteria for the Bearspaw Area Structural Plan I see no objection to It
I am, like many other residents concerned about the amount of traffic this project will generate. Any updates to the intersection of
Highway 1A & 12 Mile Coulee Road must be paid in full by the developer

In 2017 this proposal was presented to the local residents. At that time there was an indication that access to Bearspaw Road was wanted.
If so I am very opposed to this idea. I do not believe Bearspaw Road can handle much more traffic unless it is upgraded to include provision for left turns.

My position on this matter was made clear in my submission to Stefan Kunz for the county on 11 Oct 2017,
I assume you have a copy of my submission on file.

Respectfully Submitted

Bruce Gowans
13 Campbell Drive, Bearspaw

NW/19/25/02/05 5/1/7319GP

Michelle Mitton

From: Bruce Walker [redacted]
Sent: April 5, 2021 9:48 AM
To: Legislative Services Shared
Cc: Division 8, Samanntha Wright
Subject: [EXTERNAL] - Bylaw C-7991-2020 Planning Application Number: PL20170153 (05618039/05619004/006/054)

Follow Up Flag: Follow up
Flag Status: Flagged

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

I would like to add to my previous comment. I have lived on Burma Road just East of Bearspaw Rd for 31 years. We continue to fight gravel pits and other developments that strive to destroy the quality of life we enjoy in Bearspaw and Rocky View County.

The Ascension project will disrupt Bearspaw for years during construction. It will disrupt the traffic at 12 Mile Coulee Rd forever. The requirement of flattening the landscape at the SW corner of 12 Mile Coulee Rd and 1A Highway will destroy the rolling hills and create nothing more than a concrete parking pad with another bunch of nail salons and dollar stores, hardly the Market Place as described. The barrage of For Lease and Going out of Business signs at nice boutique outlets across Calgary indicate there is more supply than demand.

The lighting at the Centex Gas Station and Flores and Pine restaurant already has degraded the quality of the night sky for Bearspaw residents. Last night I realized that the proposed Ascension development would line up with the bottom of my driveway and will destroy the Southern night skies that originally brought me out to Bearspaw. The lights from gravel pits at 85 St have eaten away the night sky quality. Cross Iron Mills has almost completely wiped out the Eastern night sky.

I am not opposed to developing somewhat less density residential properties at this intersection but I am vehemently opposed to the retail development as proposed for the reasons above. Progress is inevitable, I understand that, but, the premise of transitioning from city to rural residential should include parks and fields not box stores and parking lots.

As you know there are plenty of retail shops within short drives to Beacon Hill, Cochrane, Brentwood, Market Mall Northland Mall, Rocky Ridge plaza, Tuscany plaza… the list is endless as Calgary is over retailed at present with an ever growing number of vacant retail storefronts.

I vote NO to the proposed development and encourage the council to vote the same.

Bruce Walker and Karen Bolger
25174 Burma Rd
[redacted]

Michelle Mitton

From: Max Wang [redacted]
Sent: April 3, 2021 11:16 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - Bylaw C-7991-2020 - Objection to Ascension and Damkar proposals

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Council and By-Law Officer,

We are Blue Ridge residents who are deeply concerned for the negative impacts the proposed Ascension and Damkar projects will have on our communities.

It is important for us to be very clear. We are neither NIMBY (not in my back yard) nor antidevelopment. Rather, we are pro Rocky View County. We cherish – and aim to protect – the rural character, lifestyle and values that make Rocky View a special place to live and to raise families.

As they stand today, the Ascension and Damkar proposals do not fit our communities and Rocky View County, as we previously wrote to you in 2020 on a similar subject of objection on Damkar Land (see below), especially for the following issues.

1. *population density completely out of step with other Rocky View County communities.*
2. *a disproportionately large adjacent retail/commercial Market Place development without precedent.*
3. *Approval for a development while the over-riding planning documents of the Municipal. Development Plan and Bearspaw Area Structure Plan are themselves are in a review and update process.*
4. *reliance and leverage of existing infrastructure & amenities (water distribution, water access & waste water, parks, & pathways).*
5. *substantial regional traffic draws to the Market Place development resulting in increased traffic volumes, upgrades & management significantly higher than local traffic needs.*

Appreciate your considerations and rejection of the proposals. We would be happy to work out amendments that fit into the existing landscape and characteristics of the neighborhood.

Best Regards,
C. Max Wang and Jane Song

From: "max wang" [redacted]
To: "development" <development@rockyview.ca>
Sent: Friday, August 14, 2020 12:36:45 AM
Subject: Damkar Lands - 500 Residential units by Blueridge Estate at 12 Mile Coulee Road

Dear council and development officers

We are absolutely shocked to receive a letter from the County asking to review the proposed development of high density 500 units within 12 acres of land of Water Mark next to the new church by 12 Mile Coulee Road.

This type of closed spaced 4 -storey apartment style buildings is a total mismatch with this area's overall landscape and building styles, and it is not appropriate for the surroundings. It will also dramatically increase the traffic on the 12 Mile Coulee Road.

The originally approved Water Mark master development plan allows only 617 units over the entire 316 acres of land and this amendment is almost doubling the unit number within 12 acres!

Blueridge Estate residents are very upset by this amendment, and we request the County not to approve this plan.

Thanks!

C. Max Wang and Jane Song
7 Blueridge Place
[redacted]

Michelle Mitton

From: Carl Machin [redacted]
Sent: April 6, 2021 3:36 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - FW: Development

Follow Up Flag: Follow up
Flag Status: Flagged

Fyi……. I did cc all the council on this matter.

From: Samanntha Wright <sam@wrightforbearspaw.com>
Sent: April 3, 2021 11:24 AM
To: [redacted]
Subject: Re: Development

Thanks for your comments, Mr. Machin.

I appreciate that you have sent it to all of Council, however, if you would like to have your comments considered as part of the formal agenda package, I would recommend that you forward your email and any other comments you may have to legislativeservices@rockyview.ca.

Best,
Samanntha Wright
Councillor, Division 8 (Bearspaw)

On Sat, Mar 27, 2021 at 11:17 PM Carl Machin [redacted] wrote:

> Hello,
>
> I read with horror in the Calgary herald about the proposed development of 833 homes and a shopping mall in the NW.
>
> What is wrong with you people?
>
> You have bastardised the environment to the point that it looks ugly. The disgusting looking church that is being built is an eyesore. You have destroyed what was once a beautiful area. When are you going to stop destroying the area?
>
> Which one of you is taking a kick back from this? One or more of you has your hand in the developers pocket.
>
> With the respect you deserve
>
> Carl Machin
>
> Tuscany Resident

(redacted)

Michelle Mitton

From: carmel loria [redacted]
Sent: April 7, 2021 4:13 PM
To: Legislative Services Shared
Cc: sam@wrightforbearspaw.com
Subject: [EXTERNAL] - file # 05618039/05619004/006/054

Follow Up Flag: Follow up
Flag Status: Flagged

Legislative Services

Rocky View County

911 – 32nd Avenue NE

Calgary, AB

T2E 6X6

email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: Bylaw C-7991-2020,

Planning Application Number: PL20170153(05618039/05619004/006/054) We have several concerns about this development proposal that we would like to draw to your attention.

We are not opposed to development in Bearspaw, however we support development on the subject lands that:

• Is consistent with “Country Residential” as defined in the Bearspaw Area Structure Plan that includes prescribed density targets (1 unit per 2+ acres). Inconsistency would lead to increased traffic creating safety, access and noise concerns and would place a tremendous strain on public services including schools, police, fire and ambulance support.

• Is not accessed via Blueridge Rise, Bearspaw Road or Bearspaw Village Road WHICH ARE DESIGNATED LOCAL ROADS, but rather have sole access directly off Highway 1A/12 Mile Coulee Road intersection so as to avoid increased traffic congestion which creates safety, access and noise concerns.

• Does not include commercial and retail development as they would further exacerbate traffic and safety issues and lead to increased crime rates.

• Aligns with existing policy.

• Consider its impact on the local school system.

• Maintains community safety for its residents.

• Based on high level analysis, the surrounding community would be under severe infrastructure strain (water, sewer, internet service)

The acreage lifestyle in Bearspaw and its proximity to Calgary very much appeal to our family and we live a “Country Residential” lifestyle. We have also made a significant

financial investment in our property and countless hours of volunteer work that is inextricably linked to characteristics the community currently possesses.

These characteristics are very well articulated in the County Plan that uses words such as “dispersed acreage communities, privacy, quiet, space and distance, nature and wildlife, and dark skies”. These words do not come to mind when we read the Ascension Conceptual Scheme. In fact, it proposes a significant directional change and departure from these defining qualities.

As such, we should strive to preserve the defining characteristics that make Bearspaw such an attractive place to live.

We are fundamentally against the Ascension Conceptual Scheme. As a County Voter and taxpayer, Please ensure I am counted in OPPOSITION to Ascension Conceptual Plan

We thank you in advance for your consideration of this response.

Regards,

_____

Carmel Loria

124 Blueridge View, Rockyview County

[redacted]

Michelle Mitton

From: C Moore [redacted]
Sent: April 6, 2021 11:04 AM
To: Michelle Mitton
Subject: Re: [EXTERNAL] - Bylaw C-7991-2020, Planning Application Number: PL20170153 (05618039/05619004/006/054)

Hello Michelle,
Thank you for your email!
One of the other comments that I have is that the developer already owns the land, therefore no building the residential and retail subdivision is something that they will fight very hard against. From a capitalist point of view it's a non starter to them to abandon the project, especially since it's been years of planning and financial outlay for them. I've unsuccessfully protested and petitioned against similar projects in the past. It's very disheartening. We purchased our home on the edge of city limits with the hope that it meant no new development, and then an eyesore of a church and a seniors complex are now across 12 mile coulee, ruining our mountain views.

I tongue in cheek wrote an email to the developer to suggest that we don't need more housing and shopping in this area, but that I would be amenable to a huge gym and sports recreation complex. The traffic in Tuscany has already tripled since the last round of new housing was built. We have an ancient community centre that serves about one tenth of the residents but we all have to pay fees for it with no discernible benefits. A gym and sports complex would mean our residents would be able to enjoy fitness activities and sports without having to drive 5 kilometres to either Crowfoot or Rocky Ridge, both facilities that are already cramped and overcrowded. I told them that they should abandon the idea of more housing and retail, but instead build a big gym and fitness complex.

The other concern that I have is that in the event that this project proceeds, the already overcrowded C-train should be extended westwards to handle all of the new ridership. Because that area is outside of Calgary's city limits that is a special challenge.

I don't believe that we'll be successful in heading off this project, unless we stage an epic protest in the "Black lives matter" style with looting and burning (joking), because in my experience the developer always prevails.

Sincerely,
Cathrine M

On Tue, Apr 6, 2021 at 10:45 AM <MMitton@rockyview.ca> wrote:

MICHELLE MITTON, M.SC
Legislative Coordinator | Legislative Services

ROCKY VIEW COUNTY

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

Phone: 403-520- 1290 |

MMitton@rockyview.ca | www.rockyview.ca

From: C Moore [redacted]
Sent: April 4, 2021 7:51 PM
To: Legislative Services Shared <LegislativeServices@rockyview.ca>
Cc: 12MILECOULEEGROUP@gmail.com
Subject: [EXTERNAL] - Bylaw C-7991-2020, Planning Application Number: PL20170153 (05618039/05619004/006/054)

PDF

SHORT FORM NON-RESIDENT (1).pdf

To whom it may concern,

Please find a letter opposing the Bearspaw Ascension subdivision and shopping complex.

Sincerely,

C. Moore,

Tuscany,

Calgary

[DATE]

Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Via email: legislativeservices@rockyview.ca
Cc: 12MILECOULEEGROUP@gmail.com

To: Rocky View County Legislative Services

Re: Bylaw C-7991-2020, Planning Application Number: PL20170153 (05618039/05619004/006/054)

I am a resident of Tuscany NW in Calgary and will be directly impacted by the proposed Ascension project.

The Intermunicipal Development Plan in place between Rocky View County and the City of Calgary is intended to "enhance cooperation and achieve coordination wherever possible so that the effect that we have on one another and our residents is positive."

I am writing to formally express my view - and great concern - that Ascension will damage the interests and quality of life of all those who live nearby.

As written, the Ascension proposal means that:

- An already large and densely populated region will become even more crowded and more congested.
- A marketplace, unneeded by area residents, will take away customers from existing retailers, restaurants, entertainment venues and tenants away from existing commercial spaces. Already suffering from the economic downturn and COVID-19, small and medium businesses will be hurt the most.
- Major infrastructure that serves the entire region (roads, water, sewage) and services required in emergencies (EMS, fire, police etc) will need major and costly upgrades.

Directly impacted stakeholders have also not been provided with nearly enough time to participate in a meaningful way in the April 20 hearing. With such short notice and under the limits of COVID-19, those who will suffer the consequences of traffic, crowding, infrastructure, services and the quality of life in our communities have been left with no voice.

In view of the agreements and requirements in place and, more importantly, its impacts on neighbours living literally a stone's throw away, the proposed Ascension Conceptual Plan should be denied by Rocky View County Council.

Please ensure I am counted as strongly opposed to the Ascension Conceptual Plan.

Name Cathrine Moore

Address 423 Tuscany Ridge HT NW Calgary

Signature C Moore

Michelle Mitton

From: Celina Hwang [redacted]
Sent: April 7, 2021 4:29 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Ascension Project letter in opposition
Attachments: Ascension project letter - Celina Hwang.docx

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,
Please find attached a letter in opposition to the Ascension Project in Rocky View County.

Re: Bylaw C-7991-2020
Planning Application Number: PL20170153 (05618039/05619004/006/054)

Thank you,
Celina Hwang

April 7, 2021
Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services
Re: Bylaw C-7991-2020

Planning Application Number: PL20170153 (05618039/05619004/006/054)
I am a resident in the community of Watermark in Bearspaw, and I live at 33 Damkar Drive.
I am writing that I am **opposed to** the Ascension Residential and Commercial Conceptual Scheme as proposed. The project has and will affect me in the following manner.

Reasonableness/Timing

- This project has come along very quickly with minimal time for residents to review the full scope and details of the project.

Density

- The City of Calgary's Municipal Development plan has a minimum build density of 8 units per acre. Tuscany, Royal Oak, Rocky Ridge are 4 – 6 units per acre. The Ascension project will be more like 4.75 units per acre if the Market Place 47.8 acres is more realistically removed from the total. This does not appear to be a "transition", but a suburban city build out, especially with a large Market Place attached. Moving to Bearspaw I anticipated more a country feel, not a full city feel to my neighbourhood.

Traffic

- The traffic increase will be significant with only a few entrances into the community planned. Additionally this will increase the traffic around Bearspaw School and the community center significantly, putting children at increased risk.

Water/Waste Water

- The water and waste water treatment will be increased significantly and will all be pushed through the Blazer system in Watermark, which means increased trucking for sludge out of the community. This not only increases traffic on the roads where kids are often at play but also the wear and tear on the community. Additionally, who will be responsible for the increased costs associated with the plant upgrades while the homes in Ascension are being built. The economies of scale will not yet be in place, and the burden will then lie on the current community members.

Livability of my Community

- We moved out here recently with the intention of living in a country-like area. Ascension will increase the density and bring along more cars onto the quiet road systems. Additionally, with more children in the area, there will be significant strain put on the current Bearspaw School.

Signed,
Celina Hwang

33 Damkar Dr

Michelle Mitton

From: Charles K [redacted]
Sent: April 7, 2021 11:16 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - Ascension Residential and Commercial Conceptual Scheme Bylaw C-7991-2000

Follow Up Flag: Follow up
Flag Status: Flagged

April 6, 2021

To: Rocky View County Legislative Services

Re: Bylaw C-7991-2020

Planning Application Number: PL20170153 (05618039/05619004/006/054)

I am a resident in the community of Watermark and I live at 58 Watermark Villas.

I am **opposed to** the Ascension Residential and Commercial Conceptual Scheme as proposed. I believe that if this project proceeds as outlined it will adversely affect me and my family, my neighbors and all residents in surrounding communities.

I feel community members have been given insufficient time to properly review and become informed as to the scope of this project and it's potential impacts on community life. I had heard no details of the Ascension proposal until I received an email from the county on March 29,2021. This left just over a week to review and respond to a very lengthy and detailed proposal.

My concerns are as follows:

Density

I feel the proposed densities are not in keeping with rural life. When one opens the county website and clicks on the link "Living in Rockyview" and then "About Rocky View" the opening sentence describes life in the county as "rural living" and as being "rich and rewarding". The proposed density of the Ascension project along with it's commercial/retail/entertainment & residential component significantly exceeds the density in existing Rocky View communities and hardly represents a thoughtful transition from urban to rural. It more realistically resembles a suburban city build out, especially with the large Market Place attached. Most residents in Rock View chose to live here to get away from from the restrictions of big city life.

Traffic

I am concerned about the dramatic increase in traffic volumes this project will bring and the numerous traffic control measures/upgrades that will be required. Residents like myself will find their ability to commute to family commitments, work, and grocery shopping to be adversely affected both during construction of these upgrades and after they are completed. Increased traffic volumes will bring more noise, congestion, and accompanying safety issues.

The large scale proposed Market Place is destined to become a regional draw for shoppers coming from distant communities. This will require a robust traffic management system which does not promise to be free flowing and will result in long term construction delays for residents. It is not clear how upgrade construction costs will be attributed between the developers, City of Calgary, the Province and Rocky View. In light of the current economic recession exacerbated by the pandemic it is more than reasonable to ask whether the respective governments can afford these upgrades and to what extent residents can expect further tax increases.

Water/Wastewater

The provision of water and waste water services will require a three fold expansion of Blaze Water & Waste systems plant. This is not something that was envisioned for Watermark. Will the costs for this expansion be attributed to the new additional load coming on or will all users be asked to share the increased costs?

Services

The proposal does not address whether existing police and fire services will be adequate for the increased population base and if not how these will be expanded and paid for.

Viability

It is fair to question whether an intensive commercial/retail Market Place development in a post pandemic COVID world is now a viable option. Consumers' purchasing patterns have changed and it may be that the Market Place component of the plan is on the road to obsolescence and should be reviewed. Community impact if the Market Place turns out not to be viable must also be considered.

Livability of my Community

Rocky View County is a special place to live. It's rural character should be protected. The Ascension Conceptual Plan proposes changes that will negatively impact the lifestyle and values in our communities. In the interests of preserving Rocky View County's rich and rewarding lifestyle I would like to see more time, effort and resources invested in developing a plan more suitably geared towards that end.

Charles Klettke

58 Watermark Villas

Rockyview, AB T3L0E2

Michelle Mitton

From: Cheryl Carrick [redacted]
Sent: April 5, 2021 4:28 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - BYLAW C-7991-2020
Attachments: Scan 2021-4-5 16.24.52 (dragged).pdf; ATT00001.htm; Scan 2021-4-5 16.24.52 (dragged) 2.pdf; ATT00002.htm

Follow Up Flag: Follow up
Flag Status: Flagged

Legislative Services Rocky View County

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

Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: Bylaw C-7991-2020 Planning Application Number: PL20170153
(05618039/05619004/006/054)

I am a resident in the community of Watermark. I live at 6 Spyglass Point, Rocky View County, T3L 0C9. I am opposed to the Ascension Residential and Commercial Conceptual Scheme as proposed. The project will affect me in the following ways.

Density

We built our home in Watermark because Bearspaw offers low-density communities. If we wanted to live in a high-density area, we would have stayed in Calgary. Permitting the development of such a high-density community in Bearspaw will lower property values of the surrounding areas and make living here much less desirable.

Traffic

12 Mile Coulee Road and the 1A highway on either side of 12 Mile Coulee Road are already very busy during much of the day and especially during the morning and evening rush hour periods. This traffic congestion will steadily increase as the existing Watermark Development continues, and will become significantly more difficult once the Centre Street Church becomes operational; and then even worse if the 400 unit, Damkar Seniors project is approved and built. The proponent has recommended an interim Continuous Flow Intersection be built to handle the additional traffic, followed by an unspecified, larger upgrade to the 12 Mile Coulee Road/1A highway intersection at some point in the future. We think the intersection proposal, and the roundabout proposal to the south of the intersection, need a lot more clarification and an independent third-party assessment to ensure this new community will not adversely affect the existing Watermark, Blue Ridge and Tuscany communities.

The population density of Ascension is much higher than any of the other proposed developments in this area. The Scheme also includes a retail area that will create a significant amount of traffic. Stating that the changes to the existing road access will be required just to accommodate the 372 units in the proposed Glenbow Ranch area is very worrisome. If the proposed changes for road access to 12 Mile Coulee Road are needed to accommodate the Glenbow Ranch development, then you must question how the same changes can also accommodate an additional 883 units plus a large retail market as outlined in the Ascension proposal. All of the new development proposals in this area of Bearspaw have only one exit, and all of them end up on 12 Mile Coulee Road. There needs to be another access road to all of proposed developments onto the 1A highway, at the very least for both the Glenbow Ranch and Ascension development proposals.

Water/Waste Water

The proponent is planning to use the Blazer Water Systems Lynx Ridge potable water treatment plant to supply the Ascension development. Sewage from the development is proposed to be treated by the Watermark waste treatment plant. Watermark residents already have serious concerns about the increased demand on the Blazer system resulting from the proposed Damkar Senior's project, as well as on the Watermark sewage treatment plant. The Ascension Conceptual Scheme noted that both facilities will need to be expanded to manage the increased demand. As with the traffic management issue noted above, we think the entire potable water and sewage treatment scheme needs an independent third party assessment and review with the impacted residents. Of particular concern are the following:

1. The capacity and reliability of the expanded systems necessary to meet the needs of the proposed development and the existing users.
2. The size of the water treatment expansion necessary to accommodate the required tripling in capacity and how that expansion will impact Watermark residents in terms of construction duration/access and the aesthetics of the expanded facility.
3. The number of daily/weekly solid waste transfers that will be necessary relative to the existing situation.

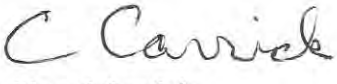
Emergency Services

Emergency services in this part of Rocky View County for EMS, police and fire will be seriously stretched by the Ascension proposal, particularly with the continuing development of the Watermark community, and the proposed development of Glenbow Ranch and the Damkar Seniors project. The section of 12 Mile Coulee Road from the Highway 1A to 80 Avenue NW will likely become the most densely populated area in Rocky View County. It will probably also have the highest concentration of seniors housing in the entire county. Before any new developments are approved, the impact on emergency services should be assessed by a third-party to ensure that the safety of the existing Rocky View citizens is not being placed at risk.

Dark Sky Friendly

Last, I also wonder how a complex this large can even attempt to be 'Dark Sky Friendly' as required in Rocky View County. It is one of the reasons I bought in Rocky View County. Simply pointing a lot of extremely bright lights at the ground, rather than the sky, does not ensure that it does not interfere with people's enjoyment of their property at night. For example, the Center Street Church NW Campus parking lot's light-poles send enough light at night to read by, with only a few of them turned on. They are brighter, and more numerous than The City of Calgary's streetlights along 12 Mile Coulee Road. I dread the day when all of them are turned on. It will light up most of the Watermark Community. I cannot see how a project, multiple times bigger than the Center Street Church, can protect the integrity of the dark sky policy.

Regards,



Cheryl Carrick
6 Spyglass Point
Rocky View County, T3L 0C9

Michelle Mitton

From: Claude Laflamme [redacted]
Sent: April 6, 2021 5:58 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Bylaw C-7991-2020

Follow Up Flag: Follow up
Flag Status: Flagged

To: Rocky View County Legislative Services
Re: Bylaw C-7991-2020
Planning Application Number: PL20170153 (05618039/05619004/006/054)

I am an adjacent landowner, resident in the community of Bearspaw Village and I live at 1101 Bearspaw Village Lane.

I am writing to voice my strong opposition to the Ascension Residential and Commercial Conceptual Scheme as proposed.

My reasons include:

- The interface with Bearspaw Village has not even been considered in the plan, and our land is almost touching the proposed area.
- The density and overall style is inconsistent with the neighbouring communities.
- It is proposed in isolation to neighbouring communities, without contributing to those communities.
- I am not interested in any access from Bearspaw Village.
- I have no interest in a “Market Place”.

I hear even some of the latest area Watermark development residents are opposed, which should raise serious red flags to long term planning.

Suggestions to council:

- Include win-win development across communities. I am no community development expert but these could include
    - Mandate width and composition of setback with neighbouring communities
    - Mandate pedestrian / cycling path as setback connecting to Canada trail along the river.
    - If sewer pipes are to run through neighbouring communities, add possibility for hook-up options as sceptic tanks should be planned to phased out.
    - Mandate regulations for development to be done quickly in the interface with neighbours, minimizing dust and noise (as opposed to Wartermark development which has been going on for years)
    - Mandate water resources sharing

It would be relatively easy to propose developments that bring neighbours together instead of isolated communities.

As I read the proposed Ascension conceptual scheme, there is nothing for me there but dust and noise affecting quality of life.

Claude Laflamme
[redacted]

1101 Bearspaw Village Lane
Calgary, Alberta
T3L 2P3

Michelle Mitton

From: Claude Laliberte <[redacted]
Sent: April 5, 2021 12:11 AM
To: Legislative Services Shared; Claude Laliberte
Subject: [EXTERNAL] - OBJECTION: Bylaw C-7991-2020, Planning Application Number: PL20170153 (05618039/05619004/006/054)

Follow Up Flag: Follow up
Flag Status: Flagged

April 5 2020,

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

To: Rocky View County Legislative Services

Re: Objection: Bylaw C-7991-2020, Planning Application Number: PL20170153 (05618039/05619004/006/054)

I am a resident of Watermark in Rocky View County.

I am writing to officially record my opposition to the proposed Ascension Conceptual Plan.

My key concerns are related to the Watermark waste-water plant expansion, initial assumptions to have HOAs manage the waste-water plant, density of the proposal, traffic on 12 -mile coulee road and its intersection with Crowchild Trail, significant road infrastructure shared with multiple parties that have not secured a tentative agreement and viability of business and senior development based on an outdated market study.

1- **Consultation on Watermark Wastewater Plant Expansion**

**The lack of consultation on the waste-water plant is not acceptable. **

The 2017 consultation meeting minutes does not appear to talk to this issue.

I moved in Watermark in the fall of 2017 and do not recall any public consultation notices since then on this matter. The developer or builder never mentioned this facility would become an industrial sized regional plant in the future. Being a community in development, one would have expected that yearly update to all new residents be provided. The HOA issues monthly updates to residents so it is quite easy to reach all of us.

The lack of transparency and consultation on an issue that will directly impact all Watermark residents is quite concerning and shall be addressed as soon as possible. Furthermore, there seems to be a conflict of interest as the Watermark developer currently owns or maintain the waste- water facility and the County needs additional development to justify purchasing the asset.

2- Waste-Water Plant Expansion

All location options to treat the additional waste-water volume need to be re-evaluated and presented to the taxpayers.

Why would an industrial REGIONAL waste-water plant be in the middle of an estate neighborhood by a pond and next to a playground zone?

This will add truck traffic and noise in the middle of our community, increase road safety risk for our children in the playground area, increase wear and tear on our street and most likely affect house values in this estate community.

I suggest the developers for future facilities pay for a new facility to be built **outside of a residential community and by a main road** to address all concerns above.

3- HOA Accountable to Manage the Water Processing Facilities (as per section 2.1 of the fiscal analysis report)

This seems to be an unreasonable responsibility to put on an HOA Board member.

These facilities are critical services. Having HOAs from multiple communities be responsible to operate and maintain these assets seems unrealistic considering their complexity, importance to the community and associated liabilities and risks in managing these assets. Board members are resident volunteers, come and go, have no technical experience in water processing and are always hard to find.

4- Density of development

**The density of the proposed plan is almost twice the size of future communities and/or existing neighboring Rocky View communities. **

The transition density is not justified. This proposal does not meet the County's definition of itself as a "rural municipality" with their principles of encouraging a moderate level of residential growth that preserves and retains the County's rural character which attract many Calgarians.

5- Obsolete 2017 market analysis

The study was not updated based on all the changes from 2020 Covid and Calgary recession.

Consequently, all forecasted assumptions used to justify this development are no longer valid.

Furthermore, concurrent project submissions for senior residences shall be considered to prevent overbuilding these facilities.

All these unknowns could add significant burden to taxpayers and need to be addressed before accepting any conceptual plans.

6- Traffic

The traffic study was lacking information.

Below are areas requiring clarifications:

a. How will the cost for the infrastructure upgrade be allocated between Calgary, Rocky View County and Alberta Government? Is there a preliminary agreement in place and updated post 2020 Covid time? **All these unknowns could add significant burden to taxpayers and need to be addressed before accepting any conceptual plans.**

b. Is traffic from the following sources included in the traffic study ?
   - New church, Watermark future phases, New assisted living residence, new Calgary development in the south (will they use 12-mile coulee Road and Bearspaw village road)?

c. Have we considered connecting Bearspaw village road to Bearspaw road?

d. Watermark does need an additional egress route to support future planned expansion. Having to go through Tuscany or now Ascension just creates new issues: safety issue in these neighborhoods

e. Tussle Wood round about:
   - The report states a crossing is required. Can a round about allow for a crossing?

f. Market place egress all towards 12-mile coulee road
   - Should consider additional egress routes that do not force you to drive through the community or end up on 12 Mile coulee road to prevent similar bottleneck egress issues observed during rush hours at the Beacon Hill centre.

g. Market Parking/Safety hazards:
   - Consider enough space for parking shall be considered to prevent similar parking congestion issues observed at the Royal Oak shopping centre by the restaurants.

h. Shall obtain YEARLY traffic model review with actual data and forecasted value based on development plan changes (volume and phasing) to proactively plan for upgrades.

In conclusion, the Ascension project -its underlying or missing assumptions, scope and scale and expected outcomes- requires updating, review and reconsiderations. As it stands now, the proposed Ascension Conceptual Plan should be denied entirely by Council.

As County voter and taxpayer, please ensure I am counted as strongly opposed to the Ascension Conceptual Plan until the points above have been addressed.

Claude Laliberte
68 Waters Edge Gardens
Calgary Alberta
T3L 0C9

Michelle Mitton

From: Mary Kay Hosfield [redacted]
Sent: April 5, 2021 11:03 AM
To: Legislative Services Shared
Cc: 12milecouleegroup@gmail.com
Subject: [EXTERNAL] - Ascension Conceptual Plan - application Number PL20170153(05618039/05619004/006/054)

Follow Up Flag: Follow up
Flag Status: Flagged

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

My Husband and I recently purchased a residential lot at 88 Waters Edge Garden in the Watermark community and are in the planning process to build our new home.

Unfortunately, we recently discovered that a large commercial development at the corner of Twelve Mile Coolie Road and Highway 1A is being considered by the Rocky View County planning department. We are opposed to this development for the these reasons:

1. The intersection at 12 Mile Coulee Road and Highway 1A is not designed to handle any increase in traffic volume. It's already very busy during peak hours.

2. Infrastructure, including fire, EMS, police, water, sewer and roads will require major and costly upgrades.

3. There is no need for another Marketplace in the area. This will take customers away from the existing restaurants, stores and businesses in the area.

4. We are also concerned that existing property owners will end up paying for the increased services that will be required by such a large commercial and residential development.

5. We are opposed to such development since it will have a negative impact on our quality of life.

Please register our concerns and opposition to this project at your next planning meeting.

Respectfully submitted,

Cliff and Mary Kay Hosfield

Michelle Mitton

From: Clive L Cox [redacted]
Sent: April 7, 2021 9:28 AM
To: Public Hearings Shared
Subject: [EXTERNAL] - Ascension Development Proposal - 1A Highway and 12 Mile Coulee Road

Follow Up Flag: Follow up
Flag Status: Flagged

I am sending this email to voice my objection to this development. While we are not in close proximity to this area as we live in Bearspaw Meadows, approximately 5 km south of the highway on Bearspaw Meadows Way, it will impact us by way of increased traffic and impact our only direct access to the highway via 12 Mile Coulee Road. It has been said that area residents will benefit from increased retail on this site, which has yet to be defined as to what that will be. Right now we are minutes away from groceries, gas, medical and tons of retail so I don't buy that argument.

We moved to the country to get away from congested city life, and it seems that every time there is a vacant piece of land that is large enough to develop, some developer is anxious to put houses, condos and retail on it.

We are very happy with the area as it presently is and would like to see it stay that way.

Michelle Mitton

From: dan twidale [redacted]
Sent: March 26, 2021 1:07 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Bylaw C-7991-2020

Follow Up Flag: Follow up
Flag Status: Flagged

I oppose the proposed bylaw C-7991-2020 after completing a thorough review of the Ascension Conceptual Scheme. I am a resident of Watermark and am situated at 101 Watermark Villas.

The reasons are as follows:

7.1 Regional Transportation Network - 12 Mile Coulee Road roundabout being proposed will create further traffic bottleneck for westbound traffic making a left turn as it's proximity is too close to HWY 1A . Traffic improvements fail to address unsafe conditions for this arterial road which include lack of crosswalks , signalization and sidewalks. I have lived in this community for years and take my life into my hands as a pedestrian every time I leave my home for a stroll along 12 Mile Coulee.

9.1/9.2 Water/Wastewater - Flawed approach to leverage Blazer infrastructure which is not designed to scale to accommodate growth of this magnitude. I am existing customer and water pressure is below acceptable.We do not want Watermark & Blueridge to be torn up to leverage Blazer infrastructure and further degraded services. Connect to the City of Calgary instead.

--
Dan Twidale
[redacted]

Michelle Mitton

From: Ramona Remesat [redacted]
Sent: April 4, 2021 1:07 PM
To: Public Hearings Shared
Subject: [EXTERNAL] - Opposition to the proposed Ascension project

Follow Up Flag: Follow up
Flag Status: Flagged

April 3, 2021

Legislative Services Rocky View

County 262075 Rocky View Point

Rocky View County, AB T4A 0X2

Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: Bylaw C-7991-2020

Planning Application Number: PL20170153 (05618039/05619004/006/054)

We are residents in the community of Watermark and live at 123 Hillside Terrace.

We are writing to indicate our opposition to the Ascension Residential and Commercial Conceptual Scheme as proposed. For the past seven years, we have enjoyed living in Watermark and made our decision to move here based on its rural appeal, proximity to nature and wildlife, and reduced traffic flow.

While 12 Mile Coulee Road and Crowchild appear to be somewhat of a confluence of urban and rural living, we do not believe that a large commercial/retail, entertainment and residential project provides a thoughtful transition between the two.

The density that is being proposed on the Ascension site is massive and does not align with the area's rural feel which many of the area residents currently enjoy. In fact, with the large Crowfoot shopping complex just minutes up the road, we question whether this development is necessary (or viable) – especially given the financial climate we are currently experiencing.

Further to this, it seems the issue of proximity to local transit has not been considered. Currently, there is no public transit access to areas west of Tuscany. How will residents of the proposed new residential community hop a bus? Is it logistically viable to develop a project of this magnitude without the public's access via transit? And is there sufficient fire and policing anticipated to service a population in excess of 2,375? Who pays for this?

We are also very concerned about the traffic disruptions this proposed project would create. Numerous traffic control measures/upgrades, especially at 1A (Crowchild) and 12 Mile Coulee Road would seriously impact the communities along Mile Coulee Road making it difficult to commute to work, school, appointments, and errands. Not to mention, that the proposed Controlled Flow Intersection is confusing and dangerous to drivers.

In addition, how will the considerable costs of this upgrade be attributed between the City of Calgary, Alberta Government and Rocky View County? Can our Government bodies afford to support an upgrade of this magnitude at this time?

Overall, the total scope of development will require significant upgrades to key infrastructure (roads, water, sewage) and services (fire, EMS, police, etc.). And this, combined with a residential housing development whose density and population is far higher than neighbouring Rocky View communities, do not meet the County's definition of "rural municipality."

Additionally, this plan fails to achieve the Principles of the County Plan including "encouraging a 'moderate' level of residential growth that preserves and retains the County's rural character."

As it stands, the proposed Ascension Conceptual Plan should be denied entirely by Council. As County voters and taxpayers, please ensure we are counted as strongly opposed to the Ascension Conceptual Plan.

Darius & Ramona Remesat
123 Hillside Terrace NW
Calgary, AB.

Signed: Darius Remesat

Ramona Remesat

Michelle Mitton

From: Dave Collyer [redacted]
Sent: March 20, 2021 2:07 PM
To: Legislative Services Shared
Cc: Dave Collyer
Subject: [EXTERNAL] - Letter of Objection - Ascension Conceptual Scheme (Bylaw C-7991-2020)
Attachments: scan0177.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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

Rocky View County Legislative Services,

Please find attached a Letter of Objection regarding the subject application to be reviewed at the Special Council Meeting on April 20.

Please include this letter in the agenda package presented to Council for the subject meeting.

Thank you,

Dave Collyer
31 Watermark Avenue
Calgary, AB

March 20, 2021

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

Via Email: legislativeservices@rockyview.ca

Dear Rocky View County Legislative Services:

Re: Letter of Objection
Ascension Residential and Commercial Conceptual Scheme
Bylaw C-7991-2020 (Planning Application PL20170153)

I am a resident of the community of Watermark in Rocky View County, residing at 31 Watermark Avenue. I am writing to provide my input regarding the subject application and ***to express my very strong opposition to certain elements of the proposed Ascension Residential and Commercial Conceptual Scheme having direct impact on my residence and community in the immediate vicinity of the land subject to the application.***

I am not opposed to consideration of residential and commercial development on this site, although I note that the current proposal appears to be considerably larger in scope than was originally proposed in 2017. I would also note that the applicant (Highfield Land Management) has not been at all forthcoming with residents in the immediate vicinity as to the revised scope of the development or the impact on communities in the vicinity of the proposed development. I find this unacceptable, particularly when these impacts are very significant, as noted below.

Furthermore, the notice of Special Council Meeting on April 20 2021 was issued on Monday, March 8 2021. This affords directly affected residents very little time to adequately provide input to the Hearing, particularly in light of limitations arising from the pandemic and the lack of information forthcoming from the Applicant.

My specific concerns regarding the proposed Ascension Conceptual Scheme are fourfold, as outlined below:

- ***Density:*** While a diversity of housing styles and lots is desirable, including seniors housing, the density of this proposed development will be considerably higher than the proximal residential communities to the south. As Ascension falls entirely within Rocky View County, it should not be considered a "transition" between urban communities in the City of Calgary and the rural context in Rocky View County. The density, size and scope of the proposed residential and commercial development is entirely incompatible with the local community and with the needs of the County (reference Bearspaw Area

Structure Plan). The density and scope of both the residential and commercial elements of the proposal must be significantly reduced.

- ***Traffic and Safety Impacts***: Traffic volumes on 12 Mile Coulee Road are becoming increasingly problematic and will be exacerbated to a significant degree by the cumulative effect of the proposed Ascension development, the new Centre Street Church, the proposed Damkar Seniors-Oriented Residential Project and increasing traffic flows from the south. Specific concerns are, in order of importance: (1) The left turn lanes from Hwy 1A turning south onto 12 Mile Coulee Road are inadequate and traffic backs up into the primary traffic lanes on 1A during busy periods, (2) the intersection of 12 Mile Coulee Road and Tuscany Way is problematic from a safety perspective when turning left from Tuscany Way onto 12 Mile Coulee Road, and (3) the intersections of 12 Mile Coulee Road with Blueridge Rise and Tusslewood Drive are also problematic. These issues must be addressed and resolved as a pre-condition to any further approvals related to the Ascension development. It has not been adequately demonstrated that the proposed continuous flow interchange at Hwy 1A and 12 Mile Coulee Road is the answer, given both traffic volume and safety considerations. Furthermore, given current infrastructure funding constraints, there is certainly no assurance of funding for either this proposed interim solution or the full grade separated interchange that is going to be required at this location.
- ***Water Servicing Impacts on Watermark Community***: With respect to proposed water servicing, Blazer Water Systems and the Applicant must be much more forthcoming regarding the impact of the Ascension development on current capacity, future capacity additions and future rate impacts for existing users in the Watermark community. Infrastructure costs for the Ascension development should not be subsidized by County taxpayers on an ongoing basis.
- ***Wastewater Impacts on Watermark Community:*** The Applicant proposes to use the Bearspaw Regional Wastewater Treatment Plant ("BRWTP"), located in the Watermark community and operated by Macdonald Watermark Properties, for treatment of wastewater from the Ascension development. The Applicant states that the existing capacity of the BRWTP facility (350 m3/d) will not accommodate any flows from the proposed development and that two to three more stages providing additional plant capacity of 1050 m3/d, along with an expansion to the building facility, will be required to accommodate full buildout. I am unequivocally opposed to any consideration of the use of the BRWTP for wastewater treatment from the Ascension development in any form and in any quantity. It is simply wrong to contemplate the use of this facility, which is located in the midst of an executive/estate residential community and was built to service the needs of the Watermark community, as a "dumping ground" for waste from other communities. The implications for Watermark include: visual impacts arising from expansion of the facility; construction impacts; more truck traffic to remove waste with attendant implications for visual impacts, wear and tear on roads, safety, odour issues, etc., and; negative impacts on property values for those who reside in the community and will be impacted by the real and perceived downside of living next to an expanding regional wastewater facility. In addition, the longer-term financial impacts of the expansion and use of this facility on existing users is unclear. I also want to emphasize that Macdonald Watermark Properties, who obviously have a financial incentive to expand use, have not been at all forthcoming with Watermark residents regarding their intentions for this facility. There has been no general communication with residents whatsoever on this matter. Surely it is reasonable to expect the Applicant to invest in the

facilities necessary to deal with waste from Ascension onsite, as was done for Watermark, rather than making it Watermark's problem.

Overall, I acknowledge there is potential benefit to having a mixed residential/commercial development at this location. However, the proposed density and scope of the proposed residential and commercial development is entirely out of step with the neighbouring communities and the needs of the County. Traffic flow on Highway 1A/Crowchild Trail and 12 Mile Coulee Road is already an issue and remedial measures must be provided with certainty as a pre-condition to any approval of the Ascension development. The Applicant's Conceptual Scheme as it applies to wastewater treatment is a showstopper - under no circumstances is the use of the Bearspaw Regional Wastewater Treatment Plant in the Watermark community warranted as part of this proposal. The Applicant must simply find another means by which to deal with wastewater from Ascension.

In summary, the above issues should be given serious consideration by Council and the application in its current form should be denied.

Thank you for the opportunity to provide input regarding the subject application.

Dave Collyer
31 Watermark Avenue
Calgary, AB

[DATE] APRIL 5, 2021

Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: Bylaw C-7991-2020, Planning Application Number: PL20170153 (05618039/05619004/006/054)

I am a resident of _____ in Rocky View County.

I am writing to officially record my opposition to the proposed Ascension Conceptual Plan.

The proposal calls for:

- Residential housing development whose density and population is far higher than neighbouring Rocky View communities.
- Development of a marketplace whose amenities, services and large footprint do not meet the needs or desire of Rocky View County residents.
- Total scope of development that will require significant upgrades to key infrastructure (roads, water, sewage) and services (EMS, fire, police etc).

These elements do not meet the County's definition of itself as a "rural municipality" and fail to achieve the principles of the County Plan including "encouraging a 'moderate' level of residential growth that preserves and retains the County's rural character."

Further, directly impacted Rocky View County residents and other stakeholders have not been provided with sufficient time to prepare to participate meaningfully in the April 20 hearing. The short notice and COVID limitations effectively take away the ability of County taxpayers to provide input on a project that will significantly impact traffic, crowding, infrastructure, services and the quality of life in our communities.

The Ascension project – its underlying assumptions, scope and scale and expected outcomes – requires updating, review and reconsideration. As it stands, the proposed Ascension Conceptual Plan should be denied entirely by Council.

As County voter and taxpayer, please ensure I am counted as strongly opposed to the Ascension Conceptual Plan.

Name DEBBIE BILBEN

Address 31 BEARSPAW MEADOWS BAY

Signature DBilben

Michelle Mitton

From: Delia Antrum [redacted]
Sent: April 6, 2021 12:22 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Opposition to Ascension Plan
Attachments: Delia Antrum Opposition to Ascension Plan.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Good day,

Please find attached my letter, in PDF, regarding the opposition to the Ascension Plan.
Please email back to confirm

Thank you. you have this email and it has been officially submitted.

Delia Antrum
75 Watermark Villas
[redacted]

[DATE] 6 April 2021

Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: Bylaw C-7991-2020, Planning Application Number: PL20170153 (05618039/05619004/006/054)

I am a resident of WATERMARK in Rocky View County.

I am writing to officially record my opposition to the proposed Ascension Conceptual Plan.

The proposal calls for:

- Residential housing development whose density and population is far higher than neighbouring Rocky View communities.
- Development of a marketplace whose amenities, services and large footprint do not meet the needs or desire of Rocky View County residents.
- Total scope of development that will require significant upgrades to key infrastructure (roads, water, sewage) and services (EMS, fire, police etc).

These elements do not meet the County's definition of itself as a "rural municipality" and fail to achieve the principles of the County Plan including "encouraging a 'moderate' level of residential growth that preserves and retains the County's rural character."

Further, directly impacted Rocky View County residents and other stakeholders have not been provided with sufficient time to prepare to participate meaningfully in the April 20 hearing. The short notice and COVID limitations effectively take away the ability of County taxpayers to provide input on a project that will significantly impact traffic, crowding, infrastructure, services and the quality of life in our communities.

The Ascension project – its underlying assumptions, scope and scale and expected outcomes – requires updating, review and reconsideration. As it stands, the proposed Ascension Conceptual Plan should be denied entirely by Council.

As County voter and taxpayer, please ensure I am counted as strongly opposed to the Ascension Conceptual Plan.

Name DELIA ANTRUM

Address 75 WATERMARK VILLAS, RVC, T3L 0E2

Signature

Michelle Mitton

From: devinder gill [redacted]
Sent: April 5, 2021 9:59 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - Bylaw C-7991-2020 - opposing this construction
Attachments: Asc Const.docx

Follow Up Flag: Follow up
Flag Status: Flagged

April 5, 2021

Legislative Services

Rocky View County

262075 Rocky View Point

Rocky View County, AB T4A 0X2

Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: Bylaw C-7991-2020

Planning Application Number: PL20170153 (05618039/05619004/006/054)

I am a resident in the community of **Rocky Ridge**, and I live at **299 Rocky Ridge Drive NW**

I am writing that I am **opposed to** the Ascension Residential and Commercial Conceptual Scheme as proposed. The project has and will affect me in the following manner.

Reasonableness/Timing

No information regarding this project has been provided to the community. Came to know about this as a word of mouth. The community should have been made aware of this and input should have been taken.

Density

- Would like to kept the rural nature of this land preserved. Multi story & high density is opposite of preserving it so I am opposed to this decision.The City of Calgary's Municipal Development plan has a minimum build density of 8 units per acre. Tuscany, Royal Oak, Rocky Ridge are 4 – 6 units per acre. The Ascension project will be more like 4.75 units per acre if the Market Place 47.8 acres is more realistically removed from the total. This does not appear to be a "transition", but a suburban city build out, especially with a large Market Place attached.

Traffic

- There will be significant increase in traffic with only one entry and exit points. Have following concerns

How will the increased traffic volumes, requiring numerous traffic control measures/upgrades, especially at 1A (Crowchild) and 12 Mile Coulee Road, affect our ability to commute to my family's commitments, work, groceries & school?

Will traffic noise, congestion, safety & volumes add or detract from these things?

The Market Place is sufficiently large to become a regional draw for shoppers coming from distant communities layering on the requirement for a robust traffic management system such as a Controlled Flow Intersection. A CFI was installed in PEI and required a dozen instructional videos to help commuters navigate the change. Does this sound or look like free flowing traffic?

How construction delays measures will be installed.

Who will costs be attributed to this upgrade between the City of Calgary, Alberta Government and Rocky View County. Can our respective Governments afford to support the upgrade at this time?

We the residents along 12 Mile Coulee road, will be carrying the brunt of most of this traffic increase.

Water/Waste Water

Is a three fold expansion and a regional Waste water treatment plant what was envisioned for Watermark?

Other concerns:

Servicing

Transit, Fire and other community services

Signed,

Devinder Kaur

Name & Address

Devinder Kaur Gill

299 Rocky ridge Drive NW, Calgary

T3g4G4

April 4, 2021

Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services
Re: Bylaw C-7991-2020, Planning Application Number: PL20170153 (05618039/05619004/006/054) I am a resident of Watermark in Rocky View County.

I am writing to officially record my opposition to the proposed Ascension Conceptual Plan. The proposal calls for:

- Residential housing development whose density and population is far higher than neighbouring Rocky View communities.
- Development of a marketplace whose amenities, services and large footprint do not meet the needs or desire of Rocky View County residents.
- Total scope of development that will require significant upgrades to key infrastructure (roads, water, sewage) and services (EMS, fire, police etc).

These elements do not meet the County's definition of itself as a "rural municipality" and fail to achieve the principles of the County Plan including "encouraging a 'moderate' level of residential growth that preserves and retains the County's rural character."

Further, directly impacted Rocky View County residents and other stakeholders have not been provided with sufficient time to prepare to participate meaningfully in the April 20 hearing. The short notice and COVID limitations effectively take away the ability of County taxpayers to provide input on a project that will significantly impact traffic, crowding, infrastructure, services and the quality of life in our communities.

The Ascension project – its underlying assumptions, scope and scale and expected outcomes – requires updating, review and reconsideration. As it stands, the proposed Ascension Conceptual Plan should be denied entirely by Council.

As County voter and taxpayer, please ensure I am counted as strongly opposed to the Ascension Conceptual Plan.

Sincerely,

Don Rumpel

35 Watermark Ave, Calgary AB T3L 0C9

Michelle Mitton

From: Williams, Doug [redacted]
Sent: April 6, 2021 11:19 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - Bylaw C-7991-2020
Attachments: Ascension Project.docx

Importance: High

April 6st, 2021

Legislative Services Rocky View County

262075 Rocky View Point

Rocky View County, AB T4A 0X2

Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: Bylaw C-7991-2020

Planning Application Number: PL20170153 (05618039/05619004/006/054)

We are residents in the community of Watermark, and we live at 45 Waters Edge Gardens.

We are writing that we are **opposed to** the Ascension Residential and Commercial Conceptual Scheme as proposed.

We decided to look to the western edges of the city as we were tired of the city and the amount of congestion that has become the city of Calgary. With the new proposal of Ascension, I believe the quiet community that I chose to move to will now become busy and congested again. For 19,884 people who reside in the community of Tuscany, this will simply become an easy Commute and hence an "easy place" to shop. However, drawing on that many people right next door create many challenges.

Tuscany represents one of the largest if not the largest community in Calgary with approximately 57.7% of the population of the town of Cochrane, or 54.6% of the total population of Rocky View County. Tuscany is a couple hundred meters away of the proposal. Even the furthest residents of Tuscany remain close with a distance of approx. 3 KM. This is simply too many people in such a small radius to actually keep a quiet community. Residents that chose to live in Rocky view Blue Ridge and Watermark) realize that we need services and that is not in question. What is in question is the size and scoop of Ascension and what this means to living in a community that seeks more of a rural setting. We believe that this will in turn affect our property values as this doesn't reflect the wants and goals for those trying to escape the city life.

We have a number of concerns regarding this project besides the density and scoop of it. Infrastructure is a major issue. The amount of Traffic both automobile and foot traffic, the need to service the community with additional Fire and police, and the overall increased Density. I am not in favor of increasing the size of the wastewater treatment plant currently located within Watermark. I was under the understanding that that was to be used for residents within the community as well as the surrounding areas of Blue Ridge. Schooling issues are concerning as well with the average school class size at Bearspaw at close to capacity levels. Rocky view is struggling more with schooling than the city of Calgary. How is this being addressed if and additional 2K residents move to the community.

If this project goes ahead, I believe we lose the reason as to “why” of the residents have chosen to be on the edges of the city. As far as we are concerned, we don’t see the difference between the quiet life my family and I have chosen and living in the city with the building of Ascension.

Doug & Miia Williams
45 Waters Edge Gardens
T3L 0C9
Rocky View County

Michelle Mitton

From: Doug Childs [redacted]
Sent: April 6, 2021 3:04 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Concerns regarding Bylaw C-7991-2020
Attachments: Rockyview Letter re Development.docx

Follow Up Flag: Follow up
Flag Status: Flagged

Please see attached

Thank you

April 6, 2021

Legislative Services

Rocky View County

262075 Rocky View Point

Rocky View County, AB T4A 0X2

Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: Bylaw C-7991-2020

Planning Application Number: PL20170153 (05618039/05619004/006/054)

We are a resident in the community of Watermark, and We live at 218 Creekstone Rise.

We are writing that We am **opposed to** the Ascension Residential and Commercial Conceptual Scheme as proposed

We are extremely concerned regarding this proposed development and have the following concerns.

How will this development affect the traffic pattern? The proposed access road to such a development appears to go past Bearspaw elementary school. We are concerned for the safety of my and the other children that utilize this school.

This development will likely require changes to the traffic patterns on both Crowchild Trail, 12 Mile Coulee Road, and the surrounding service roads. Who is going to be responsible for these changes? Rocky View county? City of Calgary? The Province?

The Proposal seems to indicate the water/waste from this development will be handled by the same facilities currently handling Watermark. We are sure the load increase from such a development will require significant upgrades to that building and We do not see being able to be enlarge it. If the building cannot be enlarged, it will likely require constant flow of sewage vehicles to remove the waste, driving down a residential street full of kids. Who is handling the costs of this upgrade? Will the cost be passed down to the residents of Watermark increasing our fees?

Lastly. Is this type of project even viable in the current state of the world? We do not believe that retail sites like the one being proposed will even be utilized at capacity in the current and post Covid19 world. We look at the closures in all the retail malls in Calgary and wonder why this project is even still being tendered

We hope that you will consider the points We have raised and not consider such a radical change to Rocky View County and especially the Bearspaw Community.

Signed,

Doug Childs

Dr. Anne Roggensack

Michelle Mitton

From: Tom outlook.com [redacted]
Sent: April 6, 2021 10:32 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - Ascension Project
Attachments: Ascension JP.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Sirs:

Please see enclosed letter regarding project Ascension.
Thank you

Dr Janis Campbell

Rocky View County April 6, 2021

262075 Rocky View Point

Rocky View County, AB T4A 0X2

Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: Bylaw C-7991-2020, Planning Application Number: PL20170153 (05618039/05619004/006/054)

I am a resident of Blueridge in Rocky View County.

I am writing to officially record my opposition to the proposed Ascension Conceptual Plan.

The proposal calls for:

- • Residential housing development whose density and population is far higher than neighbouring Rocky View communities.
- • Development of a marketplace whose amenities, services and large footprint do not meet the needs or desire of Rocky View County residents.
- • Total scope of development that will require significant upgrades to key infrastructure (roads, water, sewage) and services (EMS, fire, police etc).

These elements do not meet the County's definition of itself as a "rural municipality" and fail to achieve the principles of the County Plan including "encouraging a 'moderate' level of residential growth that preserves and retains the County's rural character."

Further, directly impacted Rocky View County residents and other stakeholders have not been provided with sufficient time to prepare to participate meaningfully in the April 20 hearing. The short notice and COVID limitations effectively take away the ability of County taxpayers to provide input on a project that will significantly impact traffic, crowding, infrastructure, services and the quality of life in our communities.

The Ascension project – its underlying assumptions, scope and scale and expected outcomes – requires updating, review and reconsideration. As it stands, the proposed Ascension Conceptual Plan should be denied entirely by Council.

As County voter and taxpayer, please ensure I am counted as strongly opposed to the Ascension Conceptual Plan.

Name: Janis P Campbell MD

Address: 10 Blueridge Bay, Calgary, AB, T3L2N5

Michelle Mitton

From: Tom outlook.com [redacted]
Sent: April 6, 2021 10:28 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - Ascension
Attachments: Ascension.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Sirs:
Please see enclosed letter.
Sincerely,
Dr Tom Woo

Tom Woo MD
10 Blueridge Bay NW
Calgary, AB, T3L2N5
[redacted]

Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Via email: legislativeservices@rockyview.ca

April 6, 2021

To: Rocky View County Legislative Services
Re: Bylaw C-7991-2020, Planning Application Number: PL20170153 (05618039/05619004/006/054)
I am a resident of Blueridge in Rocky View County.
I am writing to officially record my opposition to the proposed Ascension Conceptual Plan.
The proposal calls for:

- • Residential housing development whose density and population is far higher than neighbouring Rocky View communities.
- • Development of a marketplace whose amenities, services and large footprint do not meet the needs or desire of Rocky View County residents.
- • Total scope of development that will require significant upgrades to key infrastructure (roads, water, sewage) and services (EMS, fire, police etc).

These elements do not meet the County's definition of itself as a "rural municipality" and fail to achieve the principles of the County Plan including "encouraging a 'moderate' level of residential growth that preserves and retains the County's rural character."
Further, directly impacted Rocky View County residents and other stakeholders have not been provided with sufficient time to prepare to participate meaningfully in the April 20 hearing. The short notice and COVID limitations effectively take away the ability of County taxpayers to provide input on a project that will significantly impact traffic, crowding, infrastructure, services and the quality of life in our communities.
The Ascension project – its underlying assumptions, scope and scale and expected outcomes – requires updating, review and reconsideration. As it stands, the proposed Ascension Conceptual Plan should be denied entirely by Council.
As County voter and taxpayer, please ensure I am counted as strongly opposed to the Ascension Conceptual Plan.
Name _____Dr. Tom Y Woo_____
Address ___10 Blueridge Bay, Calgary, AB, T3L2N5_____
Signature

Michelle Mitton

From: Emma Climie [redacted]
Sent: April 6, 2021 11:58 AM
To: Legislative Services Shared
Cc: 12MILECOULEEGROUP@gmail.com
Subject: [EXTERNAL] - Bylaw C-7991-2020
Attachments: non resident letter.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Please find attached a letter indicating my disagreement with the proposed plan for Ascension.
Thank you,
Emma Climie

April 6, 2021

Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: Bylaw C-7991-2020, Planning Application Number: PL20170153 (05618039/05619004/006/054)

I am a resident of __Tuscany_____ in Calgary and will be directly impacted by the proposed Ascension project.

The Intermunicipal Development Plan in place between Rocky View County and the City of Calgary is intended to "enhance cooperation and achieve coordination wherever possible so that the effect that we have on one another and our residents is positive."

I am writing to formally express my view - and great concern - that Ascension will damage the interests and quality of life of all those who live nearby.

As written, the Ascension proposal means that:

- An already large and densely populated region will become even more crowded and more congested.
- A marketplace, unneeded by area residents, will take away customers from existing retailers, restaurants, entertainment venues and tenants away from existing commercial spaces. Already suffering from the economic downturn and COVID-19, small and medium businesses will be hurt the most.
- Major infrastructure that serves the entire region (roads, water, sewage) and services required in emergencies (EMS, fire, police etc) will need major and costly upgrades.

Directly impacted stakeholders have also not been provided with nearly enough time to participate in a meaningful way in the April 20 hearing. With such short notice and under the limits of COVID-19, those who will suffer the consequences of traffic, crowding, infrastructure, services and the quality of life in our communities have been left with no voice.

In view of the agreements and requirements in place and, more importantly, its impacts on neighbours living literally a stone's throw away, the proposed Ascension Conceptual Plan should be denied by Rocky View County Council.

Please ensure I am counted as strongly opposed to the Ascension Conceptual Plan.

Name ___Emma Climie_____

Address __339 Tusslewood Terrace NW Calgary, AB _____

Signature _____

_

Michelle Mitton

From: Garrett Dueck [redacted]
Sent: March 29, 2021 6:56 PM
To: Legislative Services Shared
Cc: Division 8, Samanntha Wright; ward.sutherland@calgary.ca
Subject: [EXTERNAL] - BYLAW C-7991-2020

Follow Up Flag: Follow up
Flag Status: Flagged

Good day,

This email is in relation to the proposal to amend land use bylaw C-8000-2020, application number PL20170153.

I am **OPPOSED** to this amendment for the following reasons:

1. The most recent fiscal impact study for Ascensions proposal to build residential and commercial properties appears to be from 2017. Much has happened to our city and our province since then. To consider changing this bylaw to allow this type of development in this area at this time, in my opinion, is poorly thought out and not sustainable. Until the economic outlook for Calgary and Rockyview County improves considerably, allowing this amendment will create a push for dense and overly populated growth in an area that quite frankly doesn't need it, there is no demand for it and may become a fiscal anchor to Rockyview County.

2. The city of Calgary already has an extremely large development project underway (Haskayne) that has yet to be built. It would be prudent to wait and see if there is an actual demand to build and live in this super large community, before allowing another super community to be developed so closely. In addition, Watermark is still growing and there are plans in place for more development in the Damkars land. This new project would make this area of Rockyview County densely populated by all standards.

3. The Biophysical considerations dated 2016/2017 by Ascension are questionable. Again, dated information that will have a huge impact on wildlife, corridors and general land. This is a very sensitive area and the impact to existing wildlife will be huge. Again, Calgary and Rockyview County, in my opinion, do not have a demand for a community at this location when so much is being built around it already.

4. This consideration to build nearly a 1000 homes in that area will have a massive impact on the infrastructure that is going to cost a lot of money to upgrade. Blazer water facilities will be impacted and so will their existing customers.

5. There are already numerous stores/shops/senior facilities (proposed and existing) in the very near area of this proposal (Damkar/Rocky Ridge/Royal Oak/ Tuscany/ Crowfoot)

6. The risk to build and have a failed community in a partially completed stage is too great at this time. Developers, builders and designers risk of bankruptcy is too great when a demand doesn't exist. Rockyview county is already home to failed communities in Springbank (Wild horse manor and area) as well as areas in

Bearspaw. Reinforcing point 1., now is not the time to consider this type of amendment at this location in Rockyview County.

7. Prior to any consideration of amending this bylaw, a new updated study relevant to our current (2021 and projected future) economical and environmental needs should be demanded by Rockyview County council and be authored by an independent and objective company.

Sincerely,
Garrett.

Michelle Mitton

From: Garth Gazdewich [redacted]
Sent: April 5, 2021 10:37 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - RE: Bylaw C-7991-2020, Planning Application Number: PL20170153 (05618039/05619004/006/054)
Attachments: Resident-Bylaw-C-7991-2020.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Garth Gazdewich
[redacted]

April 5, 2021

Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: Bylaw C-7991-2020, Planning Application Number: PL20170153 (05618039/05619004/006/054)

I am a resident of Watermark in Rocky View County.

I am writing to officially record my opposition to the proposed Ascension Conceptual Plan.

The proposal calls for:

- Residential housing development whose density and population is far higher than neighbouring Rocky View communities.
- Development of a marketplace whose amenities, services and large footprint do not meet the needs or desire of Rocky View County residents.
- Total scope of development that will require significant upgrades to key infrastructure (roads, water, sewage) and services (EMS, fire, police etc).

These elements do not meet the County's definition of itself as a "rural municipality" and fail to achieve the principles of the County Plan including "encouraging a 'moderate' level of residential growth that preserves and retains the County's rural character."

Further, directly impacted Rocky View County residents and other stakeholders have not been provided with sufficient time to prepare to participate meaningfully in the April 20 hearing. The short notice and COVID limitations effectively take away the ability of County taxpayers to provide input on a project that will significantly impact traffic, crowding, infrastructure, services and the quality of life in our communities.

The Ascension project – its underlying assumptions, scope and scale and expected outcomes – requires updating, review and reconsideration. As it stands, the proposed Ascension Conceptual Plan should be denied entirely by Council.

As County voter and taxpayer, please ensure I am counted as strongly opposed to the Ascension Conceptual Plan.

Name Garth Gazdewich

Address 308 Spyglass Way, Calgary, AB T3L 0C9

Signature

Michelle Mitton

From: Gary Wotton [redacted]
Sent: March 29, 2021 8:26 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Bylaw C-7991-2020

Follow Up Flag: Follow up
Flag Status: Flagged

To whom it may concern,

I oppose the proposed application for the following reasons.

(1) The population density is completely out of step with other Rocky View County communities.

(2) The disproportionately large adjacent retail/commercial Market Place development makes no sense for this location. Within only a few minutes you have the following retail / commercial developments that are not even at capacity.

- ***a. Tuscany Market Shopping Center, Sobeys (Leasing Opportunities)***
- ***b. Rocky Ridge Plaza, Co-op (Leasing Opportunities)***
- ***c. Royal Oak Center, Walmart (Leasing Opportunities)***
- ***d. Nose Hill Center, Home Depot (Leasing Opportunities)***
- ***e. Crowfoot Crossing (Leasing Opportunities)***

We don't need more retail / commercial space which will only sit empty for a long period of time.

(3) Approval for a development while the over-riding planning documents of the Municipal. Development Plan and Bearspaw Area Structure Plan are themselves are in a review and update process.

(4) Reliance and leverage of existing infrastructure & amenities (water distribution, water access & waste water, parks, & pathways). The water distribution is becoming a problem (Shortage during dry summer months). As well, other developments in the area that rely on this water are still not built out and will exacerbate the problem further.

(5) Substantial regional traffic draws to the Market Place development resulting in increased traffic volumes, upgrades & management significantly higher than local traffic needs.

(6) Current Schools near to the location are nearing capacity and not able to support additional families the development would bring.

(7) We don't need another development that will take 10 plus years to fill out and complete all the time dealing with the additional construction traffic, construction debris / garbage blowing everywhere, ongoing safety concerns and transient workforce (Higher crime) that will come with this project.

Thank You

Gary / Angela Wotton
154 Waterside Court
Calgary, Alberta
T3L-0C9

Michelle Mitton

From: Gary Stevens [redacted]
Sent: April 5, 2021 11:29 AM
To: Legislative Services Shared
Cc: Gary Stevens; sam@wrightforbearspaw.com
Subject: [EXTERNAL] - Application PL20170153 Bylaw amendment C-7991-2020- Ascension Proposal

Follow Up Flag: Follow up
Flag Status: Flagged

Please consider this email as my expression of OPPOSITION to the above application for the rezoning of the area at the intersections of 12 Mile Coulee Road and 1A highway, that is being considered in your April 20, 2021 council meeting.

I am opposed to this project as applied for , for the following reasons:

1. This application has sat dormant for over 3 years and now is being rushed through council without the nearby residents input into the project. Since the original application there has been the expanded Damkar proposal , expansion of Watermark residential development and further housing development all on 12 Mile Coulee Road that will impact the services, Water demand and traffic on this road and area. The public needs to have a broader opportunity to help shape what this project will look like and how their neighborhood will look.
2. The technical studies that back up the application are outdated and do not reflect the current or future reality associated with the area.
3. In conjunction with the expanded application of the Damkar proposal , just .5 KM down 12 Mile Coulee Road, the current infrastructure will be unable to handle the increased population and traffic. Funding of the expansion of Water, Sewage and other infrastructure is a huge item and the demands of these larger projects should not be on the shoulders of taxpayers.
4. The density associated with the Ascension commercial project, with associated multifamily housing, will create a strain on the traffic at an already congested intersection.
5. During the construction phases, excess traffic on 12 Mile Coulee Road will be forced through the Tuscany area on Tuscany Way and its Playground zones, this will go on for an extended period.
6. As proposed, the commercial ingredient exceeds the demand in the area.
7. The City and Provincial governments have not had an opportunity for input into this project and how the financial impact will be funded for expansion of items 1, 3, and 4.

When you combine the application for the increased density request on the nearby Damkar project, I truly believe that this project is too large, too dense and needs to go back to the community for up to date input.
The developer says they have consulted residents, but that is old input and narrowly upgraded to a group of stakeholders that raised concerns several years ago. Either using social media, electronic applications like WebEx or Zoom or when it is safe to physically do so, the developer needs to consult with residents and other levels of government to come to a design that is more suitable for the area.

The speed of the reconsideration of this application is disturbing and I believe should be a discussion point, quite simply this application is being considered without the opportunity for local residents to educate themselves on the project and give their input as to its design.

Gary Stevens

77 Watermark Villas

Calgary, Alberta, Canada

T3L0E2

[redacted]

[redacted]

Michelle Mitton

From: GM Liu [redacted]
Sent: April 6, 2021 10:52 PM
To: Legislative Services Shared
Cc: 12MILECOULEEGROUP@gmail.com
Subject: [EXTERNAL] - Bylaw C-7991-2020, Planning Application Number: PL20170153 (05618039/05619004/006/054)

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Rocky View County Legislative Services,

I am a resident of Watermark in Rocky View County.

I am writing to officially record my opposition to the proposed Ascension Conceptual Plan.

The proposal calls for:
• Residential housing development whose density and population is far higher than neighbouring Rocky View communities.
• Development of a marketplace whose amenities, services and large footprint do not meet the needs or desire of Rocky View County residents.
• Total scope of development that will require significant upgrades to key infrastructure (roads, water, sewage) and services (EMS, fire, police etc).

These elements do not meet the County's definition of itself as a "rural municipality" and fail to achieve the principles of the County Plan including "encouraging a 'moderate' level of residential growth that preserves and retains the County's rural character."

Further, directly impacted Rocky View County residents and other stakeholders have not been provided with sufficient time to prepare to participate meaningfully in the April 20 hearing. The short notice and COVID limitations effectively take away the ability of County taxpayers to provide input on a project that will significantly impact traffic, crowding, infrastructure, services and the quality of life in our communities.

The Ascension project – its underlying assumptions, scope and scale and expected outcomes – requires updating, review and reconsideration. As it stands, the proposed Ascension Conceptual Plan should be denied entirely by Council.

As County voter and taxpayer, please ensure I am counted as strongly opposed to the Ascension Conceptual Plan.

Sincerely,

Gennie & Michael Liu
3 Watermark Cres

Michelle Mitton

From: Celina Hwang [redacted]
Sent: April 7, 2021 4:30 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Ascension project letter
Attachments: Ascension project letter - Geoff Hwang.docx

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,
Please find attached a letter in opposition to the Ascension Project in Rocky View County.

Re: Bylaw C-7991-2020
Planning Application Number: PL20170153 (05618039/05619004/006/054)

Thank you,
Geoff Hwang

April 7, 2021
Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services
Re: Bylaw C-7991-2020

Planning Application Number: PL20170153 (05618039/05619004/006/054)
I am a resident in the community of Watermark in Bearspaw, and I live at 33 Damkar Drive.
I am writing that I am **opposed to** the Ascension Residential and Commercial Conceptual Scheme as proposed. The project has and will affect me in the following manner.

Reasonableness/Timing

- This project has come along very quickly with minimal time for residents to review the full scope and details of the project.

Density

- The City of Calgary's Municipal Development plan has a minimum build density of 8 units per acre. Tuscany, Royal Oak, Rocky Ridge are 4 – 6 units per acre. The Ascension project will be more like 4.75 units per acre if the Market Place 47.8 acres is more realistically removed from the total. This does not appear to be a "transition", but a suburban city build out, especially with a large Market Place attached. Moving to Bearspaw I anticipated more a country feel, not a full city feel to my neighbourhood.

Traffic

- The traffic increase will be significant with only a few entrances into the community planned. Additionally this will increase the traffic around Bearspaw School and the community center significantly, putting children at increased risk.

Water/Waste Water

- The water and waste water treatment will be increased significantly and will all be pushed through the Blazer system in Watermark, which means increased trucking for sludge out of the community. This not only increases traffic on the roads where kids are often at play but also the wear and tear on the community. Additionally, who will be responsible for the increased costs associated with the plant upgrades while the homes in Ascension are being built. The economies of scale will not yet be in place, and the burden will then lie on the current community members.

Livability of my Community

- We moved out here recently with the intention of living in a country-like area. Ascension will increase the density and bring along more cars onto the quiet road systems. Additionally, with more children in the area, there will be significant strain put on the current Bearspaw School.

Signed,
Geoff Hwang

33 Damkar Dr

Michelle Mitton

From: Geoff Antrum [redacted]
Sent: April 6, 2021 10:16 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - Opposition to Ascension Plan
Attachments: Geoff Antrum Opposition to Ascension Plan.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Good day,

Please find attached my letter, in PDF, regarding the opposition to the Ascension Plan.
Please email back to confirm you have this email and it has been officially submitted.

Thank you.
Geoffrey Antrum
75 Watermark Villas
[redacted]

[DATE] 6 APRIL 2021

Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: Bylaw C-7991-2020, Planning Application Number: PL20170153 (05618039/05619004/006/054)

I am a resident of WATERMARK in Rocky View County.

I am writing to officially record my opposition to the proposed Ascension Conceptual Plan.

The proposal calls for:

- Residential housing development whose density and population is far higher than neighbouring Rocky View communities.
- Development of a marketplace whose amenities, services and large footprint do not meet the needs or desire of Rocky View County residents.
- Total scope of development that will require significant upgrades to key infrastructure (roads, water, sewage) and services (EMS, fire, police etc).

These elements do not meet the County's definition of itself as a "rural municipality" and fail to achieve the principles of the County Plan including "encouraging a 'moderate' level of residential growth that preserves and retains the County's rural character."

Further, directly impacted Rocky View County residents and other stakeholders have not been provided with sufficient time to prepare to participate meaningfully in the April 20 hearing. The short notice and COVID limitations effectively take away the ability of County taxpayers to provide input on a project that will significantly impact traffic, crowding, infrastructure, services and the quality of life in our communities.

The Ascension project – its underlying assumptions, scope and scale and expected outcomes – requires updating, review and reconsideration. As it stands, the proposed Ascension Conceptual Plan should be denied entirely by Council.

As County voter and taxpayer, please ensure I am counted as strongly opposed to the Ascension Conceptual Plan.

Name GEOFFREY ANTRUM

Address 75 WATERMARK VILLAS, RVC, T3L 0E2.

Signature Geoffrey Antrum.

Michelle Mitton

From: Gayle & Gerry [redacted]
Sent: April 5, 2021 3:48 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Bylaw C-7991-2020, Planning Application Number: PL20170153 (05618039/05619004/006/054)
Attachments: Rocky View County - letter regarding the Ascension Plan.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Attached please find a letter from Gerard Meagher and Gayle McPhee regarding Bylaw C-7991-2020, Planning Application Number: PL20170153 (05618039/05619004/006/054, the proposed Ascension Commercial and Residential Conceptual Plan.

Regards,
Gerard Meagher and Gayle McPhee

April 6, 2021

Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: Bylaw C-7991-2020, Planning Application Number: PL20170153 (05618039/05619004/006/054)

We are residents of Watermark Villas in Rocky View County. We are writing to officially record our opposition to the proposed Ascension Commercial and Residential Conceptual Plan.

Compatibility with Neighbourhood

This proposed development is grossly incompatible with the neighbourhood and the Bearspaw community. The size of the project speaks for itself. Like many others, we left the City of Calgary to avoid increased densification and to live in a peaceful rural setting.

The density is far higher than in neighbouring Rocky View communities, such as Blue Ridge Estates, Watermark and Watermark Villas, Lynx Ridge and communities, and, Bearspaw Village and communities, etc.

A large market place is unnecessary for the residents of Rocky View County given the proximity of the Crowfoot, Rocky Ridge and Royal Oak shopping areas, and the significant commercial/retail facilities in downtown Cochrane.

The proposed scheme does not conform with Rocky View County being a "rural municipality" and is contrary to the County Plan that encourages "a 'moderate' level of residential growth that preserves and retains the County's rural character."

This Scheme proposes to develop a densification and commercial/retail facilities which are unprecedented in this community and do not reflect a transition to rural living, but are in fact an extension of the City of Calgary's plan for increased densification throughout. It must be rejected.

Available Water Supply and Sewage Disposal

There have been ongoing concerns about the availability and sufficiency of the water supply as it currently exists without further strain on these resources. In the past 5 years the water charges for Blazer Water Systems Ltd. who service the Watermark community have almost doubled. Moreover, MacDonald Development Corporation, which has been involved in the provision of water services to this community, is far from completing all phases of the Watermark development. As residents of Watermark, we are opposed to the increased pressure caused on the existing water supply system by a development of this magnitude.

Regarding sewage disposal, as members of the Watermark community we are opposed to the proposal that would see a threefold expansion of the sewage processing plant currently located in the middle of the Watermark community. We also understand that this proposal would increase the amount of heavy truck traffic for sewage sludge removal from the centre of our community.

Increased Traffic Volumes

Twelve Mile Coulee Road is already experiencing high traffic volumes servicing Tuscany (with 2 entrances), Blue Ridge Estates, Watermark and Watermark Villas, the Lynx Ridge communities and Bearspaw Village and related communities.

There are serious traffic, cycling and pedestrian issues with absolutely no traffic controls or cross walks. Also, the potential increase in traffic from the Centre Street Church has not even started to add to the congestion. Anecdotally, based on observations of the existing Centre Street Church campus in Calgary, this traffic increase will not just be Sunday morning "go to church" traffic but will be daily and continuous based on the numerous services and activities provided by the Church to its members.

Should this development proceed, it would require major changes to the highway 1A, Twelve Mile Coulee Road intersection; and additional traffic controls would be required on at least two locations on Twelve Mile Coulee Road, at Tusselwood Drive NW and Tuscany Way NW, for the safety of the residents of the adjacent Bearspaw communities and Tuscany. The proposal for a new traffic circle along Twelve Mile Coulee Road to control traffic is totally unrealistic, given existing and projected traffic flows in this area.

Fire. Police and Emergency Services

According to various news reports, policing in rural areas is inadequate and Cochrane RCMP resources are already stretched to the limit. The Watermark community has already lost one home to fire even though a City of Calgary fire station is located approximately 6 blocks from the site. The provision of emergency services has not even been addressed. The proposed scheme is grossly inadequate regarding any provisions for fire, police and emergency services.

As voters and taxpayers of Rocky View County, we are strongly opposed to the proposed Ascension Residential and Commercial Conceptional Scheme.

Gerard Meagher, 50 Watermark Villas
[redacted]

Gayle McPhee, 50 Watermark Villas
[redacted]

Michelle Mitton

From: Gayle & Gerry [redacted]
Sent: April 6, 2021 10:26 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - Bylaw C-7991-2020, Planning Application Number: PL20170153 (05618039/05619004/006/054)
Attachments: Rocky View County - letter regarding the Ascension Plan.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Attached please find a letter from Gerard Meagher and Gayle McPhee regarding Bylaw C-7991-2020, Planning Application Number: PL20170153 (05618039/05619004/006/054, the proposed Ascension Commercial and Residential Conceptual Plan.

Regards,
Gerard Meagher and Gayle McPhee

April 6, 2021

Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: Bylaw C-7991-2020, Planning Application Number: PL20170153 (05618039/05619004/006/054)

We are residents of Watermark Villas in Rocky View County. We are writing to officially record our opposition to the proposed Ascension Commercial and Residential Conceptual Plan.

Compatibility with Neighbourhood

This proposed development is grossly incompatible with the neighbourhood and the Bearspaw community. The size of the project speaks for itself. Like many others, we left the City of Calgary to avoid increased densification and to live in a peaceful rural setting.

The density is far higher than in neighbouring Rocky View communities, such as Blue Ridge Estates, Watermark and Watermark Villas, Lynx Ridge and communities, and, Bearspaw Village and communities, etc.

A large market place is unnecessary for the residents of Rocky View County given the proximity of the Crowfoot, Rocky Ridge and Royal Oak shopping areas, and the significant commercial/retail facilities in downtown Cochrane.

The proposed scheme does not conform with Rocky View County being a "rural municipality" and is contrary to the County Plan that encourages "a 'moderate' level of residential growth that preserves and retains the County's rural character."

This Scheme proposes to develop a densification and commercial/retail facilities which are unprecedented in this community and do not reflect a transition to rural living, but are in fact an extension of the City of Calgary's plan for increased densification throughout. It must be rejected.

Available Water Supply and Sewage Disposal

There have been ongoing concerns about the availability and sufficiency of the water supply as it currently exists without further strain on these resources. In the past 5 years the water charges for Blazer Water Systems Ltd. who service the Watermark community have almost doubled. Moreover, MacDonald Development Corporation, which has been involved in the provision of water services to this community, is far from completing all phases of the Watermark development. As residents of Watermark, we are opposed to the increased pressure caused on the existing water supply system by a development of this magnitude.

Regarding sewage disposal, as members of the Watermark community we are opposed to the proposal that would see a threefold expansion of the sewage processing plant currently located in the middle of the Watermark community. We also understand that this proposal would increase the amount of heavy truck traffic for sewage sludge removal from the centre of our community.

Increased Traffic Volumes

Twelve Mile Coulee Road is already experiencing high traffic volumes servicing Tuscany (with 2 entrances), Blue Ridge Estates, Watermark and Watermark Villas, the Lynx Ridge communities and Bearspaw Village and related communities.

There are serious traffic, cycling and pedestrian issues with absolutely no traffic controls or cross walks. Also, the potential increase in traffic from the Centre Street Church has not even started to add to the congestion. Anecdotally, based on observations of the existing Centre Street Church campus in Calgary, this traffic increase will not just be Sunday morning "go to church" traffic but will be daily and continuous based on the numerous services and activities provided by the Church to its members.

Should this development proceed, it would require major changes to the highway 1A, Twelve Mile Coulee Road intersection; and additional traffic controls would be required on at least two locations on Twelve Mile Coulee Road, at Tusselwood Drive NW and Tuscany Way NW, for the safety of the residents of the adjacent Bearspaw communities and Tuscany. The proposal for a new traffic circle along Twelve Mile Coulee Road to control traffic is totally unrealistic, given existing and projected traffic flows in this area.

Fire. Police and Emergency Services

According to various news reports, policing in rural areas is inadequate and Cochrane RCMP resources are already stretched to the limit. The Watermark community has already lost one home to fire even though a City of Calgary fire station is located approximately 6 blocks from the site. The provision of emergency services has not even been addressed. The proposed scheme is grossly inadequate regarding any provisions for fire, police and emergency services.

As voters and taxpayers of Rocky View County, we are strongly opposed to the proposed Ascension Residential and Commercial Conceptional Scheme.

Gerard Meagher, 50 Watermark Villas
[redacted]

Gayle McPhee, 50 Watermark Villas
[redacted]

Michelle Mitton

From: Gordon Carrick [redacted]
Sent: April 5, 2021 3:42 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - BYLAW C-7991-2020
Attachments: Ascension Proposal, G. Carrick.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Please find attached my comments supporting my opposition to the proposed bylaw.

Regards,

Gordon Carrick
6 Spyglass Point
Rocky View County
T3L 0C9

Legislative Services Rocky View County

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

Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: Bylaw C-7991-2020 Planning Application Number: PL20170153
(05618039/05619004/006/054)

I am a resident in the community of Watermark living at 6 Spyglass Point, Rocky View County, T3L 0C9. I am opposed to the Ascension Residential and Commercial Conceptual Scheme as proposed. The project will affect me in the following ways.

Density

We built our home in Watermark because Bearspaw offers low-density communities. If we wanted to live in a high-density area, we would have stayed in Calgary. Permitting the development of such a high-density community in Bearspaw will lower property values of the surrounding areas and make living here much less desirable.

Traffic

12 Mile Coulee Road and the 1A highway on either side of 12 Mile Coulee Road are already very busy during much of the day and especially during the morning and evening rush hour periods. This traffic congestion will steadily increase as the existing Watermark Development continues, and will become significantly more difficult once the Centre Street Church becomes operational; and then even worse if the 400 unit, Damkar Seniors project is approved and built. The proponent has recommended an interim Continuous Flow Intersection be built to handle the additional traffic, followed by an unspecified, larger upgrade to the 12 Mile Coulee Road/1A highway intersection at some point in the future. We think the intersection proposal, and the roundabout proposal to the south of the intersection, need a lot more clarification and an independent third-party assessment to ensure this new community will not adversely affect the existing Watermark, Blue Ridge and Tuscany communities.

The population density of Ascension is much higher than any of the other proposed developments in this area. The Scheme also includes a retail area that will create a significant amount of traffic. Stating that the changes to the existing road access will be required just to accommodate the 372 units in the proposed Glenbow Ranch area is very worrisome. If the proposed changes for road access to 12 Mile Coulee Road are needed to accommodate the Glenbow Ranch development, then you must question how the same changes can also accommodate an additional 883 units plus a large retail market as outlined in the Ascension proposal. All of the new development proposals in this area of Bearspaw have only one exit, and all of them end up on 12 Mile Coulee Road. There needs to be another access road to all of proposed developments onto the 1A highway, at the very least for both the Glenbow Ranch and Ascension development proposals.

Water/Waste Water

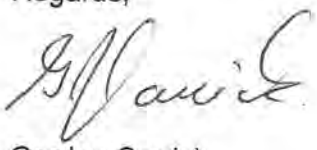
The proponent is planning to use the Blazer Water Systems Lynx Ridge potable water treatment plant to supply the Ascension development. Sewage from the development is proposed to be treated by the Watermark waste treatment plant. Watermark residents already have serious concerns about the increased demand on the Blazer system resulting from the proposed Damkar Senior's project, as well as on the Watermark sewage treatment plant. The Ascension Conceptual Scheme noted that both facilities will need to be expanded to manage the increased demand. As with the traffic management issue noted above, we think the entire potable water and sewage treatment scheme needs an independent third party assessment and review with the impacted residents. Of particular concern are the following:

1. The capacity and reliability of the expanded systems necessary to meet the needs of the proposed development and the existing users.
2. The size of the water treatment expansion necessary to accommodate the required tripling in capacity and how that expansion will impact Watermark residents in terms of construction duration/access and the aesthetics of the expanded facility.
3. The number of daily/weekly solid waste transfers that will be necessary relative to the existing situation.

Emergency Services

Emergency services in this part of Rocky View County for EMS, police and fire will be seriously stretched by the Ascension proposal, particularly with the continuing development of the Watermark community, and the proposed development of Glenbow Ranch and the Damkar Seniors project. The section of 12 Mile Coulee Road from the Highway 1A to 80 Avenue NW will likely become the most densely populated area in Rocky View County. It will probably also have the highest concentration of seniors housing in the entire county. Before any new developments are approved, the impact on emergency services should be assessed by a third-party to ensure that the safety of the existing Rocky View citizens is not being placed at risk.

Regards,



Gordon Carrick
6 Spyglass Point
Rocky View County
T3L 0C9

Michelle Mitton

From: [redacted]
Sent: April 5, 2021 5:01 PM
To: Legislative Services Shared
Cc: 'Samanntha Wright'
Subject: [EXTERNAL] - Bylaw C-7991-2020, Planning Application Number: PL20170153 (05618039/05619004/006/054) - Letter of Opposition
Attachments: Ascension Letter April 5, 2021 scan.pdf

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

Please refer to the attached executed letter of opposition to the subject application which I understand is to be tabled at the Public Hearing on April 14, 2021.

Sincerely,
Greg Hickaway

April 5, 2021

Legislative Services Rocky View County
262075 Rocky View Point
Rocky View County
AB T4A 0X2

Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: Bylaw C-7991-2020, Planning Application Number: PL20170153 (05618039/05619004/006/054)

I am a resident of Watermark in Rocky View County, residing at 23 Watermark Avenue.

I am writing to officially record my opposition to the proposed Ascension Conceptual Plan as currently drafted, for two principal reasons: (i) the proposed transport of all wastewater sewage from the proposed development for processing at the Watermark Waste Treatment Facility ("WWTF"), and (ii) the traffic considerations on 12 Mile Coulee and Hwy 1A. The particulars of my concerns are outlined below.

Waste Water Sewage Processing

- The existing WWTF located in the middle of Watermark, an executive-style community, was a poorly planned development decision from the outset. The Developer attempted to compensate for this by at least housing the utility in a structure that blends in with the surrounding architecture. Despite its central location on the main road through the community and directly across from the central plaza and playground, most residents tolerate its presence along with the associated truck traffic and noise. However, it was never the expectation of the residents of Watermark that the WWTF would one day become the regional processing utility for all of the yet to be built neighboring communities.

- The Ascension development is proposing to transport its wastewater and sewage into the community of Watermark for processing in the WWTF which will require a three-fold expansion of the capacity as well as an enlarged structure. This is completely unacceptable on all fronts.

- The expanded facility would no longer blend inconspicuously with the surrounding homes and consequently become an obvious utility inappropriately located in the heart of the community. In addition, the increased truck traffic required to process this expansion would become a safety consideration due to the proximity across from the central plaza and playground.

- Just as Watermark was required to construct a waste water and sewage facility to process its needs, so too should Ascension be required to do the same, rather than rely on the WWTF and the residents of Watermark to process their sewage.

Traffic Considerations

- While the Transportation Impact Assessment included as part of the Ascension development proposal is contending that the existing roadways are capable of handling their increased volume, the numbers contained in the TIA are grossly understated which results in an inappropriate conclusion.

- The TIA purports that the added Peak Hour Volumes in 2028 through the intersection of 12 Mile Coulee and Hwy 1A in the AM will only be 257 vehicles (+37%), which is unrealistically low. The TIA is basing these numbers on the assumption of 1,069 SF & MF units (excluding seniors), which suggests that they are expecting only around a third of the commuter traffic to flow through this intersection in the peak hour. This assumption of 257 vehicles in the peak hour equates to only 4.28 vehicles per minute, which is an unrealistically conservative rush hour assumption for a community of the proposed size.

- Similarly, in the PM, they are forecasting an incremental peak hour volume of 323 vehicles (+58%) returning home and turning south off of 1A onto 12 Mile Coulee. This too is an equally unrealistic assessment.

- The TIF is also only forecasting 70% of the volume out of Ascension to be travelling through the 1A intersection, the rest they somehow believe will exit through Tuscany or south down 12 Mile Coulee, for which there is no exit. Both are inaccurate assumptions.

- The numbers used in the TIA for the intersection of Tusselwood and 12 Mile Coulee are equally flawed for both the AM and PM for the same reasons cited above.

- It seems highly doubtful that the TIA took into consideration the additional volumes also anticipated to come from the Centre Street Church development currently underway or the proposed Damkar senior's development.

- The main takeaway is that the Ascension development as proposed is grossly underestimating the added traffic burden on both Hwy 1A and 12 Mile Coulee, which will have significant consequences for the existing residents of Bearspaw.

The Ascension project as it pertains to the proposed waste water sewage processing in Watermark and the traffic impact on Hwy 1A and 12 Mile Coulee requires updating, review and reconsideration. As it stands, the proposed Ascension Conceptual Plan should be denied entirely by Council.

As County resident, voter, and taxpayer, please ensure I am counted as strongly opposed to the Ascension Conceptual Plan.

Sincerely,

Greg Hickaway
23 Watermark Avenue

Michelle Mitton

From: Hans Hirschmanner [redacted]
Sent: April 7, 2021 4:18 PM
To: Legislative Services Shared; Samanntha Wright
Subject: [EXTERNAL] - Ascension letter BYLAW C-7991-2020
Attachments: 20210406 LT County.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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

Please find attached our letter of opposition relating to the Ascension Conceptual Scheme.

Hans and Diana Hirschmanner

Hans and Diana Hirschmanner,
55 Bearspaw Pointe Place,
Calgary, Alberta T3L 2P5

April 6, 2021

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

To: Rocky View County Legislative Services

Re: Bylaw C-7991-2020
Planning Application Number: PL20170153 (05618039/05619004/006/054)

We live at 55 Bearspaw Point Place, and are writing to express my opposition to the Ascension Residential and Commercial Conceptual Scheme as proposed. Our concerns include:

1. Bearspaw Road –
    a. The Ascension proposal will have increased traffic going down a hill steeper than Cochrane Hill, without shoulders and a seriously steep drop off on each side – a major safety issue not considered or addressed at all in the Transport Impact Assessment (TIA).
    b. As we and residents on local residential side roads attempt to enter and cross Bearspaw Road, there are visibility issues for both the drivers going up the hill and for us as we try to enter from the side road – another safety issue not even considered in the TIA
    c. School safety: Bearspaw Road is primarily a turnaround area for the elementary school (at the top of the hill) and bussing/parents dropping off young children. The Ascension connection has traffic cutting across this school traffic – these safety issues, too, aren't considered in the TIA.
    d. The Glenbow Ranch ASP considered the above, and recommended no traffic go up Bearspaw Road. This is also not mentioned in the TIA. When the adjacent Area J is developed, regardless of what happens in Ascension, an alternative emergency access will be provided for Ascension via Woodland Road, making a connection to Bearspaw Road unnecessary. Also not mentioned in the TIA.
    e. Even Ascension does not consider this connection via Bearspaw Road material – referring to it as a token road, not needed for their development.
    f. From a Safety perspective, there should be no connection to Bearspaw Road for routine vehicle traffic from the proposed development.

2. This area has never been earmarked for commercial development, especially of this magnitude, in any planning documents by Rocky View or the City of Calgary. No studies have been done which even suggested something like this is needed, wanted, or recommended in Bearspaw. Commercial development has been earmarked for a hamlet towards Cochrane in the future, but that is not the case for the Ascension lands.

3. What happened to all the consultations, planning documents, County Plan, and ASPs which encouraged and promoted rural residential areas? We bought our acreage trusting that the current and future administrations and Councils would respect and maintain the character of the community as has been promoted and encouraged for decades and in reliance of which we and our children have invested our lives. The administration and Council should be acting for Rocky View residents and not for the City of Calgary in advancing small city sized lots and a residential density (which calculation must exclude the commercial area) reflecting City of Calgary densities.

4. The road networks being proposed by the applicant are inadequate, and will result in significant costs to the County. The Bearspaw Road hill is a connection which looks good on flat paper, but is a good example, of a connecting road which would require substantial investment to make this road safe e.g. shoulders, reduce slope to a safe gradient. The 12 Mile Coulee Road and overpass even more so.

We chose to live in Bearspaw as a rural residential community for many reasons – the property tax rate was irrelevant. We are not opposed to this area being developed in keeping with rural residential, but for many reasons, this is not the place for high density lots and a very large unplanned regional shopping centre. Crowfoot is so close –a Tuscany like market could likely be reasonable - we really don't need Ascension as proposed.

Regards,

H. Hirschmanner. DL Hirschmanner.

Hans and Diana Hirschmanner.

Michelle Mitton

From: Monica Chhina [redacted]
Sent: April 7, 2021 12:14 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Bylaw C-7991-2020 - Opposed
Attachments: [EXTERNAL] - Bylaw C-7991-2020 - Opposed

Follow Up Flag: Follow up
Flag Status: Flagged

Harbir and Monica Chhina
23 Bearspaw Pointe Place,
Calgary, Alberta T3L 2P5

April 7, 2021

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

To: Rocky View County Legislative Services

Re: Bylaw C-7991-2020
Planning Application Number: PL20170153 (05618039/05619004/006/054)

We live at 23 Bearspaw Point Place and we are **opposed to the Ascension Residential and Commercial Conceptual Scheme** as proposed. Our concerns include:

1. Bearspaw Road - the Ascension proposal will increase traffic on Bearspaw Road

a. Major children safety issue for Bearspaw K-8 School students - Bearspaw Road is primarily a turnaround area for the K-8 Bearspaw School (at the top of the hill) for school buses and parents dropping off or picking up children. There are also children who live in the vicinity who cross Bearspaw Road to go to school or go home. There is also a daycare center on Bearspaw Road which provides pre and post school care. These children have to cross Bearspaw Road to get to and from the school.
b. Getting onto Bearspaw Road - With the increased traffic, we and residents of other local residential side roads as well as the people with homes on Bearspaw Road will have difficulty getting onto Bearspaw Road. There will also be visibility issues for to see drivers coming up the hill as we try to turn left onto Bearspaw Road
c. Significant costs - The road networks being proposed by the applicant are inadequate, and will result in significant costs to the County. A connecting road to the Bearspaw Road hill will require substantial investment to make this road safe (e.g. shoulders, reduce slope to a safe gradient).
d. Bearspaw Road was not to be used in the Glenbow Ranch ASP as a main access – Bearspaw Road was considered in the Glenbow Ranch ASP but it was recommended that Bearspaw Road should not be used for routine traffic. When the adjacent Area J is developed, regardless of what happens in Ascension, Woodland Road will be the access artery.

Everyone talks about Safety First. We need to live this principle. Cost is secondary. There should be no connection to Bearspaw Road as proposed in the Ascension proposal.

2. Commercial Development

a. Bearspaw has never been earmarked for commercial development, especially of this magnitude, in any planning documents by Rocky View County or the City of Calgary.
b. Commercial development has been earmarked for a hamlet towards Cochrane in the future.

c. No studies have been done which even suggest something like this is needed, wanted, or recommended in Bearspaw.
d. A commercial development will increase traffic in the area from the City of Calgary and surrounding areas to access the commercial development of this magnitude. Depending on what traffic is like on 12 Mile Coulee to get to the commercial development, people may use Bearpaw Road to access the commercial development (similar to how people currently use 12 Mile Coulee to cut through Tuscany to get to Stoney Trail if traffic on Highway 1A going east (towards downtown) is bad.
e. A post-COVID environment needs to be considered to determine if such a commercial development is viable.
f. Crowfoot Crossing is very close to Bearspaw residents and has all the amenities we need.

Commercial development as proposed should not be done in Bearspaw.

3. Greenhouse Gas Emissions (GHG)

a. The Alberta and Canadian governments are focused on reducing Greenhouse Gas Emissions. All industries in Alberta, Canada, and the world are looking at ways to reduce GHGs. All municipalities should have a strategy to reduce GHGs. Trudeau has announced that the carbon tax will increase to $170/tonne by 2030 if provinces do not reduce their carbon emissions. This translates to approximately 39.6 cents per litre of gasoline by 2030. This does not include increased costs due to other increases in carbon emissions (ex. heating). This tariff will reduce provincial revenues and the impact of the tariff will reduce house affordability.
b. Rocky View County should assess any activity in the County (including development) with this in mind. We think all residents would be proud to be a Bearspaw resident if Rocky View County has a vision and strategy to be a leader in this objective.

Rocky View County should look at how they can change their strategies and approval process for developments with GHG in mind.

4. Rural residential area

a. We purchased our home trusting that the current and future administrations and Councils would respect and maintain the character of the Community. We have lived here prior the school being built. We were concerned that the school would look like many schools in Calgary. However, we were very pleased that it fit into the character of the Community. We had the same concerns when the Bears Den restaurant was planned but again pleased that the building fit into the character of the Community. We were told before we purchased our home that Rocky View County has very strict regulations in place so that the character of the Bearspaw Community will not change in the future.
b. We moved from Calgary to Bearspaw because we wanted to move to a rural area which provided us more space, less density, and less traffic than in Calgary. We consider this to be our ‘forever home’. In our opinion, the Ascension proposal will negatively impact (materially) the reasons why we moved here.
c. We are also concerned that if the Ascension proposal is accepted, it will set a precedent for future developments in Bearspaw.

We do not want higher density and higher traffic in Bearspaw.

Regards,
Harbir and Monica Chhina

Michelle Mitton

From: H Salazar [redacted]
Sent: April 7, 2021 11:24 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - Bylaw C-7991-2020 . Planning Application Number: PL20170153 (05618039/05619004/006/054)
Attachments: Letter Rocky View County Ascension project-070421.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Dear sirs,

Please find attached my letter informing opposition to the proposed project.

Regards,

Humberto Salazar

11 Watermark Villas
Calgary AB T3L 0E2
[redacted]

April 7, 2021

Legislative Services

Rocky View County

262075 Rocky View Point

Rocky View County, AB T4A 0X2

Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: Bylaw C-7991-2020

Planning Application Number: PL20170153 (05618039/05619004/006/054)

I am resident in the community of Watermark Villas, and I live at 11 Watermark Villas.

I'm writing to officially record my opposition to the proposed Ascension Conceptual Project. The project has and will affect me in the following manner:

Reasonableness/Timing

• In the notification letter that I received from the county just a few weeks ago, I was requested to submit any comments and/or objections that I may have. As directly impacted resident, I feel that I was not provided with sufficient time to prepare to participate meaningfully in the April 20 hearing. The short notice and COVID limitations effectively take away the ability of County taxpayers to provide input on a project that will significantly impact traffic, crowding, infrastructure, services and the quality of life in our communities.

Density

• I consider that the density of the proposed project, which is much higher than any neighboring communities in the Rocky View County and only belongs to a urban area, doesn't have any place in the rural area of Rocky View. To have such a project at our side step would rob us of the rural feeling and privacy that we bought in when we decided to move to our rural Rocky View community. In addition to this, the developers have proposed a huge Marketplace commercial area which would significantly increase the density in the area. Such commercial component of the project is not needed in our neighborhood as we have plenty of shopping, dining and entertainment options nearby with our closeness to the Crowfoot and Royal Oak Shopping Centres (only 10 minutes away each), and strip malls in Rocky Ridge and Tuscany (only 5 minutes away each) which include Coop and Sobbeys supermarkets.

Traffic

• With the development of the existing communities accessed through 12 Mile Coulee Road, we have already experienced a significant increase in traffic on 12 Mile Coulee Road since we moved to our community five years ago. I anticipate that Ascension project's proposed increased density would cause a much higher traffic increase which would impact our quality of life due to delays getting in and out of

the community.

For example, the south turn from Crowchild Road into 12 Mile Coulee Road can sometimes be very slow during rush hours and would only get worst with the development of the proposed project as is. Also, the addition of the proposed Marketplace commercial development would make things significantly worst as it can create a significant increase of regional traffic coming from the West on Hwy 1A.
All this will significantly impact the quality of life of Rocky View residents in the area.

Servicing

• I believe that the current servicing infrastructure of the Rocky View county in our vicinity (police, fire, EMS), is not adequate to support urban-type developments like the proposed with the Ascension Project. The closest fire hall in Rocky View County is more than 10 kms away and covers a significant area of rural Rocky View. I'm not aware of any proposed project in Rocky View County to enhance the infrastructure services to our close-by areas.

Signed,

Humberto Salazar

11 Watermark Villas, Calgary, AB T3L 0E2

[redacted]

Michelle Mitton

From: Husaina H. [redacted]
Sent: April 6, 2021 3:10 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Bylaw C-7991-2020

Follow Up Flag: Follow up
Flag Status: Flagged

From:

Husaina Husain,

11 Bearspaw Pointe Place,

Calgary, Alberta T3L 2P5

April 6, 2021

To:

Legislative Services

Rocky View County

262075 Rocky View Point

Rocky View County, AB T4A 0X2

Re: Bylaw C-7991-2020

Planning Application Number: PL20170153 (05618039/05619004/006/054)

We live at 11 Bearspaw Point Place, and are writing to express our opposition to the Ascension Residential and Commercial Conceptual Scheme as proposed. Our concerns include:

1. Bearspaw Road –

a. The Ascension proposal will have increased traffic going down a hill steeper than Cochrane Hill, without shoulders and a seriously steep drop off on each side – a major safety issue not considered or addressed at all in the Traffic Impact Assessment (TIA).

b. As we and residents on local residential side roads attempt to enter and cross Bearspaw Road, there are visibility issues for both the drivers going up the hill and for us as we try to enter from the side road – another safety issue not even considered in the TIA

c. School safety: Bearspaw Road is primarily a turnaround area for the elementary school (at the top of the hill) and bussing/parents dropping off young children. The Ascension connection has traffic cutting across this school traffic – these safety issues, too, aren't considered in the TIA.

d. The Glenbow Ranch ASP considered the above, and recommended no traffic go up Bearspaw Road. This is also not mentioned in the TIA. When the adjacent Area J is developed, regardless of what happens in Ascension, an alternative emergency access will be provided via Woodland Road, making a connection to Bearspaw Road unnecessary. Also not mentioned in the TIA.

e. Even Ascension does not consider this connection via Bearspaw Road material – referring to it as a token road, not needed for their development.

f. From a Safety perspective, there should be no connection to Bearspaw Road for routine vehicle traffic from the proposed development.

2. This area has never been earmarked for commercial development, especially of this magnitude, in any planning documents by Rocky View or the City of Calgary. No studies have been done which even suggested something like this is needed, wanted, or recommended in Bearspaw. Commercial development has been earmarked for a hamlet towards Cochrane in the future, but that is not the case for the Ascension lands.

3. What happened to all the consultations, planning documents, County Plan, and ASPs which encouraged and promoted rural residential areas? I bought my acreage trusting that the current and future administrations and Councils would respect and maintain the character of the community as has been promoted and encouraged for decades and in reliance of which I and my children have invested our lives. The administration and Council should be acting for Rocky View residents and not for the City of Calgary in advancing small city sized lots and a residential density (which calculation must exclude the commercial area) reflecting City of Calgary densities.

4. The road networks being proposed by the applicant are inadequate, and will result in significant costs to the County. The Bearspaw Road hill is a connection which looks good on flat paper, but is a good example, of a connecting road which would require substantial investment to make this road safe e.g. shoulders, reduce slope to a safe gradient. The 12 Mile Coulee Road and overpass even more so.

We chose to live in Bearspaw as a rural residential community for many reasons – the property tax rate was irrelevant. We are not opposed to this area being developed in keeping with rural residential, but for many reasons, this is not the place for high density lots and a very large unplanned regional shopping centre. Crowfoot is so close –a Tuscany like market could likely be reasonable - we really don't need Ascension as proposed.

Regards,

Husaina Husain

Michelle Mitton

From: Lynne Hodgson [redacted]
Sent: March 29, 2021 11:42 AM
To: Public Hearings Shared
Subject: [EXTERNAL] - Mall proposal for 12 Mile Coulee Road

To whom it may concern:

I am a longer term (10 years+) resident of Rocky Ridge, a property owner, and Calgary taxpayer.

It has come to my attention that a shopping mall has been proposed to occupy the location at 12 Mile Coulee Road and Highway 1A.

I am opposed to this project for the following reasons.

It will result in an increase in crime, including theft, drug dealing, robbery, break and enter, and motor vehicle offences in the area.

It will negatively impact the economy of NW Calgary and Rocky View County by providing only low paying part-time retail jobs. These jobs do not contribute to the tax base, raise the economic well being of the retail employees, nor have a positively economic impact on the community at large.

It will increase traffic congestion, noise, and pollution in Rocky Ridge and elsewhere in the area.

It will result in additional service expenditures by the City of Calgary Police, Fire, EMT, Engineering, Infrastructure, etc. Departments with no accompanying offset in tax revenue.

A shopping mall will destroy foothill-mountain views from Rocky Ridge - a major feature of the area that enhances the quality of life and property values for the residents.

Thank you for your attention.

Ian Hodgson 46 Rockbluff Close NW
Calgary, AB.

[redacted]
Sent from Mail for Windows 10

Michelle Mitton

From: Fred Bouchard [redacted]
Sent: April 6, 2021 10:08 AM
To: Legislative Services Shared
Cc: Division 8, Samanntha Wright; Fred Bouchard
Subject: [EXTERNAL] - ASCENSION WRITTEN OPPOSITION LETTERS - 2 ATTACHED
Attachments: ASCENSION April 4, 2020 OBJECTION IB.pdf; ASCENSION April 4, 2020 OBJECTION RB.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

ATTACHED PLEASE FIND LETTERS OF OPPOSITION TO THE ASCENSION PROJECT. LETTER DATED APRIL 4,2021 AND EMAILED TO RVC APRIL 6, 2021 AND S. WRIGHT AS REQUIRED.

April 4, 2020

Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2 **Via email: legislativeservices@rockyview.ca**

To: Rocky View County Legislative Services

Re: Bylaw C-7991-2020, Planning Application Number: PL20170153 (05618039/05619004/006/054)

I am a resident of 1109 Bearspaw Village Lane in Rocky View County.

I am writing to officially record my **opposition** to the proposed Ascension Conceptual Plan.

The proposal calls for:

• Residential housing development whose density and population is far higher than neighbouring Rocky View communities.

• Development of a marketplace whose amenities, services and large footprint do not meet the needs or desire of Rocky View County residents.

• Total scope of development that will require significant upgrades to key infrastructure (roads, water, sewage) and services (EMS, fire, police etc).

These elements do not meet the County's definition of itself as a "rural municipality" and fail to achieve the principles of the County Plan including "encouraging a 'moderate' level of residential growth that preserves and retains the County's rural character."

Further, directly impacted Rocky View County residents and other stakeholders have not been provided with sufficient time to prepare to participate meaningfully in the April 20 hearing. The short notice and COVID limitations effectively take away the ability of County taxpayers to provide input on a project that will significantly impact traffic, crowding, infrastructure, services and the quality of life in our communities.

The Ascension project – its underlying assumptions, scope and scale and expected outcomes – requires updating, review and reconsideration. As it stands, the proposed Ascension Conceptual Plan should be **denied entirely by Council.**

As County voter and taxpayer, please ensure I am counted as strongly opposed to the Ascension Conceptual Plan.

Name IRIS BOUCHARD
Address 1109 BEARSPAW VILLAGE LANE
Signature _____

CC: S. Wright

Michelle Mitton

From: Powell, Jamie [redacted]
Sent: April 1, 2021 8:47 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - Bylaw C-7991-2020 - Planning Application Number: PL20170153 (05618039/05619004/006/054)
Attachments: RVC Letter 3 2021.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Rockyview County Legislative Services,

Please find a letter of opposition to the proposed development of the Ascension residential and commercial concept. There are a number of areas of concern for me and my family around the development and please find my letter enclosed.

Thank you for your consideration.

Jamie

James (Jamie) Powell CFP, EPC, RRC
[redacted]

[DATE] April 1 2021

Legislative Services

Rocky View County

262075 Rocky View Point

Rocky View County, AB T4A 0X2

Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: Bylaw C-7991-2020

Planning Application Number: PL20170153 (05618039/05619004/006/054)

I am a resident in the community of Watermark in Bearspaw, and I live at 301 Spyglass Way.

I am writing that I am **opposed to** the Ascension Residential and Commercial Conceptual Scheme as proposed. The project has and will affect me in the following manner. **[PLEASE put in your own words responses to any of the following points & questions, add or delete as you feel necessary. This list may only be some of the issues you feel strongly about. You do not need to write an essay. Write a lot or a little. This is not a test or assignment. It's about capturing how this project may impact your life, your family and your community.]**

Reasonableness/Timing

- Did you feel that you have been fully informed and have had adequate time to review this project. Do you have confidence that the project adequately addresses the impacts it may have to you, your family and your community? Do you believe reasonable amount of time was given and sufficient input was shared? How and when were you notified of this project moving forward?

Density

- Is the density proposed on this site what you would consider rural or country? Does the Ascension project provide a thoughtful transition between urban and rural with a combined large commercial/retail/entertainment & residential component? The City of Calgary's Municipal Development plan has a minimum build density of 8 units per acre. Tuscany, Royal Oak, Rocky Ridge are 4 – 6 units per acre. The Ascension project will be more like 4.75 units per acre if the Market Place 47.8 acres is more realistically removed from the total. This does not appear to be a "transition", but a suburban city build out, especially with a large Market Place attached.

Traffic

- How will the increased traffic volumes, requiring numerous traffic control measures/upgrades, especially at 1A (Crowchild) and 12 Mile Coulee Road, affect your ability to commute to your family's commitments, work, groceries & school? Will traffic noise, congestion, safety & volumes add or detract from these things? The Market Place is sufficiently large to become a regional draw for shoppers coming from distant communities layering on the requirement for a robust traffic management system such as a Controlled Flow Intersection. A CFI was installed in PEI and required a dozen instructional videos to help commuters navigate the change. Does this sound or look like free flowing traffic? Get ready for construction delays as these measures are installed.
- https://www.thedrive.com/news/37528/this-new-canadian-intersection-has-12-instructional-videos-to-learn-how-to-use-it
- How will costs be attributed to this upgrade between the City of Calgary, Alberta Government and Rocky View County. Can our respective Governments afford to support the upgrade at this time?
- To the residents in Tuscany along 12 Mile Coulee road, you will be carrying the brunt of most of this traffic increase.

Water/Waste Water

- For communities currently serviced by Blazer Water & Waste Water systems, are we comfortable that the access to water, and structural upgrades, not to mention the location of the 3 fold expanded sewage processing plant located in the center of Watermark, will only be attributed to the new additional load coming on, or will it be shared across all users, increasing costs to all?
- Is a three fold expansion and a regional Waste water treatment plant what was envisioned for Watermark?

Viability

- Does an intensive commercial/retail Market Place development in a post pandemic COVID world seem viable now or is this component of the plan now sufficiently dated and require significant review. What would it mean to our communities if the retail/commercial complex does not become viable when completed – what happens then?

Servicing

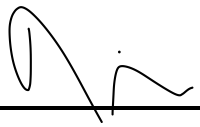
- How will residents of this community hop a bus? Who will provide transit? Is there any transit? Is there sufficient fire and policing anticipated to service a population in excess of 2,375. Who pays for this? Rocky View County does not have fire ladder trucks that reach past 3 stories, let's hope the senior's complex of over 660 seniors is less than 3 stories.

Livability of my Community

- Will this project increase or decrease the livability of your community? Communities are more than just a place you call home, it is a place where we live, play and be with our neighbours. Will the increased density traffic, commercial activity add to or take away from these qualities.
- A special note to the residents in Tuscany along 12 Mile Coulee road. As we walk the pathway along to the west of these homes, numerous families have built "outdoor Living" and recreation

enhancements to enjoy. How will this development (and others under consideration) affect your backyard recreation/socializing (when we get to do that again)!

- To those using the pathway, what are your thoughts?

Signed, 

Jamie Powell 301 Spyglass Way Calgary AB T3L0C9

Name & Address

Michelle Mitton

From: Wayne Fedun [redacted]
Sent: April 7, 2021 2:33 PM
To: Legislative Services Shared
Cc: Jan Fedun
Subject: [EXTERNAL] - Bylaw C-7991-2020 Objection Letter
Attachments: Objectiion Letter (Jan April).pdf; ATT00001.htm

Follow Up Flag: Follow up
Flag Status: Flagged

On behalf of Jan Fedun (copied) please find attached her objection letter.

Sent from my iPad

Jan Fedun
108 Blueridge View
Calgary, Alberta T3L 2N6
[redacted]

April 6, 2021

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

VIA EMAIL: Legislativeservices@rockyview.ca

Re: BYLAW C-7991-2020 (the "Proposed Bylaw") – OBJECTION LETTER – Rocky View County (the "County") – Proposed Ascension Development Scheme (the "Scheme")

To whomever it may concern:

I wish to advise you of the reasons for my strong objections to the Proposed Bylaw.

It is noteworthy I only became aware of the public hearing proposed to be held on April 20, 2021 upon receipt of a letter from the County dated March 23, 2021. Notwithstanding the date of the letter, I received it March 26, 2021, leaving me 5 business days to provide this response. This underscores the fact the process respecting the Proposed Bylaw has been **WHOLLY INADEQUATE,** having regard to the County's obligations to ensure due process and procedural fairness. This is of particular concern given the profound material and adverse impacts the Proposed Bylaw and the Scheme will have on surrounding communities (including mine (Blueridge)), and the impacts of the COVID pandemic.

I have not had the opportunity to review and consult with experts on the technical studies that the developer has prepared, many of which I understand are more than 5 years old, and when residents asked the developer to provide them the developer refused.

I have been directly and materially prejudiced by the lack of reasonable time provided by the County to prepare my objection. Accordingly, please be advised that I **HEREBY RESERVE ALL RIGHTS TO OBJECT TO THE APPLICATION, INCLUDING BY WAY OF APPEAL TO THE COURTS, ON THE BASIS THAT THE PROCESS CONDUCTED THUS FAR HAS BEEN WHOLLY INADEQUATE, UNFAIR AND UNREASONABLE.**

The reasons for my strong objections include:

1. Traffic:

The developer has shown no regard for the material adverse impacts traffic from 700 units, nearly 2000 people and a retail/commercial development (essentially, a small town) will most certainly have on the Blueridge community and our lifestyle. It is frankly outrageous that the developer proposes to direct most of that traffic from this Scheme onto Blueridge Rise (it is not hard to see that very little traffic will flow north and west). As you are aware, this quiet rural road has only ever serviced a small number of acreages, several of which back on to it. The road

is used by residents and their children. The road would essentially be transformed into a highway.

Furthermore, this highway would intersect 12 Mile Coulee Road, which has itself turned into a highway. The proposed intersection is wholly deficient; it makes absolutely no sense from a planning perspective and requires little foresight to see the horrendous traffic delays, and accident risks, that would inevitably arise. This is in addition to the noise and light pollution arising from massively increased traffic flows on this road.

What makes much more obvious sense, in every respect, is for access into and out of the Scheme to be achieved via the north side of the property, via Highway 1A. Why is this not being pursued? If the answer is cost, that is the developer's problem and not ours. Unreasonable traffic flows should definitely not be borne by, or visited upon, the Blueridge community as a result. Our community was here long before the developer purchased the Scheme lands, and a diligent developer should have ensured there was reasonable access into and out of the Scheme lands before it purchased them. The County should not allow the developer to impose the very material adverse impacts resulting from the developer's poor planning and foresight onto the Blueridge community.

Frankly, the Scheme developer and the proposed Scheme are irresponsible as regard traffic and associated impacts. The Watermark development was specifically designed to ensure only minimal Watermark traffic flowed through the Blueridge community; there is **EXACTLY** the opposite approach here.

2. **Density and Consistency with the Surrounding Community**

The proposed Scheme is entirely inconsistent with lands adjoining it in every direction. The residential densities are in some cases 10 times greater than surrounding lands, **WITH ABSOLUTELY NO DENSITY BUFFER** (another example of the developer's utter disregard for neighboring communities). This density is unacceptable, and there is no need for it. The City of Calgary is right next door, and it offers lots of options in this regard.

Furthermore, the Scheme would introduce a retail/commercial development where nothing similar has ever existed in the proximate area. Even in the Tuscany development **IN THE CITY OF CALGARY**, the developer there ensured a **MUCH SMALLER** retail/commercial center was properly located as a central hub, with proper access arrangements, to service a community that is MUCH LARGER (namely, ten times larger) than what is being proposed in the Scheme.

While I am not opposed to some small retail and entertainment (ie restaurants) development as part of the Scheme, to service local needs, it should be properly located on the north side of the property, with access into and out of it from the north side.

It seems to me the developer hopes the retail/commercial development becomes a destination for the broader Bearspaw community, and the western side of the City of Calgary. Quite aside from the traffic concerns noted above, this kind of development has no place in the area the Scheme is proposed to be located in. It is absurd such a development is even being considered.

3. **Utility Corridor**

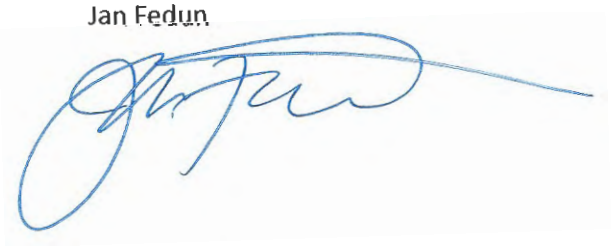
I understand the proposal involves building/expanding a utility corridor along Blueridge View. In the event the County is going to disregard the wishes of Blueridge community members (who have generally chosen to reside on acreages for a reason, namely to avoid high density city living) and impose on them the problems and issues associated with high density living, **AT AN ABSOLUTE MINIMUM** the County should ensure that, as a condition of any development approval, certain of the benefits associated with the Scheme's high density development be extended by the developer to Blueridge community members, including the opportunity to tie into the sewage line without any tie-in or similar charge, the opportunity to subscribe for and receive fibreoptic internet service, and potable water arrangements.

4. **Police**

How does the County and the developer propose to address the fundamental problem associated with having police and other emergency services for this area based out of Cochrane? Nearly all of my neighbors and I have experienced break-ins, or attempted break-ins, over the last few years, and the response time of police is entirely inadequate. As mentioned above, the proposed development is essentially a town. **WHAT ARE THE PLANS FOR ENSURING ADEQUATE POLICE SERVICES, PARTICULARLY GIVEN THIS DEVELOPMENT WILL BE DRAWING FROM THE CITY OF CALGARY POPULATION?**

While I have numerous other material concerns with the proposed Scheme, including the impact on schools, increased burdens on infrastructure and surface water flows, the foregoing are the most obvious and compelling concerns at this time.

Jan Fedun



Michelle Mitton

From: Jana-Marie Rye [redacted]
Sent: April 5, 2021 11:26 PM
To: Legislative Services Shared
Cc: 12MILECOULEEGROUP@gmail.com
Subject: [EXTERNAL] - Bylaw C-7991-2020, Planning Application Number: PL20170153
Attachments: Bylaw C-7991-2020.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

To Whom It May Concern:

Please see attached my letter opposing the Ascension Conceptual Plan.

Sincerely,

Jana-Marie Rye

April 5th, 2021

Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: Bylaw C-7991-2020, Planning Application Number: PL20170153 (05618039/05619004/006/054)

I am a resident of Tuscany in Calgary and will be directly impacted by the proposed Ascension project.

The Intermunicipal Development Plan in place between Rocky View County and the City of Calgary is intended to "enhance cooperation and achieve coordination wherever possible so that the effect that we have on one another and our residents is positive."

I am writing to formally express my view - and great concern - that Ascension will damage the interests and quality of life of all those who live nearby.

As written, the Ascension proposal means that:

- An already large and densely populated region will become even more crowded and more congested.
- A marketplace, unneeded by area residents, will take away customers from existing retailers, restaurants, entertainment venues and tenants away from existing commercial spaces. Already suffering from the economic downturn and COVID-19, small and medium businesses will be hurt the most.
- Major infrastructure that serves the entire region (roads, water, sewage) and services required in emergencies (EMS, fire, police etc) will need major and costly upgrades.

Directly impacted stakeholders have also not been provided with nearly enough time to participate in a meaningful way in the April 20 hearing. With such short notice and under the limits of COVID-19, those who will suffer the consequences of traffic, crowding, infrastructure, services and the quality of life in our communities have been left with no voice.

In view of the agreements and requirements in place and, more importantly, its impacts on neighbours living literally a stone's throw away, the proposed Ascension Conceptual Plan should be denied by Rocky View County Council.

Please ensure I am counted as strongly opposed to the Ascension Conceptual Plan.

Name Jana-Marie Rye

Address 141 Tuscany Ridge View NW

Signature

Michelle Mitton

From: Janice Grant [redacted]
Sent: April 5, 2021 9:22 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - Planning Application # PL20170153
Attachments: IMG_0058.jpg; ATT00001.txt

Follow Up Flag: Follow up
Flag Status: Flagged

[DATE] APRIL 6, 2021

Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: Bylaw C-7991-2020, Planning Application Number: PL20170153 (05618039/05619004/006/054)

I am a resident of TUSCANY in Calgary and will be directly impacted by the proposed Ascension project.

The Intermunicipal Development Plan in place between Rocky View County and the City of Calgary is intended to "enhance cooperation and achieve coordination wherever possible so that the effect that we have on one another and our residents is positive."

I am writing to formally express my view - and great concern - that Ascension will damage the interests and quality of life of all those who live nearby.

As written, the Ascension proposal means that:

- An already large and densely populated region will become even more crowded and more congested.
- A marketplace, unneeded by area residents, will take away customers from existing retailers, restaurants, entertainment venues and tenants away from existing commercial spaces. Already suffering from the economic downturn and COVID-19, small and medium businesses will be hurt the most.
- Major infrastructure that serves the entire region (roads, water, sewage) and services required in emergencies (EMS, fire, police etc) will need major and costly upgrades.

Directly impacted stakeholders have also not been provided with nearly enough time to participate in a meaningful way in the April 20 hearing. With such short notice and under the limits of COVID-19, those who will suffer the consequences of traffic, crowding, infrastructure, services and the quality of life in our communities have been left with no voice.

In view of the agreements and requirements in place and, more importantly, its impacts on neighbours living literally a stone's throw away, the proposed Ascension Conceptual Plan should be denied by Rocky View County Council.

Please ensure I am counted as strongly opposed to the Ascension Conceptual Plan.

Name JANICE GRANT

Address 49 TUSSLEWOOD DR NW T3L 2W4

Signature Janice Grant

Michelle Mitton

From: Jennifer Bains [redacted]
Sent: April 7, 2021 10:56 AM
To: Legislative Services Shared
Cc: 12MILECOULEEGROUP@gmail.com
Subject: [EXTERNAL] - Bylaw C-7991-2020
Attachments: Ascension.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Please see the attached.

Thank you

Jennifer Bains

[DATE] April 7, 2021

Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: Bylaw C-7991-2020, Planning Application Number: PL20170153 (05618039/05619004/006/054)

I am a resident of Tuscany in Calgary and will be directly impacted by the proposed Ascension project.

The Intermunicipal Development Plan in place between Rocky View County and the City of Calgary is intended to "enhance cooperation and achieve coordination wherever possible so that the effect that we have on one another and our residents is positive."

I am writing to formally express my view - and great concern - that Ascension will damage the interests and quality of life of all those who live nearby.

As written, the Ascension proposal means that:

- An already large and densely populated region will become even more crowded and more congested.
- A marketplace, unneeded by area residents, will take away customers from existing retailers, restaurants, entertainment venues and tenants away from existing commercial spaces. Already suffering from the economic downturn and COVID-19, small and medium businesses will be hurt the most.
- Major infrastructure that serves the entire region (roads, water, sewage) and services required in emergencies (EMS, fire, police etc) will need major and costly upgrades.

Directly impacted stakeholders have also not been provided with nearly enough time to participate in a meaningful way in the April 20 hearing. With such short notice and under the limits of COVID-19, those who will suffer the consequences of traffic, crowding, infrastructure, services and the quality of life in our communities have been left with no voice.

In view of the agreements and requirements in place and, more importantly, its impacts on neighbours living literally a stone's throw away, the proposed Ascension Conceptual Plan should be denied by Rocky View County Council.

Please ensure I am counted as strongly opposed to the Ascension Conceptual Plan.

Name Jennifer Bains

Address 3 Tuscany Ridge Heights NW

Signature

Michelle Mitton

From: [redacted]
Sent: April 5, 2021 2:07 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Bylaw C-7991-2020, Planning Application Number: PL20170153 (05618039/05619004/006/054)

Follow Up Flag: Follow up
Flag Status: Flagged

April 5, 2021

To: Rocky View County Legislative Services
Re: Bylaw C-7991-2020, Planning Application Number: PL20170153 (05618039/05619004/006/054)

I am a resident of Watermark in Rocky View County. I am writing to officially record my opposition to the proposed Ascension Conceptual Plan. The proposal calls for:

• Residential housing development whose density and population is far higher than neighbouring Rocky View communities. We chose to live in Rocky View County as we wanted a more rural lifestyle with less housing density and more space between neighbours

• Development of a marketplace whose amenities, services and large footprint do not meet the needs or desire of Rocky View County residents. There is enough shopping already available close by in both Tuscany and Rocky Ridge. Adding more commercial options is unnecessary and will create additional traffic on 12 Mile Coulee. Turning left on to Crowchild to bring my kids to school in the morning is already a nightmare.

• Total scope of development that will require significant upgrades to key infrastructure (roads, water, sewage) and services (EMS, fire, police etc). Last summer our community received notification from Blazer water systems that there wasn't enough supply to meet the demand we were creating by watering our lawns on similar days. I fail to see how our water facilities could possible handle a huge addition to it. Those of us in Watermark are also concerned about the additional traffic from the trucks hauling waste from the facility in Watermark on a more frequent basis.

These elements do not meet the County's definition of itself as a "rural municipality" and fail to achieve the principles of the County Plan including "encouraging a 'moderate' level of residential growth that preserves and retains the County's rural character." Further, directly impacted Rocky View County residents and other stakeholders have not been provided with sufficient time to prepare to participate meaningfully in the April 20 hearing. The short notice and COVID limitations effectively take away the ability of County taxpayers to provide input on a project that will significantly impact traffic, crowding, infrastructure, services and the quality of life in our communities. The Ascension project – its underlying assumptions, scope and scale and expected outcomes – requires updating, review and reconsideration. As it stands, the proposed Ascension Conceptual Plan should be denied entirely by Council. As County voter and taxpayer, please ensure I am counted as strongly opposed to the Ascension Conceptual Plan.

Jennifer Howden
36 Rockwater Way

Michelle Mitton

From: Jessica Bloder [redacted]
Sent: April 6, 2021 8:48 AM
To: Legislative Services Shared
Cc: 12milecouleegroup@gmail.com
Subject: [EXTERNAL] - Bylaw C-7991-2020

Follow Up Flag: Follow up
Flag Status: Flagged

Attached is my letter against the proposed plan application:
PL20170153

~~[DATE]~~ April 7, 2021

Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: Bylaw C-7991-2020, Planning Application Number: PL20170153 (05618039/05619004/006/054)

I am a resident of Tuscany in Calgary and will be directly impacted by the proposed Ascension project.

The Intermunicipal Development Plan in place between Rocky View County and the City of Calgary is intended to "enhance cooperation and achieve coordination wherever possible so that the effect that we have on one another and our residents is positive."

I am writing to formally express my view - and great concern - that Ascension will damage the interests and quality of life of all those who live nearby.

As written, the Ascension proposal means that:

- An already large and densely populated region will become even more crowded and more congested.
- A marketplace, unneeded by area residents, will take away customers from existing retailers, restaurants, entertainment venues and tenants away from existing commercial spaces. Already suffering from the economic downturn and COVID-19, small and medium businesses will be hurt the most.
- Major infrastructure that serves the entire region (roads, water, sewage) and services required in emergencies (EMS, fire, police etc) will need major and costly upgrades.

Directly impacted stakeholders have also not been provided with nearly enough time to participate in a meaningful way in the April 20 hearing. With such short notice and under the limits of COVID-19, those who will suffer the consequences of traffic, crowding, infrastructure, services and the quality of life in our communities have been left with no voice.

In view of the agreements and requirements in place and, more importantly, its impacts on neighbours living literally a stone's throw away, the proposed Ascension Conceptual Plan should be denied by Rocky View County Council.

Please ensure I am counted as strongly opposed to the Ascension Conceptual Plan.

Name Jessica Blader

Address 177 Tuscarora Circle

Signature Jessica Blader

Regards,

Jessica Blode
[redacted]

Michelle Mitton

From: Jonnee Mae Pedersen [redacted]
Sent: April 7, 2021 4:07 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Re: Bylaw C-7991-2020, Planning Application Number: PL20170153 (05618039/05619004/006/054)
Attachments: Rocky View development - JM.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Please see attached letter regarding my opposition to the Ascension project.

Thank you,
Jonnee-Mae

April 7

Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: Bylaw C-7991-2020, Planning Application Number: PL20170153 (05618039/05619004/006/054)

I am a resident of **Tuscany** in Calgary and will be directly impacted by the proposed Ascension project.

The Intermunicipal Development Plan in place between Rocky View County and the City of Calgary is intended to "enhance cooperation and achieve coordination wherever possible so that the effect that we have on one another and our residents is positive."

I am writing to formally express my view - and great concern - that Ascension will damage the interests and quality of life of all those who live nearby.

As written, the Ascension proposal means that:

- An already large and densely populated region will become even more crowded and more congested.
- A marketplace, unneeded by area residents, will take away customers from existing retailers, restaurants, entertainment venues and tenants away from existing commercial spaces. Already suffering from the economic downturn and COVID-19, small and medium businesses will be hurt the most.
- Major infrastructure that serves the entire region (roads, water, sewage) and services required in emergencies (EMS, fire, police etc) will need major and costly upgrades.

Directly impacted stakeholders have also not been provided with nearly enough time to participate in a meaningful way in the April 20 hearing. With such short notice and under the limits of COVID-19, those who will suffer the consequences of traffic, crowding, infrastructure, services and the quality of life in our communities have been left with no voice.

In view of the agreements and requirements in place and, more importantly, its impacts on neighbors living literally a stone's throw away, the proposed Ascension Conceptual Plan should be denied by Rocky View County Council.

Please ensure I am counted as strongly opposed to the Ascension Conceptual Plan.

Name: *Jonnee-Mae Luu*

Address: 9 Tuscany Ravine Terrace NW, Calgary AB, T3L 2T1

Michelle Mitton

From: Jeff Hagel [redacted]
Sent: April 7, 2021 1:24 PM
To: Legislative Services Shared; Jessica Anderson
Subject: [EXTERNAL] - Bylaw C-7991-2020, Planning Application Number: PL20170153 (05618039/05619004/006/054)

Follow Up Flag: Follow up
Flag Status: Flagged

April 7, 2021

Legislative Services

Rocky View County

262075 Rocky View Point

Rocky View County, AB

T4A 0X2

Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: Bylaw C-7991-2020, Planning Application Number: PL20170153 (05618039/05619004/006/054)

I am a resident of Watermark in Rocky View County. I am writing to officially record my opposition to the proposed Ascension Conceptual Plan.

The proposal calls for:

- Use of the residentially located Watermark water treatment.
    - I have concerns that this will result in
        - increased traffic
        - increased noise
        - increased neighborhood footprint
        - increased light pollution.
- Residential housing development whose density and population is far higher than neighboring Rocky View communities.
- Development of a marketplace whose amenities, services and large footprint do not meet the needs or desire of Rocky View County residents.
- Total scope of development that will require significant upgrades to key infrastructure (roads, water, sewage) and services (EMS, fire, police etc).

These elements do not meet the County's definition of itself as a "rural municipality" and fail to achieve the principles of the County Plan including "encouraging a 'moderate' level of residential growth that preserves and retains the County's rural character."

Further, directly impacted Rocky View County residents and other stakeholders have not been provided with sufficient time to prepare to participate meaningfully in the April 20 hearing. The short notice and COVID limitations effectively take away the ability of County taxpayers to provide input on a project that will significantly impact traffic, crowding, infrastructure, services and the quality of life in our communities.

The Ascension project – its underlying assumptions, scope and scale and expected outcomes – requires updating, review and reconsideration. As it stands, the proposed Ascension Conceptual Plan should be denied entirely by Council. Please ensure I am counted as opposed to the Ascension Conceptual Plan.

Name: Joshua, Jacob, Jeff & Danielle Hagel

Address 2 Watermark Cres

Jeff Hagel

[redacted]

Michelle Mitton

From: Julie Brose [redacted]
Sent: April 7, 2021 1:36 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Opposition: BYLAW C-7991-2020
Attachments: 20210406 draft Julie.pdf

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 oppose the ascension project, as the road being discussed on Bearspaw Road almost resulted in a significant accident due to the steepness of the hill, as somebody was driving up that road and almost hit me, my husband, and my baby in a stroller when we went for a walk recently - they did not see us and we had to jump off the road to not get hit. The hill on Bearspaw Road is too steep. Please see attached letter for more information.

Julie Brose
[redacted]

Julie Brose
55 Bearspaw Pointe Place
Calgary, Alberta T3L 2P5

April 6, 2021

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

To: Rocky View County Legislative Services

Re: **Bylaw C-7991-2020**
Planning Application Number: PL20170153 (05618039/05619004/006/054)

I live on Bearspaw Point Road and am opposed to the Ascension Residential and Commercial Conceptual Scheme.

My husband and I were recently taking our 11 month old child for a walk in his stroller, keeping to the appropriate side of the road. At the intersection of Bearspaw Road and Bearspaw Point Place, we almost had to hit the ditch as a car came up the hill on Bearspaw Road towards us. The driver was obviously focusing on going up the steep hill and did not/could not see us or notice the stroller. He waved in an apology, probably thankful he didn't hit us.

Funneling cars up and down a hill as steep as Bearspaw Road, with a school at the top of the hill will result in a lot of accidents. In the winter, it is too steep to go down safely. We have assisted vehicles which have ended up in the ditch. Cars going uphill can't stop for anyone walking on or crossing the road, as they can't then get going from mid-road when covered in ice and snow.

The housing density of the proposed development is not in character with a rural residential area and retail space is not needed by the Bearspaw community. Safety on Bearspaw Road, however, is my main concern. The road is not needed for the proposed development and raises significant safety concerns. There should be no connection to Bearspaw Road for traffic from the proposed development.

Regards

J Brose

Julie Brose

[DATE] APRIL 5, 2021

Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: Bylaw C-7991-2020, Planning Application Number: PL20170153 (05618039/05619004/006/054)

I am a resident of BEARSPAW in Rocky View County.

I am writing to officially record my opposition to the proposed Ascension Conceptual Plan.

The proposal calls for:

- Residential housing development whose density and population is far higher than neighbouring Rocky View communities.
- Development of a marketplace whose amenities, services and large footprint do not meet the needs or desire of Rocky View County residents.
- Total scope of development that will require significant upgrades to key infrastructure (roads, water, sewage) and services (EMS, fire, police etc).

These elements do not meet the County's definition of itself as a "rural municipality" and fail to achieve the principles of the County Plan including "encouraging a 'moderate' level of residential growth that preserves and retains the County's rural character."

Further, directly impacted Rocky View County residents and other stakeholders have not been provided with sufficient time to prepare to participate meaningfully in the April 20 hearing. The short notice and COVID limitations effectively take away the ability of County taxpayers to provide input on a project that will significantly impact traffic, crowding, infrastructure, services and the quality of life in our communities.

The Ascension project – its underlying assumptions, scope and scale and expected outcomes – requires updating, review and reconsideration. As it stands, the proposed Ascension Conceptual Plan should be denied entirely by Council.

As County voter and taxpayer, please ensure I am counted as strongly opposed to the Ascension Conceptual Plan.

Name KEN BTLBEN

Address 31 BEARSPAW MEADOWS BAY

Signature

Michelle Mitton

From: Stacy Johnson [redacted]
Sent: April 7, 2021 3:49 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - BYLAW C-7991-2020
Attachments: Johnson Submission.Response in Opposition to Bylaw C-7991-2020.pdf; ATT00001.htm

Follow Up Flag: Follow up
Flag Status: Flagged

To whom it may concern:

We are Kevin and Stacy Johnson, homeowners at 11 Blueridge Lane, Calgary, Alberta, T3L 2N5. Please find our written submission attached indicating that we are **opposed** to the proposed Bylaw C-7991-2020.

Please confirm receipt of this document.

Sincerely

Stacy Johnson
[redacted]

April 5, 2021

RE: Bylaw C-7991-2020

We are Kevin and Stacy Johnson, property owners at 11 Blueridge Lane, Calgary, AB, T3L 2N5. We are writing in response to the Notice of Public Hearing regarding Bylaw c-7991-2020. We would like the record to show that we are strongly and vociferously **opposed** to this Bylaw application.

There are many reasons for which we are opposed to this bylaw in its current state. The three main ones are the inclusion of the "Market Place", the proposed changes to the current Blueridge Rise roadway, and the proposed population density. In addition, we would like to raise additional questions about the Wastewater plan. As we are uncertain whether Council will see our previous submission, as an Appendix we have included the full text of our most recent response to the Rocky View County Planning Department from December 2020 which containing existing apprehension regarding these components plus other concerns about the vast inconsistency of this proposal with existing uses of our neighbourhood.

1. **Marketplace**

We are adamantly **opposed** to the inclusion of the Marketplace in this conceptual scheme. In our subsequent comments we will refer to it as a Shopping Centre as in our view this is more apt description of the purpose of this component of the proposal based on its size.

As we have communicated to the County during previous consultations, this Shopping Centre is completely inconsistent with existing uses of our community and wholly unnecessary. Our community is a country residential community which we purposefully chose as a key component of our decision to move here and become residents of the County. The Rocky View County website itself states: "…Rural living is rich and rewarding, yet it is important that new residents know that rural life in Rocky View County is very different from life in the city. Agriculture greatly shapes the economic, cultural and social fabric of the County. You have chosen to live in a rural setting among ranch and farm families. You can expect to share many of the benefits and challenges they enjoy, like open space and tranquility, wildlife sightings, variable weather and road conditions." (www.rockyview.ca, accessed April 4, 2021). Building a shopping mall in the middle of our rural life is completely incompatible with the description that of the lifestyle that the County itself tells us that we have chosen.

In our previous submission to the County, we submitted that if a Shopping Centre is indeed democratically deemed as consistent with being located in our community, we proposed that the positioning of it be relocated so that existing residents are less impacted. We note in the

developer's response to the most recent consultation process that "…the commercial area is located on the eastern edge of the plan area for several reasons. Access and visibility to commercial sites are important for ensuring knowledge of available services and efficient access in and out, which this area of the site is most ideally suited. In addition, the subject lands have a large natural ravine running through the center of the site which is proposed for preservation (ER) to limit impacts on the natural environment and wildlife and provide natural park and pathway space for area residents. (www.highfieldbearspaw.com, Accessed April 4, 2021). We find this to be unacceptable for two reasons.

First, in the conceptual scheme it indicates that the gross developable area is 234.62 acres of which the Shopping Centre is to comprise 47.80 acres, or 17.33% of the land area. While we are not engineers nor land developers, we find it difficult to comprehend how it would be impossible to locate the Shopping Centre anywhere else at all in the remaining 82.67% of the developable area? While we, of course, support the preservation of the environmental reserve, the same document tells us that this component is 23.71 acres, or 8.6% of the developable area. This still leaves close to 75% of the developable area, which at present is a blank slate, for the developer to try again to find a location in which the existing residents do not have to look straight at a Shopping Centre while attempting to maintain our existing quality of rural living as defined by Rocky View County itself including "open space and tranquility". We also do not see a response to our assertion that the Shopping Centre could be relocated to the West along the

Highway 1A edge of the development. According to Figure 9 in the conceptual scheme this would not appear to impact the natural ravine as the two areas appear to be similar in size.

Second, in another response to resident concerns about the Shopping Centre the developer has indicated "... The Market Place within Ascension is intended to provide a variety of services to meet the daily needs of area residents within walking distance." (www.highfieldbearspaw.com, Accessed April 4, 2021). We cannot understand how the developer can first be interested in providing us a variety of services we can walk to and then shortly thereafter indicate that access and visibility are important objectives for the Shopping Centre. We guarantee that we would know it's there, and would have no trouble accessing it from another location within the development. We submit that it is our assertion that the developer likely less interested in meeting the daily needs of community residents and instead is prioritizing driving transient traffic through our country residential neighbourhood purely for commercial reasons. Hence why we are opposed to the inclusion of the Shopping Centre at all in this proposal and and are additionally opposed to its existing proposed location.

In addition, the sheer size of this commercial development is of significant concern, particularly with the identification of space designated for an "Anchor Tenant", which we can only assume is a euphemism for Big Box Retail. This is yet another example of the inconsistency of this application with the existing country residential lifestyle of current residents. We are very concerned with the negative impacts of crime and significant noise and light pollution that

would be inevitably linked with such a major shopping centre. We note again from figure 9 in the Development Concept that the Ascension Shopping Centre is many times the size of the existing Rocky Ridge Coop Shopping Centre, visible in the top right.

For these reasons and for those previously articulated in our Appendix submission we are completely opposed to the inclusion of the Shopping Centre at all in this proposal and are additionally opposed to its existing proposed location.

2. Repurposing of Blueridge Rise

As the developer does not seem to have addressed our previous comments in the response to the most recent consultation, please take time to review the Appendix containing the full text of our original submission. In summary, we are **opposed** to the proposed changes to Blueridge Rise and cannot understand how with the aforementioned 234.62 hectares of what at present is nothing but empty land that an alternate entrance to this development is simply impossible.

We would like to raise again the existence of TWP253A which appears to be a much less disruptive method of creating access to the development. We are opposed to having the existing residential road that services fewer than 97 households (parts of Blueridge are accessed elsewhere in Bearspaw) turned into a four-lane thoroughfare servicing close to 900 additional residents plus a Shopping Mall. We are opposed to this construction and opposed to the additional traffic, noise, and light pollution that will be generated from this proposed road.

3. Population Density

While we appreciate the responses from the developer regarding clarification on the exact math on the proposed population density, we continue to have concerns about the sheer size of number of residents proposed for this development. We continue to find this incompatible with the existing surrounding neighbourhoods within Rocky View County. We would like to challenge the notion of "transitional density". As residents of Rocky View County who sought out the "rural living" as described to us by the County, we are unclear how transitional density belongs within the proposed land space for development. To our understanding the City of Calgary is on the East side of Twelve Mile Coulee road where urban densities are well defined and that Rocky View County is on the West side of Twelve Mile Coulee where country residential densities are also well defined. We are unaware of a transitional space.

We attempted to search within County documents for a definition of "transitional density" so as to fully comprehend the developer's assertion that "…therefore the project team believes that a transitional density, between City of Calgary and Rocky View County standards is appropriate". On page 21 of the County Plan, we note a statement regarding "…direct{s} high density residential development to adjacent urban municipalities." (www.rockyview.ca, accessed April 7, 2021). The Rocky View County/City of Calgary Intermunicipal Development Plan does not seem to address the concept. We were unable to examine the Bearspaw Area Structure Plan as it is currently undergoing a review. We are unclear as to how transitional density is defined and regulated and who exactly, other than the developer, has determined

this is appropriate and necessary for this type of proposal. In the absence of a definition, we submit that the "transitional density" contained within this Bylaw proposal is inappropriate for this area of land within Rocky View County. We do also note that in the Bearspaw Area Structure plan background report, page 7 informs us that "Under the Interim Growth Plan, Bearspaw is considered a "country residential development area" which is later defined as "..a rural settlement form in which the land use is mainly residential and characterized by dispersed, low-density development with lot sizes generally 1 acre or greater." (www.rockyview.ca, accessed April 7, 2021). We are opposed to the population density conained within the current conceptual scheme, and this is yet another reason we are **opposed** to this proposed bylaw.

4. **Wastewater**

While the points above are our main opposition to this proposal and topics on which we have expanded upon in our previous submissions, in reviewing the response and noting the concerns of nearby residents we would additionally propose to question the planned Wastewater Servicing Plan. We note the inclusion of the "proposed sanitary sewer connection" in Figure 22 of the Conceptual Scheme. We are now curious about how creation of this connection will impact existing residents. Do these connections already exist? We are concerned about additional, significant, construction along Blue Ridge View and the creation of further nuisance and disruption to existing residents? We are uncertain as to why a large new development

needs to connect through our neighbourhood into the existing structure in Watermark. Why is Ascension unable to build and maintain its own, similar to Watermark?

In summary, we would like to once again state our strong **opposition** to this Bylaw Proposal, the most egregious component of which proposes the inclusion of a Shopping Centre which we firmly maintain does not belong in a country residential setting. We appreciate your thorough review of this submission and our previous submission dated December 17, 2020 (included as Appendix 1) to listen to the myriad of reasons why we are not in support of this proposal. Thank you for the opportunity to prepare this submission and for our voices as concerned citizens of Rocky View County to be heard.

Sincerely,

Stacy Johnson, BScPharm, MBA

Kevin Johnson, B.Comm, CPA

11 Blueridge Lane; Calgary, AB; T3L 2N5

[redacted]

Appendix 1: K&S Johnson Submission dated December 17, 2020

RE: Application Number PL20170153
File Number(s): 05619004; 05619006; 05619054; 05618039

Dear Ms. Jessica Anderson:

Thank you for the opportunity to provide commentary on the proposed Conceptual Scheme for the Ascension Development. In the letter we received dated November 27, 2020, we were asked that our commentary "…address whether the proposed uses(s) is compatible with the other existing uses in your neighbourhood." We have been satisfied members of this community since September of 2016 and are very grateful for our decision to purchase our home in this location. Since receiving this letter, we have endeavoured to observe and document the existing uses of our community. Pursuant to this exercise, we submit the following key usage areas:

- **Residential**: Our neighbourhood of Blueridge, and our neighbours at Watermark and Lynx Ridge, are solely residential neighbourhoods. The singular purpose of our existing communities is, and always has been, for residential purposes. We invested in this property with an expectation that it would remain as such. We are not opposed to development, but we believe that any further development should not detract from the intended country residential purpose of the original development.
- **Recreation**: Recreational activities are a foundational aspect of our community. Every single day people walk their dogs, enjoy the pathways, run, cycle and now - in the winter - skate on the ponds. Undertaking these activities in this unique environment lends to a quality of life that is greatly valued by community residents.

- **Habitat**: It is necessary to draw attention to the wildlife who reside in our community. A variety of species call this community their home. These animals include deer, moose, coyotes, rabbits, birds, and an array of migratory waterfowl, all of which we observe daily. This neighbourhood is an essential habitat and refuge for these animals. Not only does this community support a thriving ecosystem for wildlife, but it is well documented that their presence, as part of a thriving natural ecosystem, also supports to the well-being of community residents.

Adjectives that can be used to describe our community within the context of these existing uses include: quiet, peaceful, tranquil and respectful.

In reviewing the proposed conceptual scheme for the Ascension development, we submit that there are several key aspects of this proposal that are completely incompatible with existing uses of our community.

1: **<u>The Marketplace</u>**

Page Eight of the conceptual scheme refers to a proprietary "Market Demand Analysis" that was conducted in order to inform on this proposal. We have made a request of B&A Planning Group to review this document and have been advised that "Because the report includes private and proprietary information, we are unable to share it publicly." Unless it was conducted with scientific rigor, a market demand analysis conducted by, or on behalf of the organization who will profit significantly from the development of the marketplace, would seem to us to have an inherent bias. Unless the public can review this information to examine

the rigor of the analysis that led to the conclusions regarding demand, we submit that there is additional, possibly equal or greater, evidence indicating that this Marketplace remains unnecessary. Furthermore, when we refer to the Bearspaw Area Structure phase 2A Engagement Summary, page 11 indicates that community respondents are mixed on the desire for increased access to retail alternatives. This further indicates that there is significant reservation among Bearspaw residents regarding this type of proposed development.

As residents of the existing community, we submit that there is no desire or need for a "Marketplace" in our community. The current pandemic has contributed to additional clarity on what is considered an essential service. We submit the below table describing our current access to essential retail services.

Type of Service	Currently Serviced By	Distance from our Residence*
Grocery Store/Supermarkets	Calgary Coop at Rockyridge	2 km
	Sobeys Tuscany	3.0 km
	Walmart Royal Oak	5.4 km
	Community Natural Foods Crowfoot	6.6 km
Gas Stations	Calgary Coop at Rockyridge	2.0 km
	Esso Tuscany	3.2 km
	Centex Highway 1A	approx 3 km
	Petro Canada Royal Oak	7.1 km
Pharmacies	Calgary Coop at Rockyridge	2.0 km
	Sobeys Tuscany	3.0 km
	London Drugs Royal Oak	5.6 km
	Shoppers Drug Mart Royal Oak	6.0 km
	Safeway Crowfoot	6.8 km

Restaurants	Lynx Ridge Golf Course	3.4 km
	Flores and Pine	4.3 km
	Last Straw Pub Tuscany	2.6 km
	Royal Oak Shopping complex (variety of options)	5.6 km
	Crowfoot Shopping Complex (variety of options)	6.9 km

*data sourced from Google Maps, accessed on December 16, 2020

As evidenced by the above, we submit that this area is, in fact, very well serviced and within easy access to a wide variety of essential and non-essential goods and services. In the summer we are also very well serviced with access to the weekly Bearspaw Lions Sunday Farmer's market (3.2 km away). We are also anticipating additional local access to the new outpost of the Calgary Farmer's Market which, as you likely know, is slated to be included in the development at Canada Olympic Park (11 km away) in 2021. There are many additional examples that could be included however, we have chosen not to list these for brevity's sake. While a great number of residents would opt to drive to these venues, we would also like to note that a large number of the aforementioned options are close enough to walk or cycle to, making this community more "walkable" and well-serviced than may perhaps be perceived by non-residents.

Interestingly, the pandemic has served to further demonstrate that we are well-serviced beyond the traditional retail services like those in the proposed development. Our community now has access to a growing number of home delivery options for a variety of goods and services. While these include mainstream retailers, we would like to point out that there are

many local small businesses and providers also providing these services like Bowden Farm Fresh Chicken; Cultivatr Online Farmers Market; a number of local craft breweries; and many more examples. We use and support these businesses regularly. As such, we see no need for additional conventional brick-and-mortar retail services or entertainment in our neighbourhood. We also question the need for the Marketplace in context of the impact of current and anticipated seismic shifts in uptake, type of usage, and vacancy rates of office, retail and restaurant space in Alberta during the post-pandemic time period. We would like to better understand how this Conceptual Scheme has taken the projections for pandemic impacts into account.

The magnitude of this development is also troubling. We were dismayed to observe that, based on the drawings that were provided, this Marketplace appears to be more than twice the size of the existing retail development at Coop Rocky Ridge. This is unreasonable and entirely misaligned with the valued residential nature of our community.

It is our hope that, for the reasons outlined above, we have effectively demonstrated to you, and other involved parties, why the inclusion of a Marketplace in this conceptual scheme is completely incompatible with existing uses of our community. Frankly, this development will not only be intrusive but it will also introduce a great deal of environmental disruption. It is altogether unnecessary and we are not at all in support of a Marketplace as part of this Conceptual Scheme.

This all being said, we recognize that no matter how strong our opinions are, our voices are representative solely of our own perspectives. As you can perhaps see from the map of our

neighbourhood, the vagaries of the existing topography and foliage are such that should a Marketplace actually be approved for the proposed location, we will have the “pleasure” of an essentially unobstructed view of it from the entirety of the front of our property (if this is hard to discern from the map, we invite any interested parties to come and stand in our front yard and look toward the proposed development). This situation is incomprehensible to us and contradicts all of the reasons we moved to Blueridge to become residents of Rocky View County in the first place. To be clear, we do not agree with this proposed Marketplace development however, if it is democratically decided by others that this Marketplace does indeed belong in this development, we then propose that the positioning should be reconsidered. We suggest that a more appropriate location would be in the centre of the Ascension residential development or adjacent to the North-West Highway 1A edge of the development. A Marketplace should be located away from directly facing the existing community. This would enable future Ascension buyers to objectively make informed purchase decisions with regard to the proximity of their property to a retail Marketplace and presents far less of a disadvantage to existing community residents.

At the time we purchased our property we did so with the understanding that the land we face and view every single day is currently designated as Farmstead District (F) and Ranch and Farm District (RF). We understand that empty land stands the chance of being redesignated at any point however, this proposed Marketplace has confounded us. Based on the existing uses and type of community in which we reside, it is unreasonable to expect that we should have anticipated that we would potentially end up in a position where we are directly facing a

shopping centre. We did not make our property purchase with this type of informed awareness. To this end, as existing property owners, we would additionally like to better understand what recourse is available to us from the County if needed in the future including items such as tax reductions or rebates for property enhancements should this eventually be the end result (although we will reemphasize that we remain strongly opposed to a Marketplace of any sort).

2. **Repurposing of Blueridge Rise**: The second key component of this development that is wildly incompatible with existing uses is the proposal to redeploy the first half of Blueridge Rise as the sole access to Ascension, including the Marketplace. This road currently services the present residential needs of most of the existing 97 households that comprise our community of Blueridge. The proposal to widen it to service the traffic needs of approximately nine times the current volume seems outrageous. While we appreciate the developer's proposal to widen it, the proposed four lanes with a median effectively transforms the current country road into a major thoroughfare, similar to Tuscany or Country Hills Boulevard which we will now share with close to 900 additional households plus retail (Marketplace) traffic. Again, this is not at all compatible with the existing country residential, recreational or habitat uses of our neighbourhood.

In addition, we are hopeful that our five neighbours whose properties back directly onto Blueridge Rise, will submit responses on their own behalf. As concerned citizens, we are also raising our voices to the incompatibility of this proposal with this existing use and note that this is especially so for the two houses whose driveways immediately access Blueridge Rise. The

insensitivity with which this proposal has been put forward, especially in the context of the present expectations and lifestyle of these existing County residents, is shocking to us.

Furthermore, we are concerned with the significant impacts on traffic flow and volume. Even presently it can be challenging to turn left from Blueridge Rise onto Twelve Mile Coulee Road during times of peak traffic. We struggle to comprehend how an additional nine times the volume will accomplish this movement at all efficiently. We understand that a traffic circle is being planned for and would like to understand further details on the timing and implementation of this.

We acknowledge that neither of us are civil engineers and that any proposed alternatives are based purely on our perspective as residents. Nevertheless, we submit that a more practical proposal, better aligned with existing uses of our community, is for Ascension to have a method of access that is completely separate from Blueridge Rise. For example, there appears to be enough frontage along Twelve Mile Coulee Road to construct access directly to this development. We also note the existence of TWP 253A which could be repurposed much the same as the current proposal suggests for Blueridge Rise. We also understand that the future Highway 1A interchange will affect roadways leading to Ascension and propose that direct access can be factored into this network. We also wonder if the proposed traffic circle at Twelve Mile Coulee could simply have a fourth exit leading directly into Ascension. Surely the creative minds involved in this planning process can find a solution for entrance to the development that does not rely solely on just significantly turning up the traffic volume on Blueridge Rise. We would like to better understand the rationale behind this proposition.

Additionally, we suggest that the future proposed access to the West off of Highway 1A should not be designated as “future” and should be initiated with the commencement of this development. This will aid in the efforts to manage the anticipated burden of significantly increased traffic flow adjacent to our existing very-low traffic country residential community.

3. **Population Density**: The proposed population density of this development is also incompatible with existing uses of our community. People move out of the City and to the County to escape density not to seek it. According to the conceptual scheme, Blueridge has 97 households, Watermark has approximately 560, and Ascension is proposed to have 883. We find the proposed number of units to be incompatible with existing uses of our neighbourhood and particularly incompatible in comparison to the proposed 372 units indicated for the adjacent future Glenbow Ranch Area J.

Further examination of the conceptual scheme has raised an additional matter of concern: it is now proposed that a larger Seniors Living community be included as part of this development. We are curious as to how this is aligned with the proposed Seniors Living community currently under review for the Damkar lands to the south of here and would appreciate some clarity into this matter. Our understanding is that the Damkar proposal encompasses living arrangements for approximately 400 Seniors and the Ascension proposal appears to incorporate for approximately 300 more. We are struggling to understand how this type of density aligns with the existing uses of our total community and are concerned with

many of the same issues that were raised with the Damkar development – building height, access to services, traffic congestion, etc.

In summary, we find three key areas of the current proposed Ascension Conceptual Scheme to be incompatible with the existing uses of our longstanding neighbourhood: The Marketplace; the redeployment of Blueridge Rise; and the population density. As existing residents of Rocky View County, we feel betrayed by the inclusion of these elements in this proposed scheme. We strongly request that further amendments be made to this proposal that do not include a Marketplace; that include new roadways with the singular purpose of access to the Ascension development; and that incorporate a reduction in the proposed density of the residential development.

We support thoughtful development adjacent to our community that respects the values and existing uses of our community. We would be happy to follow up by telephone or offer a physically distanced observation of the lands in question from our driveway. We appreciate being made aware of the notice of this application and appreciate the opportunity to contribute our perspectives as existing homeowners and residents.

Yours sincerely,

Stacy Johnson, BScPharm, MBA

Kevin Johnson, B.Comm, CPA

11 Blueridge Lane; Calgary, AB; T3L 2N5

[redacted]

Michelle Mitton

From: Laurie Hildenbrandt [redacted]
Sent: April 7, 2021 2:06 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Ascension Conceptual Plan

Follow Up Flag: Follow up
Flag Status: Flagged

Legislative Services, Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
legislativeservices@rockyview.ca

Re: Bylaw C-7991-2020, Planning Application Number: PL20170153 (05618039/05619004/006/054)

We are residents of the Watermark neighborhood in Rocky View County and are writing to officially record our **opposition** to the proposed Ascension Conceptual Plan.

The proposed plan identifies a very significant scale of development that does not meet the County's definition of itself as a "rural municipality" and fails to achieve the principles of the County Plan including "encouraging a 'moderate' level of residential growth that preserves and retains the County's rural character."

The density and population of the residential portion of the development is far greater than neighboring Rocky View communities and will negatively impact the County's rural character. The marketplace amenities, services and large footprint do not meet the needs or desire of Rocky View County residents.

Further, the total scope of development will require significant upgrades to key infrastructure including roads, water and sewage, as well as services such as EMS, fire and police. Of particular concern is the hugely increased demand to be placed on both the existing Blazer Water and Bearspaw Wastewater facilities, and the potential tripling of the existing wastewater facility located in the center of a residential development.

The Ascension project, from underlying assumptions through to scale and expected outcomes, requires thorough review and reconsideration. As currently proposed, the Ascension Conceptual Plan should be denied by Council.

Laurie and Ralph Hildenbrandt
10 Spyglass Point
[redacted]

Michelle Mitton

From: Leanne Makinson [redacted]
Sent: April 7, 2021 11:15 AM
To: Legislative Services Shared
Cc: 12MILECOULEEGROUP@gmail.com
Subject: [EXTERNAL] - Public Submission - Bylaw C-7991-2020
Attachments: Public Submission - Bylaw C-7991-2020.docx

Follow Up Flag: Follow up
Flag Status: Flagged

Please find attached my submission for the upcoming public hearing in Council on Bylaw C-7991-2020.

Thank you,
Leanne Makinson

April 7, 2021

Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Via email: legislativeservices@rockyview.ca

Re: Bylaw C-7991-2020
Planning Application Number: PL20170153 (05618039/05619004/006/054)

Dear Rocky View County Council,

I am a resident of the city of Calgary in the community of Rocky Ridge. I am writing to express my concerns and to oppose the Ascension Residential and Commercial Conceptual Scheme as proposed.

I understand this project has been in-the-works for several years but I just recently heard about it through social media. I don't feel like residents in the surrounding area who will be effected by the project have been given sufficient time to learn and understand all the facts.

I face the intersection of Highway 1A (Crowchild Trail) and 12 Mile Coulee Road and the construction to upgrade the intersection will increase dust and noise and cause delays getting in and out of my community. The increased traffic the new development will attract will also ruin my peaceful country and mountain view and will undoubtedly decrease the resale value of my home as well. Not what I signed up for when I moved here 10 years ago.

With the state of the City of Calgary's finances right now, I don't see how they can support a new intersection project in the near future. Will Calgary be expected to pitch in? Who will foot the bill for the fancy new intersection?

With each community in the area each having their own shopping areas, I don't see how another large commercial/retail development will be viable. It will take business away from existing small businesses who are already struggling and I expect most of the same businesses already exist across the street. How many more stores do we really need in the area? How many units (commercial, retail or residential) in Trinity Hills are still unoccupied?

This project planned for the outskirts of the city of Calgary is unnecessary. People aren't homeless because there aren't enough houses or condos, they are homeless due to other difficulties in their lives including limited affordable housing. Who is going to move to this new area outside of the city that feels more like a city than the nearby communities? How much will be affordable for the average citizen?

Signed,

Leanne Makinson
Resident of Rocky Ridge

Michelle Mitton

From: Simon Ou [redacted]
Sent: April 7, 2021 10:13 AM
To: Legislative Services Shared
Cc: 12MILECOULEEGROUP@gmail.com
Subject: [EXTERNAL] - Bylaw C-7991-2020, Planning Application Number: PL20170153 (05618039/05619004/006/054)

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Rocky View County Legislative Services,

I am a resident of Watermark in Rocky View County.

I am writing to officially record my opposition to the proposed Ascension Conceptual Plan.

The proposal calls for:
• Residential housing development whose density and population is far higher than neighbouring Rocky View communities.
• Development of a marketplace whose amenities, services and large footprint do not meet the needs or desires of Rocky View County residents.
• Total scope of development that will require significant upgrades to key infrastructure (roads, water, sewage) and services (EMS, fire, police etc).

These elements do not meet the County's definition of itself as a "rural municipality" and fail to achieve the principles of the County Plan including "encouraging a 'moderate' level of residential growth that preserves and retains the County's rural character."

Further, directly impacted Rocky View County residents and other stakeholders have not been provided with sufficient time to prepare to participate meaningfully in the April 20 hearing. The short notice and COVID limitations effectively take away the ability of County taxpayers to provide input on a project that will significantly impact traffic, crowding, infrastructure, services and the quality of life in our communities.

The Ascension project – its underlying assumptions, scope and scale and expected outcomes – requires updating, review and reconsideration. As it stands, the proposed Ascension Conceptual Plan should be denied entirely by Council.

As a County voter and taxpayer, please ensure I am counted as strongly opposed to the Ascension Conceptual Plan.

Sincerely,

Lisa & Simon Ou
9 Watermark Cres

Michelle Mitton

From: Lori Berg [redacted]
Sent: April 4, 2021 2:45 PM
To: Legislative Services Shared
Cc: ward01@calgary.ca; 12milecouleegroup@gmail.com
Subject: [EXTERNAL] - Bylaw C-7991-2020, Planning Application Number: PL20170153 (05618039/05619004/006/054)
Attachments: Ascension.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Please refer to the attached for my position with respect to the Ascension Project.

Regards,

Lori Berg

April 4, 2021

Legislative Services Rocky View County
262075 Rocky View Point Rocky View County, AB T4A 0X2
Via email: legislativeservices@rockyview.ca
To: Rocky View County Legislative Services

Re: Bylaw C-7991-2020, Planning Application Number: PL20170153 (05618039/05619004/006/054)

I am a resident of Tuscany in Calgary, with a home closely located to 12 Mile Coulee Road and Tusslewood Drive and will be directly impacted by the proposed Ascension project.

The Intermunicipal Development Plan in place between Rocky View County and the City of Calgary is intended to "enhance cooperation and achieve coordination wherever possible so that the effect that we have on one another and our residents is positive."

I am writing to formally express my view, and great concern, that Ascension will damage the interests and quality of life of all those who live nearby. In particular, I am concerned about the proposed marketplace and the traffic that will result from this. Even with the planned (costly) upgrades, the impact on the access to existing communities via 12 Mile Coulee Road will be significant. Not only will vehicle traffic be negatively impacted but pedestrian safety, which is already dangerous along 12 Mile Coulee Road will be further harmed. We see prime examples of how major market centres, with access via one road such as Beacon Hill negatively impact traffic and in that case it's as substantial distance from residences. Cross Iron Mall is another example of what happens when access to a major marketplace is ill planned, with traffic backing onto major thoroughfares on the busiest days; this too is quite a distance from residential areas unlike the proposed Ascension project.

Furthermore, the marketplace, which is unneeded by area residents, will take customers away from existing retailers, restaurants, entertainment venues and increase vacancy rates in existing commercial spaces. Already suffering from the economic downturn and COVID-19, small and medium businesses will be hurt the most.

Directly impacted stakeholders have also not been provided with nearly enough time to participate in a meaningful way in the April 20 hearing. With such short notice and under the limits of COVID-19, those who will suffer the consequences of traffic, crowding, infrastructure, services and the quality of life in our communities have been left with no voice.

In view of the agreements and requirements in place and, more importantly, its impacts on neighbours living literally a stone's throw away, the proposed Ascension Conceptual Plan should be denied by Rocky View County Council.

Please ensure I am counted as strongly opposed to the Ascension Conceptual Plan.

L Berg

Lori Berg
44 Tuscany Reserve Green NW
Calgary, AB T3L 0A4

CC: Ward Sutherland
12milecouleegroup@gmail.com

Michelle Mitton

From: Lorraine Lavinskas [redacted]
Sent: April 7, 2021 1:42 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Bylaw C-7991-2020, Planning Application number: PL20170153 (05618039/05619004/054)

Follow Up Flag: Follow up
Flag Status: Flagged

~~[DATE]~~ April 7, 2021

Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: Bylaw C-7991-2020, Planning Application Number: PL20170153 (05618039/05619004/006/054)

I am a resident of WATERMARK in Rocky View County.

I am writing to officially record my opposition to the proposed Ascension Conceptual Plan.

The proposal calls for:

- Residential housing development whose density and population is far higher than neighbouring Rocky View communities.
- Development of a marketplace whose amenities, services and large footprint do not meet the needs or desire of Rocky View County residents.
- Total scope of development that will require significant upgrades to key infrastructure (roads, water, sewage) and services (EMS, fire, police etc).

These elements do not meet the County's definition of itself as a "rural municipality" and fail to achieve the principles of the County Plan including "encouraging a 'moderate' level of residential growth that preserves and retains the County's rural character."

Further, directly impacted Rocky View County residents and other stakeholders have not been provided with sufficient time to prepare to participate meaningfully in the April 20 hearing. The short notice and COVID limitations effectively take away the ability of County taxpayers to provide input on a project that will significantly impact traffic, crowding, infrastructure, services and the quality of life in our communities.

The Ascension project – its underlying assumptions, scope and scale and expected outcomes – requires updating, review and reconsideration. As it stands, the proposed Ascension Conceptual Plan should be denied entirely by Council.

As County voter and taxpayer, please ensure I am counted as strongly opposed to the Ascension Conceptual Plan.

Name LORRAINE LAVINSKAS

Address 76 WATERMARK VILLAS

Signature

Michelle Mitton

From: Madison Hass [redacted]
Sent: April 7, 2021 3:33 PM
To: Legislative Services Shared
Cc: 12MILECOULEEGROUP@gmail.com
Subject: [EXTERNAL] - Re: BYLAW C-7991-2020 Opposition Letter
Attachments: Ascension Project Opposition Letter.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

To Whom It May Concern:

Please find my opposition letter attached.

Sincerely,
Madison Hass
--
Madison Hass, Hon. BA, JD
[redacted]

Madison Hass
35 Rockmont Court NW
Calgary, AB T3G 5V8

April 7, 2021

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

Re: **Ascension Bylaw C-7991-2020, Planning Application Number: PL20170153**

To Whom It May Concern:

I am a resident of the Rocky Ridge community in Calgary, AB, and I am writing to you inform you of my concerns regarding the Ascension Bylaw C-7991-2020.

I am a first-time home buyer and purchased my home in Rocky Ridge in June of 2020. I purchased in this area specifically for its semirural landscape and quiet neighbourhoods. While I can appreciate that a certain degree of development can be expected when one lives on the outskirts of a city, I was shocked when I saw the magnitude and scope of the proposed Ascension project. While I am not a resident of Rocky View County, my proximity to the location of the proposed Ascension Project will directly impact me. For the reasons listed below, I am strongly against this development and implore you to consider how the negatives of this proposed project far outweigh any of the tenuous benefits claimed in the proposal.

1. **Unnecessary Residential Development**
   At present there are several housing developments underway in and around the North West area of Calgary. From Watermark at Bearspaw to Morrison Homes in Symons Gate, there are many ongoing developments. To-date, Calgary's real estate market remains stagnant,[1] and I am skeptical of the need for another mixed residential development. Furthermore, the addition of so many new residential units will necessitate major and costly upgrades for infrastructure and services. The cost of these upgrades and additional services might make sense if there was a strong housing demand; however, at present there is no such need.

2. **Overcommercialization**
   No urgent need for additional housing development vitiates any need for additional commercial and retail development. There are an abundance of grocery stores and shopping centres near my home in Rocky Ridge. Unlike inner city areas which might be described as food deserts,[2] this problem simply does not exist in our area. There are also many pharmacies, medical offices, and dental offices nearby which continue to accept

[1] See WOWA, "Calgary Housing Market Report": https://wowa.ca/calgary-housing-market
[2] *See* Wei Lu, Feng Qiu, "Do food deserts exist in Calgary, Canada?", *The Canadian Geographer*, May 5, 2015.

new patients and clients.[3] When considering smaller retailers, Market Mall is a short drive down Crowchild and currently boasts many empty storefronts. The increasingly high vacancy rate leads one to question the practicality of developing land for more retail establishments – particularly as so many are already struggling with business due to COVID-19.

3. **Traffic Congestion**
At present traffic is already congested at the Crowchild and 12 Mile Coulee Road, particularly during the morning and evening commute. I am concerned that the development of such a large project will further exacerbate traffic issues. I am further concerned that individuals might try to circumvent traffic on Crowchild by utilizing Country Hills Boulevard to get to the 12 Mile Coulee Road intersection. This road is already quite busy, and I use it frequently to access my home – in addition to Crowchild. Even with additional infrastructure to better accommodate an increase in traffic, I remain worried about how this will impact my commute and general access to my home.

For these reasons, I strongly implore you to deny the proposed Ascension Conceptual Plan and vote against Bylaw C-7991-2020. Please consider me firmly opposed to the proposal.

Sincerely,

Madison Hass

[3] *See* Primary Care Networks Alberta Find a Doctor: https://albertafindadoctor.ca;

Michelle Mitton

From: Margaret Sokolov [redacted]
Sent: April 4, 2021 11:10 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - Bylaw C-7991-2020 Planning Application Number: PL20170153
Attachments: Ascension.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

HI:

Please find my letter of opposition for the Ascension project based on current scope.

Thank you,
Margaret Sokolov

Margaret Sokolov
[redacted]

[DATE]

Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: Bylaw C-7991-2020, Planning Application Number: PL20170153 (05618039/05619004/006/054)

I am a resident of WATERMARK in Rocky View County.

I am writing to officially record my opposition to the proposed Ascension Conceptual Plan.

The proposal calls for:

- Residential housing development whose density and population is far higher than neighbouring Rocky View communities.
- Development of a marketplace whose amenities, services and large footprint do not meet the needs or desire of Rocky View County residents.
- Total scope of development that will require significant upgrades to key infrastructure (roads, water, sewage) and services (EMS, fire, police etc).

These elements do not meet the County's definition of itself as a "rural municipality" and fail to achieve the principles of the County Plan including "encouraging a 'moderate' level of residential growth that preserves and retains the County's rural character."

Further, directly impacted Rocky View County residents and other stakeholders have not been provided with sufficient time to prepare to participate meaningfully in the April 20 hearing. The short notice and COVID limitations effectively take away the ability of County taxpayers to provide input on a project that will significantly impact traffic, crowding, infrastructure, services and the quality of life in our communities.

The Ascension project – its underlying assumptions, scope and scale and expected outcomes – requires updating, review and reconsideration. As it stands, the proposed Ascension Conceptual Plan should be denied entirely by Council.

As County voter and taxpayer, please ensure I am counted as strongly opposed to the Ascension Conceptual Plan.

Name MARGARET SOKOLOV

Address 25 SPYGLASS POINT NW CALGARY AB T3L 0C9

Signature M Sokolov

Michelle Mitton

From: Maria LaPlante [redacted]
Sent: April 7, 2021 2:46 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Resident feedback- Ascension development PL20170153 (05618039/05619004/006/054)

Follow Up Flag: Follow up
Flag Status: Flagged

Legislative Services

Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
legislativeservices@rockyview.ca

To: Rocky View County Legislative Services
Re: Bylaw C-7991-2020
Planning Application Number: PL20170153 (05618039/05619004/006/054)

Good Afternoon:

My husband and I are both residents of Watermark, our address is 19 Watermark Cres. I am writing this letter to voice our concerns regarding the proposed development at Ascension. Specifically we are **opposed** to the Ascension Residential and Commercial Conceptual Scheme as proposed. We believe the project will affect us in the following manner:

Traffic

The sheer scale of the development plus an entire market area will significantly impact commute times/quality of living for residents of Watermark, Tuscany, Lynx Ridge and all adjacent communities.
- The proposed intersections as explained in the proposal do not address (or at least we could not easily find the information) how much traffic will flow at different times, and how well it will be

absorbed by the interchanges. For example on weekends and at rush hour the 1A intersection at 12 mile coulee road generates massive traffic jams. With the Bearspaw Farmers market traffic is already devastating, at this point I have no confidence traffic has been truly considered for this development. Increased volume will affect our ability to spend quality time at home as we will be instead spending more on commuting times.
- The Market Place is sufficiently large to become a regional draw for shoppers coming from distant communities, do we have an idea of the expected volumen expected on a daily basis? both car, transit and pedestrian? What kind of parking will be used at the market? underground? parkade style buildings, if yes how tall? There is not enough information on the proposal. How will it be discouraged from parking in adjacent communities during peak shopping times?
- How will costs be attributed to this upgrade between the City of Calgary, Alberta Government and Rocky View County. Can our respective Governments afford to support the upgrade at this time? If the proposed intersections fail, and require further upgrades who will be responsible for the project and expenses associated? Us taxpayers?

Water/Wastewater

Watermark is currently serviced by Blazer Water & a local Bearspaw wastewater treatment plant located in the heart and on the main access road to Watermark.
- The current production of drinking water hardly covers the houses already serviced. During the summer months there are water restrictions already in place at Watermark. The Ascension proposal requires a massive expansion. What will it look like in terms of cost increases to us? Can we get a clear idea? numbers? time lines? How will this expansion affect our water supply during construction?

- Waste Water systems, the location of the 3 fold expanded sewage processing plant located in the center of Watermark, is very concerning to us. We anticipate a huge increase in the number of trucks/loads having to enter Watermark to remove solids, and to deliver supplies. The plant is already busy! What is the expected frequency of trucks having to come in on a daily basis? what will the size of the building be like?There was no information about this on the proposal. We have three children who play and ride their bikes all around Watermark. Please imagine the thought of them having to navigate around gigantic trucks and the safety concerns surrounding that. Also this is a rural neighbourhood, not an industrial site. Would a wastewater treatment plant, right across the central plaza and with neighbouring houses really fit in once expanded?? Is this fair to us residents of Watermark? I think NOT. Could Ascension create their own waste water plant like Watermark did? Or perhaps tap into the city instead? At least the city is not treating wastewater in a residential neighbourhood.

Density

The density proposed on this site is not what we would consider rural or even fitting with a transition between city and rural. We believe the numbers and way in which the data is presented on the proposal is not clear enough and does not provide enough information to make an informed decision. Could that data be compared against density in the neighboring communities of Rocky View County as well as Tuscany, Royal Oak, Rocky Ridge? Could that comparison be made on the same units so that a clear picture is made? This does not appear to be a “transition”, but rather a suburban development. The proposal mentions MODERATE growth, what is considered moderate? What percent/fold increase? 883 units in a space half the size of Blueridge states or Watermark seems excessive.

Thank you for your consideration.

Maria LaPlante
[redacted]

Les LaPlante
[redacted]

-
-

Michelle Mitton

From: Maria Downey [redacted] >
Sent: April 6, 2021 7:30 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - Fw: APPLICATION #PL20170153

Follow Up Flag: Follow up
Flag Status: Flagged

April 6, 2021

Legislative Services Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services
Re: Bylaw C-7991-2020, Planning Application Number: PL20170153 (05618039/05619004/006/054)

I am a resident of Bearspaw in Rocky View County. I am writing to officially record my opposition to the proposed Ascension Conceptual Plan. The proposal calls for:
• Residential housing development whose density and population is far higher than neighbouring Rocky View communities.
• Development of a marketplace whose amenities, services and large footprint do not meet the needs or desire of Rocky View County residents.
• Total scope of development that will require significant upgrades to key infrastructure (roads, water, sewage) and services (EMS, fire, police etc).

These elements do not meet the County's definition of itself as a "rural municipality" and fail to achieve the principles of the County Plan including "encouraging a 'moderate' level of residential growth that preserves and retains the County's rural character."

Further, directly impacted Rocky View County residents and other stakeholders have not been provided with sufficient time to prepare to participate meaningfully in the April 20 hearing. The short notice and COVID limitations effectively take away the ability of County taxpayers to provide input on a project that will significantly

impact traffic, crowding, infrastructure, services and the quality of life in our communities.

The Ascension project – its underlying assumptions, scope and scale and expected outcomes – requires updating, review and reconsideration. As it stands, the proposed Ascension Conceptual Plan should be denied entirely by Council.

As County voter and taxpayer, please ensure I am counted as strongly opposed to the Ascension Conceptual Plan.

Name _Maria Downey

Address __253237 Bearspaw Road

Signature ___*Maria Downey*

****PLEASE ALSO SEE LAST EMAIL BELOW WRITTEN FOR THE LAST TIME THIS CAME UP FOR DISCUSSION - ISN'T COUNCIL TIRED OF HAVING TO DISCUSS THIS OVER AND OVER AND OVER AGAIN? THERE ARE TOO MANY PEOPLE WHO ARE OPPOSED AND NOT ENOUGH CHANGES BEING OFFERED BY THE DEVELOPER. PLEASE DO NOT LET THIS PROJECT GO THROUGH AS IS.****

From: Maria Downey
Sent: December 17, 2020 6:40 PM
To: janderson@rockyview.ca <janderson@rockyview.ca>
Subject: APPLICATION #PL20170153

To whom it may concern -

This email is in regards to development APPLICATION# PL20170153 FILE #05619004, 05619006, 05619054, 05618039 DIVISION#8

I have concerns about this development, a few of which I will briefly outline below:

- Approving a high density community in an area that is already established as acreages does not make sense. I am not opposed to development if the proposed lot sizes would match what is already in place (1-2 acre lots minimum). If the people of Bearspaw wanted to live in the city, they would have purchased homes in the city.

- The proposed access points from both Bearspaw road and Blueridge Rise are insane. Neither of these roads are ready for that kind of traffic flow. There are no sidewalks on either road and many people use the shoulder to walk and run. Having that volume will eliminate the opportunity for any outdoor walking on my street. Sorry to repeat myself again but if I wanted to live in the city with city volume traffic, I would have purchased a home in the city. We chose acreage life for peace and quiet - not to live on a super busy road.
- Where would all of the children that live in the proposed area go to school? All of the local Rockyview schools are pretty much bursting at the seams servicing the existing acreage lots already. I feel as though it would completely overwhelm the schools.
- Where would the services be provided from? Rockyview water coop could not supply a development that dense. Blazer water is still a hot mess from years ago. Where would all of these new houses get water? What about their sewage? How would tax dollars be allocated if they tap into city of Calgary?

I know this development has been applied for in the past. I also know that there was a very large presence of opposition from many people in the community. At what point will Rockyview county listen and prevent developments that are not wanted? Is there a magic number of opposers that needs to be met? A petition? Please tell us what needs to happen so that we do not have to go through this over and over and over again until we are all so tired of fighting and it slips through the cracks.

If you have any questions or would like to discuss further, please feel free to reach out.

Maria Downey

Michelle Mitton

From: Marion Olson [redacted]
Sent: March 29, 2021 12:21 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Proposed Land Development 1A and Twelve Mile Coulee Rd.

I'm a Rocky Ridge resident and want to express my concerns over the possible development at Twelve Mile Coulee and the 1A. I'm totally against the high density housing and commercial development proposed for this area.
That intersection is one of two ways we have of getting out of our area and the development would mean years and years of delays and closures. The commercial property is not needed. There's already too many empty storefronts in the city and Calgary businesses are already struggling without new competition from Rocky View County.
Please stop this development from being built next to the city limits.
Sincerely
Marion Olson

Sent from my iPad

Michelle Mitton

From: Mark Tysdal [redacted]
Sent: April 7, 2021 2:23 PM
To: Legislative Services Shared
Cc: Shea Tysdal
Subject: [EXTERNAL] - Opposition to current Ascension Development BYLAW C-7991-2020

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Council Members,

We reside in the Blueridge community and we strongly and sincerely oppose the development as proposed. We do not oppose development in general, but only support it as is stipulated in the current land use bylaw. We are in favor of further acreage / country living development in the area contemplated by Ascension, but with 2+ acre lot spacing, which is consistent with the current Blueridge development.

We oppose the development based on the following reasons:
1) **Increased traffic and access through Blueridge Mountain Estates (BME)**. We have a young family with three boys and moved to BME as a result of the country living and quiet roads. Our boys love biking around the community, and we love allowing this, knowing that traffic here is generally our neighbors and is limited. They also love rollerblading and scootering as well as tobogganing in the ditches in the winter. The proposal suggests upwards of 2,000 new residents, which is a massive increase to the traffic (particularly in light of the plan to have access via Blueridge Rise!). While we don't live directly on Blueridge Rise, excess traffic or congestion there will cause a diversion of traffic to Blueridge Drive where we live. The increase in traffic will reduce our children's freedom and increase the risk of accidents. We strongly view the Ascension Conceptual Scheme, and planned access, as unacceptable.

2) **Bearspaw Area Structure Plan ("BASP") / Density**. When we purchased our acreage we were not unaware of the potential for development south or north of BME. However, the BASP clearly indicates a Unit Per Acre substantially lower than the Ascension plans. We are in the County due to the fact that it is NOT the City of Calgary and we do not believe RockyView should be developed to be like the city. We assume that if the proposal proceeds, our taxes will decrease, as additional tax revenue will be received by the County. We do not consider decreased taxes as a result of the development to this level of density to be positive. We are very satisfied with our current level of property taxes.

3) **Proposed Shopping Centre**. The Development suggests the shopping area to be a benefit to the community and surrounding area. We understand the developer's view, but as a resident, we cannot disagree more. We live within 3 km of two major grocery stores (Coop & Sobeys). Royal Oak, Beacon Hill and Crowfoot are all within a 10 minute drive and the town of Cochrane is accessible in less than 15 minutes (not to mention most of NW Calgary is accessible within 15 minutes). There are

plenty of amenities already available, we do not lack commercial services and we strongly oppose the commercial centre. Beyond the lack of "need" we feel that the increase potential for traffic, crime, light & noise pollution are significant negatives that far outweigh any benefits.

4) **Infrastructure**. Beyond the obvious traffic concerns along Twelve Mile Coulee and Blueridge Rise, we are concerned with the overall impact of the additional residents to the density of the Bearspaw School, recreation programs, fire, police, ambulance, etc. We do not see how the development plan addresses these needs and concerns. These concerns need to be addressed before we would entertain supporting any development (unless the density was reduced to the 0.5 UPA per the BASP).

As mentioned previously, we support development in the area if it is in line with the current BASP / acreage / country living. We would love more people to be able to experience the area as we do, but not with "in-city living".

We appreciate you taking the time to consider our concerns, and would appreciate counsel's understanding on these matters by requiring the above concerns to be addressed. We, as current residents and taxpayers of Rocky View County are firmly opposed to the Ascension development as proposed.

Sincerely,
Mark & Shea Tysdal
66 Blueridge Drive

Michelle Mitton

From: [redacted]
Sent: April 5, 2021 8:07 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Bylaw C-7991-2020
Attachments: April 5.docx

Follow Up Flag: Follow up
Flag Status: Flagged

Hello
Please see the attached letter

April 5, 2021

Legislative Services

Rocky View County

262075 Rocky View Point

Rocky View County, AB T4A 0X2

Re: Bylaw C-7991-2020

Planning Application Number: PL20170153 (05618039/05619004/006/054)

I am a resident in the community of Watermark, and I live at 17 Spyglass Point

I am writing to formally express that I am opposed to the density of the Ascension Residential and Commercial Conceptual Scheme as proposed.

I feel that I have not been provided with enough time and information to fully understand the scope of the project. I don't believe I was given an opportunity to ask questions or that my opinion matters. I need to make myself clear that I am not opposed to a commercial development. But only one that fits in with our rural quiet community. The proposed density of Ascencion is a great concern. As I live nearby, I will be directly impacted by the consequences of the project, with the increased volume of traffic, impact on infrastructure, and by the density of both residential and commercial zones. The project as it is proposed at this point appears to be overly ambitious.

How will traffic be handled, who will pay for traffic control measures and upgrades? Has this been evaluated? Will traffic noise reach my home? Will I be delayed getting home from work due to increased traffic?

How will our current water/waste water system be expanded? Will this be on Watermark land? Will this increase my cost?

Do we actually need another market place as big as "Market Mall"? I can't see how a large commercial building can fit in with pleasing architectural design? Will this be an eye sore?

I really don't see this as a viable project considering we are in a pandemic situation and even in post pandemic where most of the population are dealing with financial concerns.

This community is my home, we chose to live here for the quiet rural feel- a large commercial and residential complex negates all of what we aspire to as a relaxed environment-

Sincerely

Martine Albert

Michelle Mitton

From: m trout [redacted]
Sent: March 30, 2021 8:08 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - BYLAW C-7991-2020

Follow Up Flag: Follow up
Flag Status: Flagged

Please be advised that we are totally **OPPOSED** to the development proposed by B&A Planning Group. The people of Rockyview bought and live in Rockyview because of the lifestyle we have preserved. We don't want to be an adjunct to the sprawling urban living of Calgary. Once we open ourselves up to these type of developments, Cochrane will be part of Calgary. Our rolling farmland and acreages and part acres will be gone forever. There will be no stopping these types of development. Our lifestyles in Rockyview will no longer exist.

The prices we paid for our properties will undoubtedly loose their value.

It would require considerable disruption to Watermark for sewage and water to be supplied to that site.

12 Mile Coulee will become a major road and the quiet will be no more.

The wildlife will be pushed away from their current habitats.

This is not just one little decision to change the bylaw. We must consider the long term effects of this one decision on the whole of Rockyview County. Let us oppose this application and preserve the farmland, wildlife and living environment of this county that so many have worked hard to preserve.

Sincerely

Marvin and Gwen Trout
74 Watermark Villas NW
Calgary, AB T3L 0E2

Michelle Mitton

From: Matthew Arnill [redacted]
Sent: April 5, 2021 7:56 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Bylaw C-7991-2020

Follow Up Flag: Follow up
Flag Status: Flagged

Thank you for the opportunity to provide feedback on Maxima Development's Ascension conceptual scheme. (PL20170153)

We own a property located at 71 Campbell Drive, which is referred to as Bearspaw Point and immediately fronting the proposed development.

From the Development Proposal and Conceptual Scheme Proposal we would like to offer the following:

- The current proposal is suggesting that single family residential homes will be situated immediately adjacent to the deeded properties located on Campbell Drive. As a landowner on Campbell Drive, it would be preferred to see a municipal reserve situated in North West corner of development immediately adjacent to the deeded Campbell Drive properties. It appears that the developer has utilized this logic of increased buffer and allowing for municipal reserve adjacent to deeded lands at the south end of the development neighbouring Blue Ridge Mountain Estates.
- Preferably, we would like to see green space buffering all current deeded residential properties that are adjacent to this proposed development. The illustration shows that the developer has attempted to provide more buffer to the deeded residential acreages at the south end of the property. In the spirit of having this development interface with the existing acreages and Bearspaw values as outlined by the developer, we would suggest that the larger homesites within this development be adjacent to existing acreages if allowing for municipal reserve adjacent to all existing deeded acreages is not possible.
- We are not oppose to development, however, we are oppose to higher density housing fronting our acreage property.

Thank you for your consideration,

Matthew & Natalie Arnill

[redacted]

Michelle Mitton

From: Bill Fennell [redacted]
Sent: March 24, 2021 4:27 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Re: BYLAW C-7991-2020

Follow Up Flag: Follow up
Flag Status: Flagged

Michelle Mitton
Legislative Coordinator
Municipal Clerk's Office

We would like to express our deepest concern regarding the proposed bylaw that will undoubtedly lead to the eventual development proposed by Ascension Conceptual Scheme. We thought we had already expressed our concern in an e-mail to your office in December 2020.

Over the 30 years that we have been residents in Division 8, we have seen a sustained effort by development groups to destroy the country lifestyle that attracted so many of us to this locality in the first place. Gradually every piece of farm land has been replaced by commercial and housing units that do not fit the rules regarding land use in this area, as far as we know.

There is absolutely no need to develop YET ANOTHER commercial/residential complex when ones are being built further south on Twelve Mile Coulee Road, at the junction of Stony Trail and Highway One, and at what was once Canada Olympic Park, not to mention the sprawling housing developments on Highway 1 just west of the city limits. This mindless development is happening in spite of thousands, if not tens of thousands, of unoccupied condos in the City of Calgary, shopping malls at every major intersection, and a not so rosy economic outlook in the foreseeable future. We do not see any justification at all, economic or otherwise, for this development. Enough is enough!

Sincerely,
May and Bill Fennell
30038 Township Road 254, Calgary T3L 2P7
Legal land description Lot 2 Plan 8610673

Michelle Mitton

From: Michael Fox [redacted]
Sent: April 7, 2021 2:24 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Letter opposing proposed Ascension development
Attachments: April 7, 2021 Letter of Opposition to proposed Ascension development.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

April 7, 2021

FROM: Michael and Lené Fox

48 Watermark Villas

Calgary, AB, T3L 0E2

TO: Legislative Services

Rocky View County

262075 Rocky View Point

Rocky View County, AB, T4A 0X2

Re Bylaw C-7991-2020

Planning Application Number PL20170153 (05618039/05619004/006/054)

We are residents of the community of Watermark in Rocky View County, and we live at 48 Watermark Villas.

We are writing to state that we are opposed to the Ascension Residential and Commercial Conceptual Scheme as proposed. The project will affect us in the following manner:

Reasonableness/Timing

We feel that we have not been fully informed and have not had adequate time to review this project. The project does not adequately address the impacts it may have on us, our family and our community.

Density

The proposed Ascension project is not an appropriate transition between rural and urban. The proposed density is unmistakably urban, especially with the regional sized shopping centre included, and it would simply force a transition between rural and urban further to the west. The most appropriate development to provide a transition would be small rural acreages similar to the development that already exists on the north side of Highway 1A and west of the commercial development where the Coop store is located.

Traffic

The proposed shopping centre would be of sufficient size to draw regional traffic to it. The intersection at Crowchild Trail and Twelve Mile Coulee Road is already congested. It would require further upgrades (an overpass system) to handle the increased traffic from the Ascension urban development and the shopping centre. Is the developer prepared to pay for this? Is the County of Rocky View going to pay for this? Will the City of Calgary pay for this?

Water, Waste Water

How will the costs of expanding the existing waste water processing facility in Watermark be attributed? Who will pay for the necessary increases to the capacity of the potable water system, if that is even feasible?

Pollution

It is inevitable that a new urban area of more than 2500 people would result in the contamination of existing surface and groundwaters. Pesticides, herbicides, petroleum products and other chemicals will be washed into the existing drainage which feeds into the ponds in Watermark and then into the Bow River. Degradation of the environment will spread far beyond the limits of the proposed development.

Viability

There is already plenty of commercial and retail development in nearby Crowfoot shopping centre, the Coop centre of Twelve Mile Coulee Road, and in Cochrane. The area doesn't really need more of these services. Why invest so much in bricks and mortar when the trend is away from that?

Servicing

What are the plans for transit services. Is there sufficient fire fighting and policing capacity? Who will pay for the required increase in these services?

Livability

The encroachment of a Calgary style subdivision into a rural area of Rocky View will negatively impact surrounding property values and the residents' quality of life. The wildlife habitat is already fragmented and will only be further stressed by an increase in urban development. What recreational facilities would be provided? What is the provision for a community centre?

Views

Rocky View County has a priceless and irreplaceable heritage - the views and vistas of the Rockies along Highway 1A. When travelling west, once one gets past the urban eyesore of Rocky Ridge, there is a sense of space, and being in the countryside, and being able to breathe again. That's what life in the rural areas of Rocky View County is all about. The proposed development would negatively impact everyone who lives in or travels through this part of the county. We do not need or want a replica of Rocky Ridge in this area.

Summary, Long-term Vision

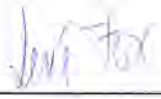
Rocky View County needs to put a stop to piecemeal development along Highway 1A and think more strategically, not just in terms of a Bearspaw Area Structure Plan, but in terms of a much longer time frame plan for the Bow River corridor. It's time for a regional structural concept that preserves the priceless vistas along Highway 1A and provides for continuity of natural ecosystems and wildlife habitat along the Bow River valley.

Rocky View County needs councillors who will reject more piecemeal development and embrace a long term vision for sustainability of natural systems along the Bow River corridor.

Signed,

Michael Fox

48 watermark Villas



Lené Fox

48 Watermark Villas

Michelle Mitton

From: Mike Wampler [redacted]
Sent: April 7, 2021 1:10 PM
To: Legislative Services Shared
Cc: MaryAnne Wampler
Subject: [EXTERNAL] - Ascension Residential and Commercial Project
Attachments: Oppostiion to MarketPlace.docx

Follow Up Flag: Follow up
Flag Status: Flagged

Please find the attached letter stating our concerns and at the very least feel the above proposed project should be delayed to give community members a better chance to understand the project and the negative impacts it may have.

Thank you,

April 7th, 2021

Legislative Services

Rocky View County

262075 Rocky View

Point

Rocky View County, AB T4A 0X2

Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: Bylaw C-7991-2020

Planning Application Number: PL20170153 (05618039/05619004/006/054)

I am a resident in the community of Watermark at Bearspaw, and I live at 150 Waterside Court, Rocky View Alberta T3L0C9.

I am writing that I am **opposed to** the Ascension Residential and Commercial Conceptual Scheme as proposed. The project has and will affect me in the following manner

Reasonableness/Timing

- We don't not feel that we have adequate time to review and fully understand the impacts of such a material project that is being proposed. This project will transform the area and could have a material negative impact on property valuations. Many residents invested their capital in Bearspaw to get away from the very thing this project is proposing.

Density

- The City of Calgary's Municipal Development plan has a minimum build density of 8 units per acre. Tuscany, Royal Oak, Rocky Ridge are 4 – 6 units per acre. The Ascension project will be more like 4.75 units per acre if the Market Place
  47.8 acres is more realistically removed from the total. This does not appear to be a "transition", but a suburban city build out, especially with a large Market Place attached.

Traffic

What traffic studies have been done and how will it affect 12 mile coulee. Future traffic congestion can have a material impact on home values if not planned correctly to deal with the increased volume. How long will the construction take and what impact will that have on local residents. What cost is the road upgrades to RockyView County?

Water/Waste Water

Does Blazer have the ability to handle the upsized sewage and water treatment throughput? If they need to expand the plant what impact will that have on the Watermark location. Will it take a bigger physical foot print, increased noise levels etc

Viability

- What long term lease agreements have been signed pre build out. Or will this be filled during or post construction. Given Covid's impact on physical storefront what is the risk of Marketplace having a high vacancy rate.

Servicing

- Do we have adequate fire and police services to deal with the increased density? Will we have incremental public transit available?

Livability of my Community

The increased density is undeniable negative to a community like Watermark and Bearspaw in general. The whole premise of residents investing their hard earned money is to live in a quiet, peaceful neighborhood which the Market Place puts at risk. We strongly oppose this development without further information.

Regards,

Michael Wampler
150 Waterside Court
Rocky View, Alberta
T3L0C9

Michelle Mitton

From: Moez Kassamali [redacted]
Sent: March 28, 2021 4:51 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - BYLAW C-7991-2020

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Sir/Madam:

Re: PL20170153

I vehemently oppose to the above proposed development for the following reasons:

1. Our house is facing Crowchild Trail, and there is already a LOT of noise from the traffic. With this proposed development, the noise will increase substantially. WE cannot allow that! We moved to this part of the City to get away from the noise in the NE.

2. The house prices have dropped in our area and this proposed development is making it worse! Our neighbor has listed his house 3 months ago. But the people who come to view the house ask about the development and get discouraged because of the existing noise.

3. We have an excellent view of the mountains (one of the reasons for moving here), which would be cut-off.

We want this development to NOT go ahead.

Thanks.

Moez Kassamali
10375 Rockyldege Street NW
Calgary, AB
T3G-5P8

[redacted]

Michelle Mitton

From: Monica Robichaud [redacted]
Sent: April 7, 2021 11:25 AM
To: Legislative Services Shared
Cc: 12milecouleegroup@gmail.com
Subject: [EXTERNAL] - Bylaw C-7991-2020, Planning Application PL20170153 (05618039/05619004/006/054)
Attachments: IMG_3618.jpg; ATT00001.txt

Follow Up Flag: Follow up
Flag Status: Flagged

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

Please see attached for my letter of opposition to this development.

Thank you,

Monica McNary

Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: Bylaw C-7991-2020, Planning Application Number: PL20170153 (05618039/05619004/006/054)

I am a resident of Tuscany in Calgary and will be directly impacted by the proposed Ascension project.

The Intermunicipal Development Plan in place between Rocky View County and the City of Calgary is intended to "enhance cooperation and achieve coordination wherever possible so that the effect that we have on one another and our residents is positive."

I am writing to formally express my view - and great concern - that Ascension will damage the interests and quality of life of all those who live nearby.

As written, the Ascension proposal means that:

- An already large and densely populated region will become even more crowded and more congested.
- A marketplace, unneeded by area residents, will take away customers from existing retailers, restaurants, entertainment venues and tenants away from existing commercial spaces. Already suffering from the economic downturn and COVID-19, small and medium businesses will be hurt the most.
- Major infrastructure that serves the entire region (roads, water, sewage) and services required in emergencies (EMS, fire, police etc) will need major and costly upgrades.

Directly impacted stakeholders have also not been provided with nearly enough time to participate in a meaningful way in the April 20 hearing. With such short notice and under the limits of COVID-19, those who will suffer the consequences of traffic, crowding, infrastructure, services and the quality of life in our communities have been left with no voice.

In view of the agreements and requirements in place and, more importantly, its impacts on neighbours living literally a stone's throw away, the proposed Ascension Conceptual Plan should be denied by Rocky View County Council.

Please ensure I am counted as strongly opposed to the Ascension Conceptual Plan.

Name: Monica McNary

Address: 90 Tuscany Ridge Circle NW

Signature: M McNary

Michelle Mitton

From: Nishilalji [redacted]
Sent: March 28, 2021 7:53 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - BYLAW C-7991-2020

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Sir/Madam:

Re: PL20170153

I vehemently oppose to the above proposed development for the following reasons:

1. Our house is facing Crowchild Trail, and there is already a LOT of noise from the traffic. With this proposed development, the noise will increase substantially. WE cannot allow that! We moved to this part of the City to get away from the noise in the NE.

2. The house prices have dropped in our area and this proposed development is making it worse! Our neighbor has listed his house 3 months ago. But the people who come to view the house ask about the development and get discouraged because of the existing noise.

3. We have an excellent view of the mountains (one of the reasons for moving here), which would be cut-off.

We want this development to NOT go ahead.

Thanks.
Nasreen Lalji
10375 Rockyldege Street NW
Calgary, AB
T3G-5P8

[redacted]

Sent from my iPhone

Michelle Mitton

From: Dr. Adesola Omotayo [redacted]
Sent: April 5, 2021 1:13 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Re: Bylaw C-7991-2020 ---- Planning Application Number: PL20170153 (05618039/05619004/006/054)
Attachments: Submission to the Ascension Project - Olanrewaju & Adesola Omotayo.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Rocky View County Legislative Services,

Kindly find attached our submission for Re: Bylaw C-7991-2020 ---- Planning Application Number: PL20170153 (05618039/05619004/006/054).

Regards,

Olanrewaju and Adesola Omotayo

301 Creekstone Rise
Rocky View County, AB T3L 0C9

April 5, 2021

Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Via email: legislativeservices@rockyview.ca

ATTENTION: Rocky View County Legislative Services

Re: Bylaw C-7991-2020
Planning Application Number: PL20170153 (05618039/05619004/006/054)

We are residents in the community of Watermark at Bearspaw, and we live at 301 Creekstone Rise.

We are writing that we are **opposed to** the Ascension Residential and Commercial Conceptual Scheme as proposed. The project has and will affect us in the following manner:

- **Reasonableness/Timing**
  We feel that we have not been fully informed and have not been given adequate time to review this project. We do not have confidence that the project adequately addresses the impacts it may have to us, our family and our community. We do not believe reasonable amount of time was given and sufficient input was shared. We were notified of this project moving forward by a letter dated March 23, 2021 with a April 7, 2021 written submission deadline.

- **Density**
  The density proposed on this site is not what we would consider rural or country. The Ascension project does not provide a thoughtful transition between urban and rural with a combined large commercial/retail/entertainment & residential component. The City of Calgary's Municipal Development plan has a minimum build density of 8 units per acre. Tuscany, Royal Oak, Rocky Ridge are 4 – 6 units per acre. The Ascension project will be more like 4.75 units per acre if the Market Place 47.8 acres is more realistically removed from the total. This does not appear to be a "transition", but a suburban city build-out, especially with a large Market Place attached.

- **Traffic**
  The increased traffic volumes, requiring numerous traffic control measures/upgrades, especially at 1A (Crowchild) and 12 Mile Coulee Road will make our ability to commute to our family's commitments, work, groceries & school challenging. Traffic noise, congestion, safety & volumes will add to the challenges. The Market Place is sufficiently large to become a regional draw for shoppers coming from distant communities layering on the requirement for a robust traffic management system such as a Controlled Flow Intersection. A CFI was installed in PEI and required a dozen instructional videos to help commuters navigate the change. This does not sound nor look like free-flowing traffic. Construction delays will be additional challenges if these measures are installed.
  https://www.thedrive.com/news/37528/this-new-canadian-intersection-has-12-instructional-videos-to-learn-how-to-use-it

How will costs be attributed to this upgrade between the City of Calgary, Alberta Government, and Rocky View County. Can our respective Governments afford to support the upgrade at this time?

- **Water/Waste Water**
  We are not comfortable about the impacts on Blazer Water & Waste Water systems services for access to water, and structural upgrades, not to mention the location of the 3-fold expanded sewage processing plant located in the center of Watermark. Will the costs only be attributed to the new additional load coming on, or will it be shared across all users, increasing costs to all? A three-fold expansion and a regional Waste water treatment plant was not what we envisioned for Watermark.

- **Viability**
  An intensive commercial/retail Market Place development in a post pandemic COVID world does not seem viable now. This component of the plan now seems sufficiently dated and require significant review. This would make our community look like a ghost town if the retail/commercial complex does not become viable when completed. What will happen to the structure then?

- **Servicing**
  How will residents of this community hop a bus? Who will provide transit? Is there any transit? Is there sufficient fire and policing anticipated to service a population in excess of 2,375? Who pays for this?

- **Livability of our Community**
  This project will decrease the livability of our community. Communities are more than just a place we call home, it is a place where we live, play, and be with our neighbours. The increased density traffic, commercial activity will take away from these qualities.

  The pathway around the community will become congested with the proposed increased density and make healthy living through runs and walks along the pathway less interesting.

Signed,

Olanrewaju Omotayo
301 Creekstone Rise
Rocky View County, AB T3L 0C9

Adesola Omotayo
301 Creekstone Rise
Rocky View County, AB T3L 0C9

Michelle Mitton

From: PAT CHERNESKY [redacted]
Sent: April 7, 2021 3:35 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Planning application #PL20170153(05618039/05619004/006/054)
Attachments: Scan_20210407 (2).pdf; Scan_20210407 (3).pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Re: Bylaw C-7991-2020
Application # PL20170153(05618039/05619004/006/054)
See attached

P Chernesky

April 6, 2021

Legislative Services

Rocky view County

262075 Rocky View Point

Rocky View County, AB T4A 0X2

Via e-mail: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: Bylaw C-7991-2020

Planning Application Number:PL20170153(05618039/05619004/006/054)

I have been a resident of Bearspaw for 48 years and I live at 41 Bearspaw Pointe Way approximately 1 Km west of the proposed development.

I am writing that I am opposed to the Ascension Residential and Commercial Conceptual Scheme as proposed.

I am opposed to the density of the project. This is not how those of us that live in Bearspaw and who participated in the many planning sessions over the years envisioned housing to be in Bearspaw. This is a city development and has no place in Bearspaw.

I am also opposed because I do not feel the impact of the increased traffic has been properly addressed in the design of roads and intersections in the application, especially with a large shopping area included.

P Chernesky

Pat Chernesky

41 Bearspaw Pointe Way

Calgary, AB, T3L 2P6

Michelle Mitton

From: Patricia Nikolic [redacted]
Sent: April 7, 2021 11:45 AM
To: Legislative Services Shared
Cc: Patricia Heselton
Subject: [EXTERNAL] - Bylaw C-7991-2020
Attachments: SHORT FORM NON-RESIDENT.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Please see attached signed letter opposing this Bylaw

Thanks
Patricia Nikolic

[redacted]

[redacted]

[DATE] April 7/2021

Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: Bylaw C-7991-2020, Planning Application Number: PL20170153 (05618039/05619004/006/054)

I am a resident of Rocky Ridge in Calgary and will be directly impacted by the proposed Ascension project.

The Intermunicipal Development Plan in place between Rocky View County and the City of Calgary is intended to "enhance cooperation and achieve coordination wherever possible so that the effect that we have on one another and our residents is positive."

I am writing to formally express my view - and great concern - that Ascension will damage the interests and quality of life of all those who live nearby.

As written, the Ascension proposal means that:

- An already large and densely populated region will become even more crowded and more congested.
- A marketplace, unneeded by area residents, will take away customers from existing retailers, restaurants, entertainment venues and tenants away from existing commercial spaces. Already suffering from the economic downturn and COVID-19, small and medium businesses will be hurt the most.
- Major infrastructure that serves the entire region (roads, water, sewage) and services required in emergencies (EMS, fire, police etc) will need major and costly upgrades.

Directly impacted stakeholders have also not been provided with nearly enough time to participate in a meaningful way in the April 20 hearing. With such short notice and under the limits of COVID-19, those who will suffer the consequences of traffic, crowding, infrastructure, services and the quality of life in our communities have been left with no voice.

In view of the agreements and requirements in place and, more importantly, its impacts on neighbours living literally a stone's throw away, the proposed Ascension Conceptual Plan should be denied by Rocky View County Council.

Please ensure I am counted as strongly opposed to the Ascension Conceptual Plan.

Name Patricia Nikolic

Address 97 Rockyledge Cres NW Calgary

Signature Patricia Nikolic

Michelle Mitton

From: PAULA CORBEIL [redacted]
Sent: April 7, 2021 4:10 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Concerning BYLAW C-7991-2020

Follow Up Flag: Follow up
Flag Status: Flagged

To Rocky View County Council

We are currently residents of Blueridge Mountain Estates

We oppose the Bylaw C-7991-2020

Reasons
The transition area on the west side of 12 mile coulee road is rapidly being developed , one area at a time without an overall plan for public parks in natural unspoiled space for people and wildlife to enjoy.

As residents of Blueridge for the past 20 years, we have seen a significant increase in people traffic coming to enjoy the neighbourhood and a drastic reduction in the resident deer herd population. In the last 10 years significant high density developments have been built or planned , with more to come. The beautiful and natural environmental reserves of the Bearspaw Lasso loop is the last 'wild life refuge' in the area that we share with the animals. It will be further impacted by the Ascension development with the increase in pedestrian traffic and the loss of adjacent agricultural lands that currently provide food / homes for wildlife.

We oppose by law C-7991-2020 as it will significantly increase the population density and retail traffic without providing for adequate protection of natural reserves for the public and wildlife to enjoy together. We think the areas in the proposal that has been planned for the ravine corridor and wetland areas should be expanded and the market space be downsized or eliminated. We really question the need for the seniors residence of 300 people, given the Damkar seniors project less than 5km down the road.

We urge the council to look at the transition area as a whole and seriously consider expanding natural reserves for people and animals before its has been taken over by residential and commercial development. The hillsides that overlook the bow valley are unique, very similar to the wonderful Nose Hill Park that is enjoyed by Calgarians very day. The Council needs to consider leaving large reserves of land to preserve the natural heritage of our community.

Sincerely
Paula Corbeil and John Adams
11 Blueridge Place

Michelle Mitton

From: polly clark [redacted]
Sent: March 30, 2021 2:28 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Ascension Project
Attachments: AscensionProject.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Hi,

Attached is a letter opposed to the Ascension Project.

Thanks,
Polly

Tuesday, March 30, 2021

Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: Bylaw C-7991-2020
Planning Application Number: PL20170153 (05618039/05619004/006/054)

I am a resident in the community of Watermark and I live at 135 Hillside Terrace, T3L 0C9.

I am writing that I am opposed to the Ascension Residential and Commercial Conceptual Scheme as proposed. The project has and will affect me in the following manner:

- It will increase traffic dramatically. There is pathways and outdoor living running along side 12 Mile Coulee. With increased traffic, these areas will no longer be peaceful and serene.
- Our home will no longer feel quiet and rural. We moved to Bearspaw because of the beauty and wildlife. With more development, this will no longer be the case.
- With the increase in load to our water and waste system, there will likely be increase our fees. There will also be increase wear on our roads due to the increase truck traffic serving the demand for water and waste.
- The fire department is set up for rural fires.
- I am disappointed to learn about this project and I do not feel I was fully informed in a timely manner. I was notified yesterday by a neighbour.
- This project does not fit with the community because it is much too high density. If a project like this is developed, it will change the landscape of Bearspaw, Rocky View County forever. It will no longer be rural. It will be a high density Calgary Suburb.

Please do not allow a project like this to be developed.

Sincerely,

P. Clark

Pauline (Polly) Clark

135 Hillside Terrace NW, T3L 0C9

Michelle Mitton

From: Gina Nenniger [redacted]
Sent: April 4, 2021 12:45 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Proposed Ascension Development - PL20170153
Attachments: Rocky View Comments 210404.pdf; ATT00001.htm

Follow Up Flag: Follow up
Flag Status: Flagged

Can you please acknowledge that you have received my letter opposing the proposed Ascension Development?

TO: Rocky View County Legislative Services

RE: Comments regarding Ascension Conceptual Scheme, application number PL20170153

FROM: Regina and John Nenniger

We are residents of Bearspaw and live at 30071 Township Road 254, which is close to the Bearspaw Community Centre and the Bearspaw School. We are opposed to the Ascension Conceptual Scheme, application number PL20170153 in its present form and specifically take issue with the Transportation plan showing a connection to Bearspaw Road through the Bearspaw Pointe community. We also have the following comments/questions.

- The traffic on Bearspaw Road (running in front of the Bearspaw School) is already too busy, with speeding being a serious problem. Walking to our mailboxes at the community centre is dangerous, especially at the beginning and end of school days, as there are no sidewalks in the area. In fact, when snow is piled up along the side of the road, Gina has been physically brushed on several occasions by buses going by. Getting in and out of our area in a vehicle is also a problem at the end of the school day, due to the heavy traffic. The proposed development would only compound existing traffic and safety problems with the daycare, the school, the heritage school and the community centre. The proposed shopping centre would draw even more traffic onto Bearspaw Road, as drivers try to avoid traffic lights on Crowchild Trail and 12-Mile-Coulee Road. There does not appear to be any proposed upgrades to Bearspaw Road to address increased traffic or pedestrian safety. At the very least, vehicular access to the proposed development via Bearspaw Road should be blocked off.

- How has Rocky View arrived at the conclusion that no school developments are needed to support the development? Where would the children from the development attend school and how would they get there? If they would be attending Bearspaw School, the extra car and bus traffic on Bearspaw Road would compound an already serious traffic problem.

- Who is paying for the upgrades needed to the Blazer Water Treatment Plant – the developer or the Municipality?

- Who is paying for the upgrades needed to the wastewater treatment plant – the developer or the Municipality?

- What are the financial commitments by the Rocky View Municipality to this development, if this development is approved?

- Given the current economic climate in Alberta, there is already a large amount of real estate for sale in Bearpaw, which is not moving, so the idea of greenlighting this development project makes no economic sense. Why suddenly rush this development application through during the middle of a pandemic? The optics look like the developer is deliberately trying to avoid public input and the Municipality is aiding and abetting this.

Michelle Mitton

From: Rhonda Martin [redacted]
Sent: April 7, 2021 10:05 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - Bylaw C-7991-2020 - Planning Application Number PL20170153 (05618039/05619004/006/054)
Attachments: Rocky view letter.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Plese see the attached letter of concern

Rhonda Martin
[redacted]

April 7, 2021

Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: Bylaw C-7991-2020
Planning Application Number: PL20170153 (05618039/05619004/006/054)

I am a resident in the community of Bearspaw, and I live at 31079 Coyote Valley Road, Calgary, AB. I am writing that I am opposed to the Ascension Residential and Commercial Conceptual Scheme as proposed. The project has and will affect me in the following manner:

The announcement and consideration of information to the area residences has been nothing less than shy of acceptable. During a pandemic, proper notice and consultation about such a large development that impacts the areas so greatly has all of sudden become a surprise to most. At this point, I'm sure most residence have NO idea that this is in the works. Typical city planning, if certainly feels like the intent is to sneak it under the radar. PROPER NOTICE AND CONSULATATION IS NEEDED!!!!!!

I would not consider the proposed density to be rural. This is purely an Urban plan based on builders and developers making money. We have been in this area for 17 years and for the simple reason, we do not want to live in the city. This proposed plan brings the City atmosphere to our back yard.

There is NO need to bring retail to this area. We live on acreages outside the city, we are all comfortable driving to these types of establishments. Really is an intensive commercial/retail Market Place development in a post pandemic COVID world seem viable now? Malls are a thing of the past, what happens when they become abandoned for retail customers – ie Northland Village Mall, North Hill Mall and Market Mall (which stores are closing everyday).

The increased traffic volumes, requiring numerous traffic control measures/upgrades, especially at 1A (Crowchild) and 12 Mile Coulee Road will create traffic noise, congestion, and safety issues. The Market Place is sufficiently large and will become a regional draw for shoppers coming from distant communities layering on the requirement for a robust traffic management system such as a Controlled Flow Intersection – exactly what a rural area wants. We are not Cross Iron Mills mall. What about the crime rate now as well, we are inviting people into our areas. We have all seen the Cross Iron Area, and how pleasing the environment is to the eye? Simply a Commercial Big Box Traffic disaster.

Who is paying for this significant infrastructure costs? Our taxes are already out of control. Rocky View does not have a tax base for this. So often the developer commits to everything and then disappears. Who is stuck with this increase? How long before this area is the City of Calgary and our tax bases jumps to city rates???

How will water be shared? Is this exactly why the development out by Balzac/Cross Iron did not proceed. Water??

Communities are more than just a place you call home, it is a place where we live, play and be with our neighbours. Increased density traffic, commercial activity will take away from these qualities. What are we doing people? This is my neighbourhood not yours! Let me ask you this, would you want this brought into your backyard on your acreage after you have paid millions of dollars on your homestead??? I think not!

Signed,

Rhonda Martin
31079 Coyote Valley Road
Calgary, AB t3L 2R1

Michelle Mitton

From: PAT CHERNESKY [redacted]
Sent: April 7, 2021 3:35 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Planning application #PL20170153(05618039/05619004/006/054)
Attachments: Scan_20210407 (2).pdf; Scan_20210407 (3).pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Re: Bylaw C-7991-2020
Application # PL20170153(05618039/05619004/006/054)
See attached

P Chernesky

April 6, 2021

Legislative Services

Rocky view County

262075 Rocky View Point

Rocky View County, AB T4A 0X2

Via e-mail: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: Bylaw C-7991-2020

Planning Application Number:PL20170153(05618039/05619004/006/054)

I have been a resident of Bearspaw for 48 years and I live at 41 Bearspaw Pointe Way approximately 1 Km west of the proposed development.

I am writing that I am opposed to the Ascension Residential and Commercial Conceptual Scheme as proposed.

I am opposed to the density of the project. This is not how those of us that live in Bearspaw and who participated in the many planning sessions over the years envisioned housing to be in Bearspaw. This is a city development and has no place in Bearspaw.

I am also opposed because I do not feel the impact of the increased traffic has been properly addressed in the design of roads and intersections in the application, especially with a large shopping area included.

Richard Chernesky

41 Bearspaw Pointe Way

Calgary, AB, T3L 2P6

Michelle Mitton

From: Rick Warters [redacted]
Sent: April 4, 2021 6:53 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Comments on Ascension Conceptual Scheme

Follow Up Flag: Follow up
Flag Status: Flagged

RE Bylaw C-7991-2020

File Number:
05619004, 05619006, 05619054, 05618039
Application Number:
PL20170153
Division
8

We are writing you as a resident of Watermark, to offer you our concerns with the above project

We reside at 115 Hillside Terrace.

We are strongly apposed to a number of components found in the document outlining the structure plan, conceptual scheme, master development plan and redesignation application, and therefore do not support it. Many of these elements will clearly have a negative impact on our homes and our community.

We are in general support of the residential and commercial development of these lands, as long as it is consistent with the existing developments, and adds to the value of the community. This proposal does not do that. It offers a considerable expansion to the original proposal from 2017, and clearly does not take into account the existing “rural lifestyle and culture” of the currently developed areas. There has been no contact with the existing

communities regarding this expansion, to see how people would feel.

This is however consistent with the level of communication we have experienced in the past. Specifically, with the new Church, and the proposed massive Damkar condo development beside it. Niether of these two development add to the rural atmosphere we enjoy in Watermark and the surrounding acreages. Neither of these two developments care about the impact they are have on our community.

All three of these projects have disingenuous and insincere. In fact **we would suggest there are components of The Ascension Project proposal that are dishonest and deceitful.**

Concerns regarding the proposed Ascension Conceptual Scheme in order of priority include;

- ***Wastewater treatment impact Watermark Community:***

- *When did the small "Watermark's Waste Water Treatment Plant" that was on the original approved "Watermark at Bearspaw Conceptual Scheme" from 2009, become the "Bearspaw Regional Wastewater Treatment Plant"!?* When was it decided that this small, inconspicuous plant, in the centre of our cozy community, would become the sewage treatment plant for all of Bearspaw? On June 10, 2014, it was still called the Watermark Wastewater Treatment Plant. Why wasn't the community notified of the plans to take on all the sewage from the surrounding lands? It was only when the Damkar condo development was being proposed that the name suddenly changed. There was no communication to the community, at all, about plans to be a regional waste water treatment facility. Macdonald Watermark Properties, who obviously have a financial incentive to expand use, have not been at all forthcoming with Watermark residents regarding their intentions for this facility. There has been no communication with residents whatsoever on this matter. We find all this appalling! This is where the disingenuous, insincere, dishonest and deceitful comments apply!

- A 3x expansion of the current facility will be required to handle the additional plant capacity of 1050 m3/d, along with an expansion to the building facility. This will be disastrous for our community.The implications for Watermark include: visual impacts arising from expansion of the facility; construction impacts; more truck traffic to remove waste with attendant implications for visual impacts, wear and tear on roads, safety, odour issues, etc., and; negative impacts on property values for those who reside in the community and will be impacted by the real and perceived downside of living next to an expanding regional wastewater facility.

  The Ascension Project should be designing plans for the treatment of their own waste water, within their own community!

- **We want to be clear and unambiguous. We are firmly opposed to any consideration of the use of the Watermark facility for wastewater treatment from the Ascension development in any form and in any quantity!**

- ***Density:*** *we support a diversity of housing styles, including seniors housing, and some low level condos. However the density of this proposed development is considerably higher than all the other the residential communities in Bearspaw, with the exception of the proposed Damkar Project (which we also don't approve of). This also raises questions about the differences of a development within the city of Calgary and the more traditionally, expanded, developments in Bearspaw and even Rocky View County. Is Rocky View County looking for a seamless integration with the City of Calgary?*

- ***We do not support the density of housing proposed.***

- ***Traffic Impacts*:** Although increased traffic flow will not directly impact the Watermark community itself, it will have a material impact on getting to the community. Traffic volumes on 12 Mile Coulee Road has increased significantly over the last few years and will become a huge challenge with the the cumulative effect of the three major projects, the Church, the proposed Damkar Seniors-Oriented Residential Project and the proposed Ascension development. The biggest concern is the left turn lanes from Hwy 1A turning south onto 12 Mile Coulee Road. This turn already experiences significant back ups during busy hours and will become severely bottlenecked when, or if, the three projects are approved and completed. I am highly skeptical as to whether a continuous flow interchange at Hwy 1A and 12 Mile Coulee Road is the answer, given both traffic volume and safety considerations.

- ***Water Servicing Impacts* :** I have very little confidence that I am getting the whole story from Blazer Water Systems. Our community was told to restrict our water last summer, and reduce lawn watering because the system was unable to maintain the levels being used.If that is the case, how will the water requirements be met for the three new projects and how will our community NOT be impacted.We are tightly controlled on our landscaping requirements by MacDonald Development and now we are being told that they are unable to provide water that will meet these needs in the peak summer months. How are they going to add additional homes and businesses without impacting the existing homeowners?

In conclusion, We do not support this proposal as submitted. There are a few benefits that may be realized with some commercial development on the property but there is considerable negative impact that overwhelms those benefits. Specifically: the sewage treatment, housing density, traffic, and water servicing.

- *This current proposal is clearly a design that maximizes potential profit but patently ignores the existing communities, existing density and quite, frankly the concerns of the denizens.*

Thank you for your time,

Rick and Wendy Warters

Michelle Mitton

From: Rita Klettke [redacted]
Sent: April 7, 2021 12:36 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Ascension PL20170153 (05618039/05619004/006/054)

Follow Up Flag: Follow up
Flag Status: Flagged

April 6, 2021

To: Rocky View County Legislative Services

Re: Bylaw C-7991-2020

Planning Application Number: PL20170153 (05618039/05619004/006/054)

I am a resident in the community of Watermark and I live at 58 Watermark Villas.

I am **opposed to** the Ascension Residential and Commercial Conceptual Scheme as proposed. I believe that if this project proceeds as outlined it will adversely affect me and my family, my neighbors and all residents in surrounding communities.

Residents have been given insufficient time to review the lengthy proposal received from the county on March 29, 2021. This late notice left just over a week to review and respond.

The following outlines my concerns:

Density

The plan describes the Ascension project as a "thoughtful transition from urban to rural". I feel the proposed densities are not in keeping with rural life especially when a large Market Place is attached. It more realistically resembles a suburban city build out.

Traffic

Traffic volumes will increase significantly with this development. Numerous traffic control measures/upgrades will be required. These will negatively impact residents' ability to travel to work, family commitments and shopping. Increased traffic volumes will undoubtedly bring more noise, congestion, and accompanying safety issues. Construction of traffic upgrades will cause long term traffic delays for residents. Further, I am concerned about the cost of these upgrades, who will pay and how much taxation will increase.

Water/Waste water

The provision of water and waste water services will require a significant expansion of Blaze Water & Waste systems plant. This is not something that was envisioned for Watermark. It is not clear whether the cost for this expansion will be borne by the new users or if there is an expectation it is to be shared by all, including existing residents.

Services

How will police and fire services be expanded to pay for the increased population base and how will the costs be covered?

Viability

It is fair to question whether an intensive commercial/retail Market Place development in a post pandemic COVID world is still a viable option. Consumers' purchasing patterns have changed and the Market Place component of this plan may already be outdated. I believe it should be reviewed.

If it proves not to be viable what negative impacts on the community can we expect?

Livability of my Community

The special rural character of Rocky View County must be protected. The Ascension Conceptual Plan proposes changes that will negatively impact lifestyle and values in our communities. To preserve the rich and rewarding lifestyle I believe more time, effort and resources must be invested to develop a more suitable plan.

Rita Klettke

58 Watermark Villas

Rockyview, AB T3L0E2

Michelle Mitton

From: [redacted]
Sent: April 4, 2021 2:08 PM
To: Legislative Services Shared
Cc: 'Shaw'
Subject: [EXTERNAL] - Bylaw C-7991-2020, Planning Application Number: PL20170153
Attachments: Proposed-Ascension-Plan.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

[DATE] April 4, 2021

Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: Bylaw C-7991-2020, Planning Application Number: PL20170153 (05618039/05619004/006/054)

I am a resident of Bearspaw in Rocky View County.

I am writing to officially record my opposition to the proposed Ascension Conceptual Plan.

The proposal calls for:

- Residential housing development whose density and population is far higher than neighbouring Rocky View communities.
- Development of a marketplace whose amenities, services and large footprint do not meet the needs or desire of Rocky View County residents.
- Total scope of development that will require significant upgrades to key infrastructure (roads, water, sewage) and services (EMS, fire, police etc).

These elements do not meet the County's definition of itself as a "rural municipality" and fail to achieve the principles of the County Plan including "encouraging a 'moderate' level of residential growth that preserves and retains the County's rural character."

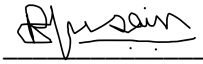
Further, directly impacted Rocky View County residents and other stakeholders have not been provided with sufficient time to prepare to participate meaningfully in the April 20 hearing. The short notice and COVID limitations effectively take away the ability of County taxpayers to provide input on a project that will significantly impact traffic, crowding, infrastructure, services and the quality of life in our communities.

The Ascension project – its underlying assumptions, scope and scale and expected outcomes – requires updating, review and reconsideration. As it stands, the proposed Ascension Conceptual Plan should be denied entirely by Council.

As County voter and taxpayer, please ensure I am counted as strongly opposed to the Ascension Conceptual Plan.

Name Riyaz Husain

Address 11 Bearspaw Pointe Place, Rocky View County, AB, T3L2P5

Signature 

Michelle Mitton

From: Robert Hubele [redacted]
Sent: April 4, 2021 11:58 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - My Views on Bylaw C-7991-2020, Planning Application Number: PL20170153 (05618039/05619004/006/054)
Attachments: SHORT FORM NON-RESIDENT copy.pdf; ATT00001.htm

Follow Up Flag: Follow up
Flag Status: Flagged

Date: Apr. 4, 2021

[DATE]

Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: Bylaw C-7991-2020, Planning Application Number: PL20170153 (05618039/05619004/006/054)

I am a resident of Tuscany in Calgary and will be directly impacted by the proposed Ascension project.

The Intermunicipal Development Plan in place between Rocky View County and the City of Calgary is intended to "enhance cooperation and achieve coordination wherever possible so that the effect that we have on one another and our residents is positive."

I am writing to formally express my view - and great concern - that Ascension will damage the interests and quality of life of all those who live nearby.

As written, the Ascension proposal means that:

- An already large and densely populated region will become even more crowded and more congested.
- A marketplace, unneeded by area residents, will take away customers from existing retailers, restaurants, entertainment venues and tenants away from existing commercial spaces. Already suffering from the economic downturn and COVID-19, small and medium businesses will be hurt the most.
- Major infrastructure that serves the entire region (roads, water, sewage) and services required in emergencies (EMS, fire, police etc) will need major and costly upgrades.

Directly impacted stakeholders have also not been provided with nearly enough time to participate in a meaningful way in the April 20 hearing. With such short notice and under the limits of COVID-19, those who will suffer the consequences of traffic, crowding, infrastructure, services and the quality of life in our communities have been left with no voice.

In view of the agreements and requirements in place and, more importantly, its impacts on neighbours living literally a stone's throw away, the proposed Ascension Conceptual Plan should be denied by Rocky View County Council.

Please ensure I am counted as strongly opposed to the Ascension Conceptual Plan.

Name Robert Burton Hubele

Address 59 Tuscany Valley Heights N.W. Calgary AB

Signature Robert B.Hubele

Michelle Mitton

From: robin hurry [redacted]
Sent: April 7, 2021 3:44 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - BYLAW C-7991-2020

Follow Up Flag: Follow up
Flag Status: Flagged

I am writing to express my **opposition** to the above bylaw.

We just recently moved to Bearpaw (705 Bearspaw Village Drive) and moved here because of the peace and quiet this community allows us to enjoy. Wildlife and nature were the driving force behind the move here and with the proposed development, much of this will be gone.

Already frustrated with the construction mess from a new phase in Watermark, this new development will only increase this frustration. The construction mess, sound disturbances, and more importantly, the nature and wildlife impacts are impossible to overcome.

This development needs to be stopped. Period. We have enough other places WITHIN THE CITY where these can be built and where the impact on nature and wildlife will not be as affected.
This development is going to impact the lives of those who chose to live in Bearspaw for quiet, peace and wildlife. I will not want to live through this construction and mess.

Thank you,
Robin Hurry

Michelle Mitton

From: Robin Turner [redacted]
Sent: April 6, 2021 8:59 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - Re: BylawC-7991-2020, Planning Application Number: PL20170153(05618039/05619004/006/054)

Follow Up Flag: Follow up
Flag Status: Flagged

Legislative Services

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

Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: Bylaw C-7991-2020, Planning Application Number: PL20170153 (05618039/05619004/006/054)

The Intermunicipal Development Plan in place between Rocky View County and the City of Calgary is intended to "enhance cooperation and achieve coordination wherever possible so that the effect that we have on one another and our residents is positive."

I am writing to formally express my view - and great concern - that Ascension will damage the interests and quality of life of all those who live nearby.

As written, the Ascension proposal means that:

• An already large and densely populated region will become even more crowded and more congested.

• A marketplace, unneeded by area residents, will take away customers from existing retailers, restaurants, entertainment venues and tenants away from existing commercial spaces. Already suffering from the economic downturn and COVID-19, small and medium businesses will be hurt the most.

• Major infrastructure that serves the entire region (roads, water, sewage) and services required in emergencies (EMS, fire, police etc) will need major and costly upgrades.

Directly impacted stakeholders have also not been provided with nearly enough time to participate in a meaningful way in the April 20 hearing. With such short notice and under the limits of COVID-19, those who will suffer the consequences of traffic, crowding, infrastructure, services and the quality of life in our communities have been left with no voice.

In view of the agreements and requirements in place and, more importantly, its impacts on neighbours living literally a stone's throw away, the proposed Ascension Conceptual Plan should be denied by Rocky View County Council.

Please ensure I am counted as strongly opposed to the Ascension Conceptual Plan.

Name: Robin Turner

Address: 57 W Terrace Rd, Cochrane, AB T4C 1S6

Signature: Robin Turner

Michelle Mitton

From: Rocky View Forward <info@rockyviewforward.com>
Sent: April 7, 2021 3:57 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Bylaw C-7991-2020: Ascension Concept Scheme
Attachments: rvf-ascension-publichearing-submission-final.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Greetings:

Please find attached Rocky View Forward's submission on the Ascension Conceptual Scheme which is scheduled for a public hearing on April 20th.

all the best,
Janet Ballantyne for
Rocky View Forward

Bylaw C – 7991 – 2020 - Ascension Conceptual Scheme
Submission from Rocky View Forward
April 7, 2021

Rocky View Forward is opposed to the Ascension Conceptual Scheme for many reasons, some of which will be outlined in this submission.

Overall, the proposal is totally inconsistent with the intent of the Bearspaw Area Structure Plan, which establishes the planning framework for a country residential community. This Concept Scheme is proposing a mix of commercial and high-density residential development – neither of which is country residential development. It is also inconsistent with the relevant portions of the County Plan. As a result, the Conceptual Scheme should not be approved.

Inconsistencies with the Bearspaw Area Structure Plan

Developing out of sequence

The proposed location for the Ascension project is identified for Phase 3 future country residential development. Section 7.2.2 of the Bearspaw ASP requires that concept schemes for Phase 3 lands, which this is, must examine the consequences of developing out of sequence and must demonstrate that any on-site or off-site planning issues have been resolved.

The Concept Scheme has not done this. It provides no explanation for why development should occur on these Phase 3 lands before the ASP's Phase 2 lands have been fully built out.

Residential density inconsistent with country residential development

The Concept Scheme acknowledges that its proposed residential density far exceeds anything contemplated in the Bearspaw ASP. The Concept Scheme claims its overall residential density is 3.76 units per acre. However, it is proposing 583 dwelling units on 122.68 acres of land, which works out to a density of 4.75 upa. This density does not include the additional 300 units of seniors' housing it is proposing in its commercial area. In whatever way you measure the proposed residential densities, they bear no resemblance to country residential development, even under the County's new Municipal Development Plan that defines them as parcels of at least 1-acre in size.

The Concept Scheme also includes a troubling reference to "opportunities for additional strategically located residential [that] will add to vibrancy and viability of the Market Place". Since the Concept Scheme provides minimal detail on its intentions for the commercial Market Place, it is not clear whether this is simply a poorly phrased reference to the 300 units proposed for seniors' housing or something in addition to that.

Policy 8.1.21 provides discretion to approve "parcel sizes of less than four acres". However, that must be interpreted in the context of the ASP's overall goals and objectives, which are to create a country residential community. By the Concept Scheme's own admission, the proposed densities do not fall within this discretion.

Proposed commercial uses fail to meet ASP's constraints

The Bearspaw ASP provides discretion to approve "rural commercial" development beyond the one location it specifies at Highway 1A and Bearspaw Road. However, the ASP constrains that discretion by limiting "rural commercial" to those uses that fit within the classes provided in the Calgary Regional Plan. Although that Plan is no longer in force, its definitions are still relevant since they provide the ASP's framework regarding potentially acceptable rural commercial development.

The Calgary Regional Plan defines two types of "rural commercial" land uses: "rural highway commercial" and "rural local commercial". The former is defined as "services to the travelling public located on lots adjacent to a highway" and includes as illustrations "prepared meals and lodging for travellers, campgrounds, recreational vehicle parks, tourist information centres and servicing facilities with ancillary uses necessary for the operation of motor vehicles and agricultural equipment". The Ascension proposal cannot fit within this definition. Although the Concept Scheme is exceedingly vague regarding its planned commercial activities, the information provided does not lend itself to any of the services contemplated in this definition.

The definition of "rural local commercial" is even further removed from Ascension's plans. That definition is limited to "convenience grocery stores and service stations intended to serve the local residential population".

Nowhere in any of these definitions can one find the types of commercial development described in Ascension's Concept Scheme as "a multi-purpose, amenity, retail and entertainment destination". As a result, the discretion to approve "rural commercial" land uses outside of the one identified area in the ASP cannot be stretched to include this application.

Inconsistencies with the County Plan

Section 5 – managing residential growth

Policy 5.8 in the County Plan indicates that it "supports the development of existing country residential communities in accordance with their area structure plans". As demonstrated in the previous section, the Ascension proposal is not consistent with the Bearspaw ASP and, therefore, is not consistent with this County Plan policy.

Policy 5.13 of the County Plan explicitly states that its intention is to "direct high density forms of residential development to adjacent urban municipalities". As discussed above, the residential densities being proposed are, by the applicant's own assertion, higher density than country residential. This policy clearly states that such proposals are not in keeping with the County Plan.

Section 14 – business development

The Concept Scheme asserts that it is consistent with the County Plan's objectives for business development. That assertion ignores the vast majority of the County Plan's goals and policies for business development. This section of the County Plan makes it clear that its overall objective is to direct the majority on new commercial and industrial development to the business areas identified in the County Plan.

Policy 14.2 "direct[s] business development to locate in identified business areas as identified on Map 1". The Ascension site is not one of these areas. The County Plan does envision the possibility of new business areas and provides provisions to be used in assessing proposals for business development outside its identified business areas. The Concept Scheme does not attempt to fit its proposal into any of the types of business development areas provided in the County Plan. From our review of the County Plan policies, the Ascension commercial proposal fails to satisfy the County Plan's requirements for new business areas.

The Ascension Concept Scheme does not attempt to argue that it should be considered as a new "regional business centre".

The County Plan also provides criteria for new "highway business areas". Ascension's proposed commercial development is not consistent with many of the criteria required for a new "highway business area". It is not "located along the intersection … with a provincial highway" (Policy 14.10(1); it is not a "limited development area" (Policy 14.10(c)); nor has it been "developed in consultation with Alberta Transportation" (Policy 14.19(d)).

The other provisions in the County Plan that might fit the Ascension proposal are the policies for "other business development". Policy 14.21 requires that applications for business uses outside a business area "shall provide a rationale that justifies why the proposed development cannot be located in a business area (e.g. requirement for unique infrastructure at the proposed location)". The Concept Scheme provides no rationale for why it must exist in that specific location rather than in an already-existing business area.

Policy 14.22 goes on to require that "proposals for business development outside of a business area should be limited in size, scale, intensity and scope".

The scale of Ascension's commercial development, which will occupy 48 acres, cannot be described as "limited" in any way.

Inadequate technical information to support viability of proposed development

The Ascension project proposes to add 2,375 residents as well as 48 acres of commercial retail space, with all the traffic that will attract. The transportation and servicing requirements for such intensive land use are not adequately outlined or supported in its Concept Scheme or its accompanying technical studies.

Transportation shortcomings

The Concept Scheme overlooks the reality that access to its site is dependent on upgrades to the provincial Highway 1A and the City of Calgary's 12 Mile Coulee Road. While the developer may be able to build the promised roundabout at Blueridge Rise and 12 Mile Coulee, it cannot do this without buy-in from Calgary. No mention is made of any such support.

The Concept Scheme also assumes that both Bearspaw Road and Bearspaw Village Road will be extended to provide access to its development. This is a massive assumption that is not supported by any information and that, in the past, has been strongly opposed by existing residents who would be affected by such extensions.

Water / Wastewater servicing

The Concept Scheme asserts that its potable water will be provided by the Blazer water system and that its wastewater servicing will be provided by the Bearspaw regional wastewater treatment plant. However, the applicant has provided no technical information supporting the viability of these assertions.

The Concept Scheme suggests that upgrades to the Blazer system will be required; but provides no details to assess the viability of these.

For wastewater, the Concept Scheme states that it will need two or three of the three capacity expansions available at the wastewater treatment plant. That treatment plant was built to service the Watermark development which is not yet fully built out. If Ascension's capacity demands require somewhere between 66% and 100% of future capacity, how will the remaining portion of Watermark's development also be accommodated?

The Concept Scheme should not be approved without sufficient technical detail to conclude that its proposed water and wastewater servicing options are viable.

Michelle Mitton

From: Fred Bouchard [redacted]
Sent: April 6, 2021 10:08 AM
To: Legislative Services Shared
Cc: Division 8, Samanntha Wright; Fred Bouchard
Subject: [EXTERNAL] - ASCENSION WRITTEN OPPOSITION LETTERS - 2 ATTACHED
Attachments: ASCENSION April 4, 2020 OBJECTION IB.pdf; ASCENSION April 4, 2020 OBJECTION RB.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

ATTACHED PLEASE FIND LETTERS OF OPPOSITION TO THE ASCENSION PROJECT. LETTER DATED APRIL 4,2021 AND EMAILED TO RVC APRIL 6, 2021 AND S. WRIGHT AS REQUIRED.

April 4, 2020

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

Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: Bylaw C-7991-2020, Planning Application Number: PL20170153 (05618039/05619004/006/054)

I am a resident of 1109 Bearspaw Village Lane in Rocky View County.

I am writing to officially record my **opposition** to the proposed Ascension Conceptual Plan.

The proposal calls for:

- Residential housing development whose density and population is far higher than neighbouring Rocky View communities.

- Development of a marketplace whose amenities, services and large footprint do not meet the needs or desire of Rocky View County residents.

- Total scope of development that will require significant upgrades to key infrastructure (roads, water, sewage) and services (EMS, fire, police etc).

These elements do not meet the County's definition of itself as a "rural municipality" and fail to achieve the principles of the County Plan including "encouraging a 'moderate' level of residential growth that preserves and retains the County's rural character."

Further, directly impacted Rocky View County residents and other stakeholders have not been provided with sufficient time to prepare to participate meaningfully in the April 20 hearing. The short notice and COVID limitations effectively take away the ability of County taxpayers to provide input on a project that will significantly impact traffic, crowding, infrastructure, services and the quality of life in our communities.

The Ascension project – its underlying assumptions, scope and scale and expected outcomes – requires updating, review and reconsideration. As it stands, the proposed Ascension Conceptual Plan should be **denied entirely by Council**.

As a County voter and taxpayer, please ensure I am counted as strongly opposed to the Ascension Conceptual Plan.

Name ROGER BOUCHARD
Address 1109 BEARSPAW VILLAGE LANE
Signature _____

CC: S. Wright

Michelle Mitton

From: Rose Feighan [redacted]
Sent: April 7, 2021 2:09 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Re: Bylaw C-7991-2020 Planning Application Number: PL20170153
Attachments: Feedback on Ascension Proposed Development.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Please find attached our opposition to Bylaw C-7991-2020 Planning Application Number: PL20170153 (05618039/05619004/006/054) for the Ascension Conceptual Scheme.

Rosemary Feighan

Rosemary and Patrick Feighan
59 Blueridge Close
Calgary, AB T3L 2P4

April 7 2021

Legislative Services

Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: Bylaw C-7991-2020
Planning Application Number: PL20170153 (05618039/05619004/006/054)

Please be advised as nearby residents to proposed Ascension Conceptual Scheme, we are **strongly opposed** to the scheme for the following reasons:

1) **The proposal creates access to Bearspaw Village Road and then thru to Bearspaw Road and Hwy 1A.** This will create unacceptable increase in traffic along Bearspaw Village Road (playground zone) and past the Bearspaw school (school zone). Neither route is designed for this level of traffic and it will create unnecessary safety concerns and an increase in noise and congestion to the area.

2) **The proposed shopping centre is not in alignment with the interests, needs or wants of Bearspaw residents.** With ample facilities in nearby neighbourhoods (Tuscany, Rocky Ridge, Royal Oak and Crowfoot Centre), there is no basis for the described 'need' for a commercial area in this location. The market demand analysis referred to in the scheme has not included consultation with the residents of the area. It contradicts the Bearspaw Area Structure plan which designates the lands as Country Residential. We also question the 'need' for yet another retail development when Alberta's retail sector is reeling from the pandemic and existing vacancy rates are at an all-time high. Rather than creating new space in area where it is not wanted or needed – Albertans should be focused on supporting current retail developments, not flooding the market with new ones.

3) **The proposal will require significant upgrades to the intersection of Hwy 1A and 12 Mile Coulee Road** – one that already suffers from congestion and poor traffic flow. This comes at a time when government budgets are stretched to the max. It will require the coordination and cooperation of three different governments. No current plans are in the works by any of these governments to make these changes.

4) **The scheme is not in alignment with the Bearspaw Area Structure Plan (BASP)**. Specifically, the proposed density is not a 'transition between adjacent Calgary developments (e.g. Tuscany & Rocky Ridge) at typical suburban densities and the nearby Bearspaw acreages.' Instead – the proposed density mimics that of the Calgary neighbourhoods and completely overshadows the country living embraced by Bearspaw residents. A mere glance at the location plan shows that the density is far higher than any of the neighbouring Rocky View communities. That is a drastic shift in density not 'an ideal transition'.

This proposal needs to be revised in a way that addresses the concerns of the existing residents of the area and align itself with the guidelines laid out in the **Bearspaw Area Structure Plan (BASP)**.

Yours truly,

Rosemary and Patrick Feighan

Michelle Mitton

From: Sarah Wong [redacted]
Sent: March 31, 2021 9:29 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - Ascension development - opposition letter
Attachments: Ascension Opposed_Wong.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi - please see attached opposition letter regarding the Ascension development.

Regards
Sarah Wong

April 1, 2021

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

Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: Bylaw C-7991-2020
Planning Application Number: PL20170153 (05618039/05619004/006/054)

I am a resident in the community of Watermark, and I live at 108 Waterside Court NW. I am hereby formally submitting my position that I am **strongly opposed to** the Ascension Residential and Commercial Conceptual Scheme as proposed. The project has and will negatively affect me in the following manner.

Reasonableness/Timing
The surrounding communities were not adequately informed or been provided adequate time to review and submit our views on this extensive project. The full plans for the project were not readily available to view and the implications of the project have not been fully addressed. I do not have confidence that the project adequately addresses the impacts it may have on the surrounding communities. The feedback from the public was not widely shared and am disappointed that the decision is being made so soon.

Density
The density of the proposed site is not considered rural or country. Tuscany, Royal Oak, Rocky Ridge are 4 – 6 units per acre. The Ascension project will be more like 4.75 units per acre if the Market Place 47.8 acres is more realistically removed from the total. This does not appear to be a “transition”, but a suburban city build out, especially with a large Market Place attached. Allowing commercial and residential development to be completed at once will most certainly increase noise and garbage pollution and disrupt the natural environment of the area.

Traffic
The numerous traffic control measures/upgrades, especially at 1A (Crowchild) and 12 Mile Coulee Road will be severely disruptive and affect my ability to commute to family commitments, work, groceries & school? Constant traffic noise, congestion, safety & volumes will detract from the calm rural vibe of the surrounding communities. As a resident that utilizes 12 Mile Coulee road, we will be carrying the brunt of most of this traffic increase. Furthermore, expanding the intersection capacity is not a way to control traffic, it simply attracts more which is not what our preference.

Water/Waste Water
As a community currently serviced by Blazer Water & Waste Water systems, the structural upgrades, not to mention the location of the 3 fold expanded sewage processing plant located in the center of Watermark was not envisioned for Watermark and is certainly not appealing. This has both indirect and direct impacts on my family as we live in the affected community.

Viability
An intensive commercial/retail Market Place development in a post pandemic COVID world should be reviewed. Large shopping malls are a thing of the past, and not viable. Building a large mall that so close to the development by Stoney Trail / COP and Market Mall is not necessary.

Servicing
How will residents of this community hop a bus? Who will provide transit? Is there any transit? Is there sufficient fire and policing anticipated to service a population in excess of 2,375. Who pays for this? As this would be City of Calgary property the residents of Rocky View County should not need to bear the cost and risk of this development.

Livability of my Community
This project will most certainly decrease the livability and enjoyability of Watermark. We moved out here to be away from the city. Communities are more than just a place you call home, it is a place where we live, play and be with our neighbours. This development wil increase density traffic, commercial activity and significantly take away from these qualities.

Based on these concerns, I am **not in support** of this development proceeding as proposed.

Signed,

Sarah Wong
108 Waterside Court NW
[redacted]

Michelle Mitton

From: Sarrah Husain [redacted]
Sent: April 6, 2021 12:32 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Bylaw C-7991-2020

Follow Up Flag: Follow up
Flag Status: Flagged

From:

Sarrah Husain,

11 Bearspaw Pointe Place,

Calgary, Alberta T3L 2P5

April 6, 2021

To:

Legislative Services

Rocky View County

262075 Rocky View Point

Rocky View County, AB T4A 0X2

Re: Bylaw C-7991-2020

Planning Application Number: PL20170153 (05618039/05619004/006/054)

My family lives at 11 Bearspaw Pointe Place, and we are writing to express our opposition to the Ascension Residential and Commercial Conceptual Scheme as proposed. Our concerns include:

1. Bearspaw Road –

a. The Ascension proposal will have increased traffic going down a hill steeper than Cochrane Hill, without shoulders and a seriously steep drop off on each side – a major safety issue not considered or addressed at all in the Traffic Impact Assessment (TIA).

b. As we and residents on local residential side roads attempt to enter and cross Bearspaw Road, there are visibility issues for both the drivers going up the hill and for us as we try to enter from the side road – another safety issue not even considered in the TIA

c. School safety: Bearspaw Road is primarily a turnaround area for the elementary school (at the top of the hill) and bussing/parents dropping off young children. The Ascension connection has traffic cutting across this school traffic – these safety issues, too, aren't considered in the TIA.

d. The Glenbow Ranch ASP considered the above, and recommended no traffic go up Bearspaw Road. This is also not mentioned in the TIA. When the adjacent Area J is developed, regardless of what happens in Ascension, an alternative emergency access will be provided via Woodland Road, making a connection to Bearspaw Road unnecessary. Also not mentioned in the TIA.

e. Even Ascension does not consider this connection via Bearspaw Road material – referring to it as a token road, not needed for their development.

f. From a Safety perspective, there should be no connection to Bearspaw Road for routine vehicle traffic from the proposed development.

2. This area has never been earmarked for commercial development, especially of this magnitude, in any planning documents by Rocky View or the City of Calgary. No studies have been done which even suggested something like this is needed, wanted, or recommended in Bearspaw. Commercial development has been earmarked for a hamlet towards Cochrane in the future, but that is not the case for the Ascension lands.

3. What happened to all the consultations, planning documents, County Plan, and ASPs which encouraged and promoted rural residential areas? My parents bought their acreage trusting that the current and future administrations and Councils would respect and maintain the character of the community as has been promoted and encouraged for decades and in reliance of which my family has invested our lives. The administration and Council should be acting for Rocky View residents and not for the City of Calgary in advancing small city sized lots and a residential density (which calculation must exclude the commercial area) reflecting City of Calgary densities.

4. The road networks being proposed by the applicant are inadequate, and will result in significant costs to the County. The Bearspaw Road hill is a connection which looks good on flat paper, but is a good example of a connecting road which would require substantial investment to make this road safe e.g. shoulders, reduce slope to a safe gradient. The 12 Mile Coulee Road and overpass even more so.

My family chose to live in Bearspaw as a rural residential community for many reasons – the property tax rate was irrelevant. We are not opposed to this area being developed in keeping with rural residential, but for many reasons, this is not the place for high density lots and a very large unplanned regional shopping centre. Crowfoot is so close –a Tuscany like market could likely be reasonable - we really don't need Ascension as proposed.

Regards,

Sarrah Husain

Michelle Mitton

From: SHERRY BIGLIN [redacted]
Sent: April 5, 2021 8:35 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - BYLAW C-7991-2020

Follow Up Flag: Follow up
Flag Status: Flagged

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

Regarding proposed land development.
I am OPPOSED to this proposal by Ascension Conceptual Scheme.
The traffic at the intersection of 12 Mile Coulee Road and Crowchild Trail is a nightmare at peak traffic times. I can imagine the chaos if you allowed a development there, especially if a traffic circle, is the solution they are proposing to ease traffic concerns.
We don't want or need another housing development in this area. Three years ago we lost our green space and mountain view, despite our protests, to a housing development, behind our home in Tuscany. This resulted in our property value decreasing!
We do not need more retail, especially not a shopping mall. Market Mall is just up the road, Royal Oak and Beacon Hill have more than enough amenities to meet our needs.
Please do NOT allow this.
Say NO to Ascension Conceptual Scheme!
Sherry Biglin
249 Tuscany Ridge Heights NW, Calgary

Sent from my iPad

Michelle Mitton

From: Sim Ahmed [redacted]
Sent: March 31, 2021 9:33 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - Bylaw C-7991-2020Planning Application Number: PL20170153 (05618039/05619004/006/054)

Follow Up Flag: Follow up
Flag Status: Flagged

To: Rocky View County Legislative Services
Re: Bylaw C-7991-2020 Planning Application Number: PL20170153 (05618039/05619004/006/054)

I am a resident in the community of Watermark, and I live at 180 Hillside Terrace. I am writing that I am opposed to the Ascension Residential and Commercial Conceptual Scheme as proposed. The project has and will affect me in the following manner.
The area encroaches directly upon Bearspaw School and the infrastructure does not support that amount of density. In addition, I think it is unreasonable for the county to expect that the HOA (group of volunteers) operate and maintain with the Ascension HOA the Watermark water treatment plant (now called the Bearspaw Regional wastewater treatment plant). This would require a 3 fold expanded sewage processing plant that would be located in the middle of Watermark and next to the playground area.
I do not have confidence that this project adequately addresses the impacts it has to the surrounding area particularly with traffic and volume.
The City of Calgary's Municipal Development plan has a minimum build density of 8 units per acre. Tuscany, Royal Oak, Rocky Ridge are 4 – 6 units per acre. The Ascension project will be more like 4.75 units per acre if the Market Place 47.8 acres is more realistically removed from the total. This does not appear to be a "transition", but a suburban city build out, especially with a large Market Place attached.
The increased traffic volumes, requiring numerous traffic control measures/upgrades, especially at 1A (Crowchild) and 12 Mile Coulee Road, will impact our ability to commute particularly to Bearspaw school and impact safety of children at the school given the proximity.
There will be great noise and congestion. We moved outside of the city of Calgary to avoid these issues. The Market Place is sufficiently large to become a regional draw for shoppers coming from distant communities layering on the requirement for a robust traffic management system such as a Controlled Flow Intersection. There will be significant construction in the creation of this which will impact our community. How will costs be attributed to this upgrade between the City of Calgary, Alberta Government and Rocky View County. Can our respective Governments afford to support the upgrade at this time?
Is there sufficient fire and policing anticipated to service a population in excess of 2,375. Who pays for this? Rocky View County does not have fire ladder trucks that reach past 3 stories. This has been an ongoing issue in Watermark where the community has lost two homes to fire already. It already takes 30 minutes for the police to attend to an emergency given the lack of resources and geographical distribution of Rockyview County.

Communities are more than just a place you call home, it is a place where we live, play and be with our neighbours. The increased density and traffic associated with the commercial activity will take away from these qualities.

Sincerely,

Simrit Brar Ahmed and Riaz Ahmed
180 Hillside Terrace

Michelle Mitton

From: Ross, Stephen A [redacted]
Sent: April 7, 2021 7:52 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - Bylaw C-7991-2020, Planning Application Number: PL20170153 (05618039/05619004/006/054)
Attachments: SHORT FORM NON-RESIDENT - SAR.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Please find attached my opposition notice to the proposed Ascension project. Please let me know if you have any questions.

Steve Ross
[redacted]

April 6, 2021

Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: Bylaw C-7991-2020, Planning Application Number: PL20170153 (05618039/05619004/006/054)

I am a resident of Tuscany in Calgary and will be directly impacted by the proposed Ascension project.

The Intermunicipal Development Plan in place between Rocky View County and the City of Calgary is intended to "enhance cooperation and achieve coordination wherever possible so that the effect that we have on one another and our residents is positive."

I am writing to formally express my view - and great concern - that Ascension will damage the interests and quality of life of all those who live nearby.

As written, the Ascension proposal means that:

- An already large and densely populated region will become even more crowded and more congested.
- A marketplace, unneeded by area residents, will take away customers from existing retailers, restaurants, entertainment venues and tenants away from existing commercial spaces. Already suffering from the economic downturn and COVID-19, small and medium businesses will be hurt the most.
- Major infrastructure that serves the entire region (roads, water, sewage) and services required in emergencies (EMS, fire, police etc) will need major and costly upgrades.

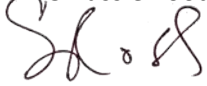
Directly impacted stakeholders have also not been provided with nearly enough time to participate in a meaningful way in the April 20 hearing. With such short notice and under the limits of COVID-19, those who will suffer the consequences of traffic, crowding, infrastructure, services and the quality of life in our communities have been left with no voice.

In view of the agreements and requirements in place and, more importantly, its impacts on neighbours living literally a stone's throw away, the proposed Ascension Conceptual Plan should be denied by Rocky View County Council.

Please ensure I am counted as strongly opposed to the Ascension Conceptual Plan.

Name Stephen Ross

Address 45 Tusslewood Drive NW, Calgary, AB

Signature 

Michelle Mitton

From: Tara van den Brink [redacted]
Sent: April 6, 2021 9:57 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Bylaw C-7991-2020, Planning Application Number: PL20170153 (05618039/05619004/006/054)
Attachments: SHORT FORM NON-RESIDENT - TvdB.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Please find attached, my opposition to the Ascension Conceptual Plan.

Tara van den Brink Ross

April 6, 2021

Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: Bylaw C-7991-2020, Planning Application Number: PL20170153 (05618039/05619004/006/054)

I am a resident of Tuscany in Calgary and will be directly impacted by the proposed Ascension project.

The Intermunicipal Development Plan in place between Rocky View County and the City of Calgary is intended to "enhance cooperation and achieve coordination wherever possible so that the effect that we have on one another and our residents is positive."

I am writing to formally express my view - and great concern - that Ascension will damage the interests and quality of life of all those who live nearby.

As written, the Ascension proposal means that:

- An already large and densely populated region will become even more crowded and more congested.
- A marketplace, unneeded by area residents, will take away customers from existing retailers, restaurants, entertainment venues and tenants away from existing commercial spaces. Already suffering from the economic downturn and COVID-19, small and medium businesses will be hurt the most.
- Major infrastructure that serves the entire region (roads, water, sewage) and services required in emergencies (EMS, fire, police etc) will need major and costly upgrades.

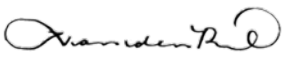
Directly impacted stakeholders have also not been provided with nearly enough time to participate in a meaningful way in the April 20 hearing. With such short notice and under the limits of COVID-19, those who will suffer the consequences of traffic, crowding, infrastructure, services and the quality of life in our communities have been left with no voice.

In view of the agreements and requirements in place and, more importantly, its impacts on neighbours living literally a stone's throw away, the proposed Ascension Conceptual Plan should be denied by Rocky View County Council.

Please ensure I am counted as strongly opposed to the Ascension Conceptual Plan.

Name Tara van den Brink Ross

Address 45 Tusslewood Drive NW, Calgary, AB

Signature 

Michelle Mitton

From: Theodora Lo [redacted]
Sent: April 7, 2021 11:40 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - Bylaw C-7991-2020, Planning Application PL20170153

Follow Up Flag: Follow up
Flag Status: Flagged

Please see attached for my opposition to the proposed Ascension Conceptual Plan.

Sincerely,
Theodora Lo
Sent from my iPhone

April 7, 2021
Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services
Re: Bylaw C-7991-2020, Planning Application Number: PL20170153
(05618039/05619004/006/054)

I am a resident of Watermark in Rocky View County.

I am writing to officially record my opposition to the proposed Ascension Conceptual Plan.

The proposal calls for:

- Residential housing development whose density and population is far higher than neighbouring Rocky View communities.
- Development of a marketplace whose amenities, services and large footprint do not meet the needs or desire of Rocky View County residents.
- Total scope of development that will require significant upgrades to key infrastructure (roads, water, sewage) and services (EMS, fire, police etc).

These elements do not meet the County's definition of itself as a "rural municipality" and fail to achieve the principles of the County Plan including "encouraging a 'moderate' level of residential growth that preserves and retains the County's rural character."

Further, directly impacted Rocky View County residents and other stakeholders have not been provided with sufficient time to prepare to participate meaningfully in the April 20 hearing. The short notice and COVID limitations effectively take away the ability of County taxpayers to provide input on a project that will significantly impact traffic, crowding, infrastructure, services and the quality of life in our communities.

The Ascension project – its underlying assumptions, scope and scale and expected outcomes – requires updating, review and reconsideration. As it stands, the proposed Ascension Conceptual Plan should be denied entirely by Council.

As County voter and taxpayer, please ensure I am counted as strongly opposed to the Ascension Conceptual Plan.

Name THEODORA LO

Address 21 SPYGLASS POINT

Signature

Michelle Mitton

From: tina f [redacted]
Sent: April 7, 2021 1:47 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - Bylaw C-7991-2020, Planning Application: 05618039 / 05619004 / 006 / 054
Attachments: Tina Fermaniuk Ascension.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Dear RVC Council,

Please see attached letter with respect to Bylaw C-7991-2020. Please let me know if you have any questions and that you received the letter.

Thanks,
Tina Fermaniuk

Tina Fermaniuk
31 Blueridge Lane
Calgary, Alberta T3L 2N5
[redacted]

Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, Ab. T4A 0X2

Attention: Rocky View County Legislative Services

Re: Bylaw C-7991-2020
Planning Application Number: PL20170153 (05618039 / 05619004 / 006 / 054)

April 7, 2021

Dear Council,

I am a resident of Blueridge Mountain Estates in Rocky View County. I am writing to officially record my opposition to the proposed Ascension Conceptual Plan due to the following concerns:

Ascension states:
"The site benefits from excellent exposure to the traffic on the highway which presents unique opportunities for the complimentary market place...."

Ascension has planned the market place immediately adjacent to the acreages along Blueridge Rise Road, barely reaching Highway 1A. As it is positioned, the traffic along Highway 1A do not have direct exposure to the market place, nor can they access the market place from Highway 1A, or even 12 Mile Coulee Road. The market place negatively affects the acreages in Blueridge Mountain Estates as it is very large at 47 acres and will greatly increase traffic flow, noise level, and possible crime rate in the area.

The structure of the roadways in the Ascension proposal is large area of concern. Ascension admits that ***"the operation of Tusselwood Drive and Blueridge Rise Road on 12 mile coulee road is challenging..."*** To say traffic will be challenging is an understatement. Turning onto 12 Mile Coulee Road from Blueridge Rise Road is already challenging during high traffic volume times and the amount of traffic on 12 Mile Coulee Road will only increase as Watermark continues to build the remaining phases of their development and as the church opens for patrons. There are 2 driveways entering and exiting the market place on Blueridge Rise Road and another just slightly north of Blueridge Rise Road. Therefore, the majority of traffic will use 12 Mile Coulee Road and Blueridge Rise Road to access the market place. Additionally, current residents of

Blueridge Mountain Estates, as well as residents in the new proposed area, will also be using these roads to access their homes. The sheer amount of increased traffic volume on 12 Mile Coulee Road and Blueridge Rise Road poses a huge safety concern.

Currently, Blueridge Rise Road is used for the residents in Blueridge Mountain Estates to access their homes. Since there are no sidewalks and the traffic is very light, residents enjoy walking and bicycling with their children and pets on this road. Many pedestrians and cyclists also cross 12 Mile Coulee Road to access the paved pathway to the east of 12 Mile Coulee Road. There is presently no cross walk and again the residents are at an increased safety risk with the increase in traffic flow to this area.

There is even a higher safety risk to the residents in Blueridge Mountain Estates who own properties along Blueridge Rise Road. The fence lines of these properties are a mere 30 feet away from the road. Additionally, Blueridge Rise Road and the land of the proposed development site are substantially higher than the acreages to the south. If an accident were to occur on Blueridge Rise Road, a vehicle could easily drive onto one these properties. With a projected 2000 residents and 47-acre market place, there will not only be a substantial increase in the amount of traffic, but the type of traffic is also concerning, as there will be large garbage trucks, school buses, and many construction vehicles using Blueridge Rise Road.

"The residential development density has been designed as an ideal transition between adjacent Calgary development at typical suburban densities and the nearby Bearspaw acreages."

"...provides a gradual transition from the urban area of northwest Calgary."

I fail to see how Ascension can claim that a 47-acre market place and residential housing for 2000 residents is a "gradual transition". There is absolutely nothing gradual about a development of this magnitude.

The land on SW & SE-19-25-2-W5M is in the Rocky View County jurisdiction, not the city of Calgary. With acreages to the north, south, and west of the property, and the land belonging to Rocky View County, I disagree with Ascensions proposal to develop this land as a high density, urban area. Ascension states: *"This conceptual scheme proposes higher residential development densities that CONTRAST with traditional country residential communities; however much less dense that what is typically immediate adjacent within the city of Calgary."* I fail to see why the city of Calgary should influence this land development, rather than the rural roots of Rocky View County. As stated on the Rocky View website: *“Rural living is rich and rewarding, yet it is important that new residents know that rural life in Rocky View County is very different from life in the city.”*

We bought our acreage in Blue Mountain Estates because of the “Rocky View Advantage” and are strongly opposed to a 47-acre market place, condominiums, and senior housing within walking distance of our property. We purchased our home with the

belief that the farmland to the north of us would eventually be developed as country residential and would like the zoning to remain this way.

"With roads and servicing already in place in the surrounding area, development in this location is a logical extension to existing growth."

Currently, Watermark is still under construction with phases to be completed. I do not agree with Ascension's proposal of high density housing, nor do I believe this proposal is considered a "logical extension" to growth. With acreages to the north, south, and west of the proposed development site, I believe a logical extension of growth would be to develop more acreage lots, as originally stated in the Bearspaw Area Structure Plan.

"Designed for Bearspaw, built for Bearspaw, supported by Bearspaw."

I highly disagree that this development has Bearspaw residents in mind as it does not at all fit with the existing development and houses in Bearspaw. As a resident of Bearspaw, I do not feel that a market place of this magnitude is necessary or warranted. Beacon Hill, Beacon Heights Shopping Centre, Crowfoot Crossing, Tuscany Market, Royal Oak Centre, Country Hills Village Shopping Centre and Rocky Ridge Shopping Centre, which have more than enough amenities and shopping stores, are less than 10 minutes away from Blueridge Estates. The residents of Bearspaw do not need nor want high density housing and a commercial market place. Furthermore, with our nation in a global pandemic and numerous businesses forced to close their doors, why would it make any logical sense to build a market place and office spaces at this time in our economy? What happens to the buildings if the market place is not successful?

"Inspired by other Bearspaw neighbourhoods, residents will appreciate a range of quality housing types and parcel sizes."

The housing mix of condominiums, town homes, and senior housing goes against everything we currently love about Bearspaw. I don't know how Ascension claims that their plan is "inspired by other Bearspaw neighbourhoods" when it appears to me that their proposal is nothing like anything we currently have in Bearspaw, nor want.

As a resident of Bearspaw, I am offended that Ascension says I will appreciate a range of housing, as nothing can be further from the truth. The original Bearspaw Area Structure Plan designated this land for country residential and I would appreciate if it stays that way.

"Intimate market place where people can "escape the bustle of everyday life."

Honestly, who can say that a 47-acre market place with businesses, commercial retail, offices, entertainment, condo units, etc. is an "escape from the bustle"? Ironically, that's what we have right now and that is exactly what Ascension is threatening to take away.

Ascension claims they will be "preserving farms and rural lifestyles"

Principles: The environment: "Develop and operate in a manner that maintains or improves the quality of the environment."

"Respects, supports, and values agriculture as an important aspect of the country's culture and environment."

I fail to see how taking 278 acres of bare farmland and building a market place and residential dwellings for 2000 people is preserving farms and rural lifestyles. I can appreciate that Ascension has put thought into pathways, parks, and natural reserves (which they can't build on anyway); however, this does not make up for the abundance of urban development that they are proposing to put in place.

Before Watermark was built there were herds of deer that walked through Blueridge Mountain Estates. Now that Watermark has been developed, we see the odd wild animal meandering through. There is no doubt in my mind that all the wildlife will completely be gone if Ascension is allowed to go ahead with this proposal.

Ascension is proposing to develop 48 acres into roads, 47 acres into a market place, 90 acres into single detached residents and 11 acres into comprehensive residents. Does that sound like something that values agriculture and will improve the environment?

"Higher density will be closer to the residential market place."

This higher density area is directly behind the acreages on Blueridge Rise and close to other acreages in the area. We, like all the residents in Blueridge Mountain Estates, paid a certain value for our home based on the fact that it was in the country. Condominiums, businesses and offices are going to stand much taller than regular housing. With the addition of the land being substantially higher in this area, the acreages below will have the market place looking into their properties. Landscaping, berms, and tree stands will do very little, if anything at all, to block the market place from the acreages to the south.

"The RVSP has already indicated that a school site is not warranted."
"Students within the RVSD will attend Bearspaw School and Cochrane High School."

Ascension is projecting an additional 2000 people in this area but RVSP is indicating that a new school is not warranted. My children currently attend Bearspaw School and both of them have 27 students in their classes. Cochrane High is reaching maximum capacity with 800 students. Watermark already has Bearspaw School and Cochrane High as their designated schools and they still have phases to complete, and therefore many more families to move in. How will the school not be over flooded with the increase of this many homes in the area?

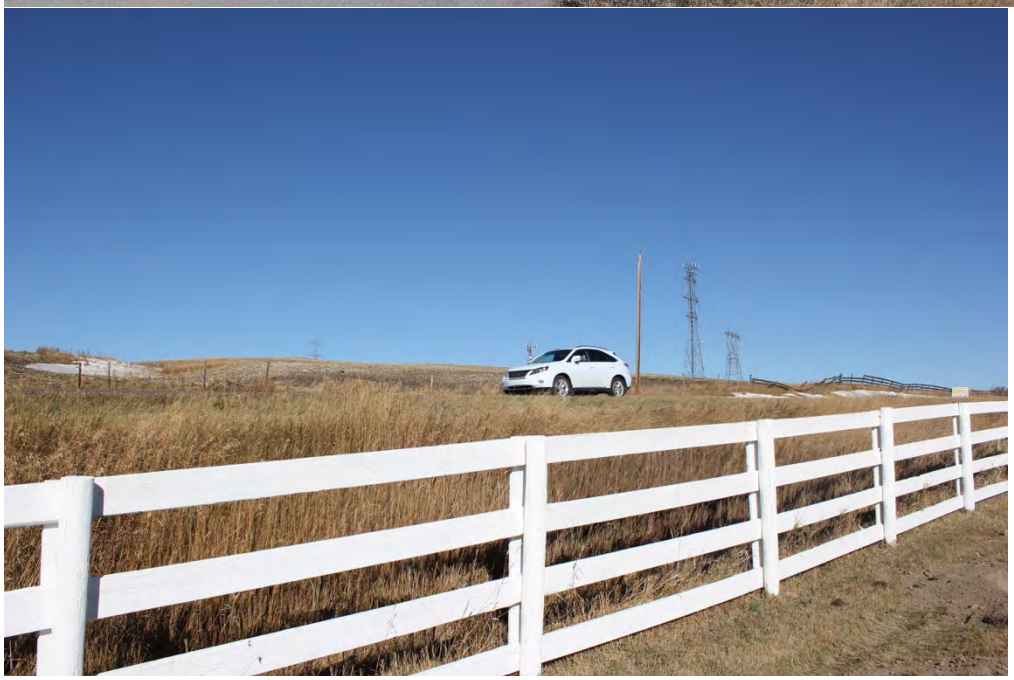
In addition to the above points, I also have massive concerns with:

- Transportation: Is the C-train going to be extended? Is bussing going to be provided to residents in Ascension? How are the seniors in the senior living complex going to commute if they don't drive?
- Fire and RCMP: Is it realistic to expect the RCMP and Fire Department to service this many more residents? Does the Fire Department have the appropriate equipment to service a large market place and senior complex that will be several stories high?
- Water and sewage: Can Blazer water realistically supply a market place and 883 units? How can the water shed not be an issue when this land is situated so much higher? Can the waste treatment plant realistically handle this much sewage?
- Noise and light pollution: The new church being built in Watermark has not even opened its doors yet and already residents are upset about the light pollution the parking lot lights are creating. How much worse is the light pollution going to be from a market place of this volume?

I am very disappointed and concerned with the Ascension Conceptual Proposal and completely oppose the project

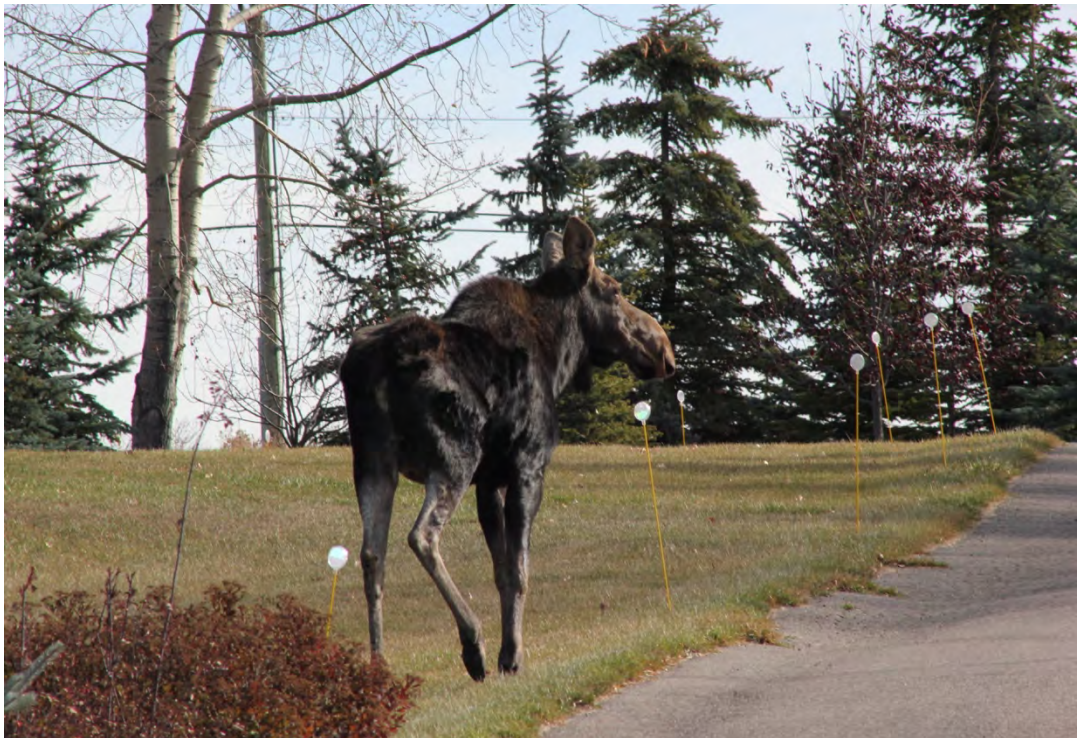
We bought into Blueridge Mountain Estates for the appeal of country residential living, quality of life and lifestyle. We have made a significant investment in our property both from purchase value as well as sweat equity. As our property is in the immediate vicinity of the land subject to the application (the "Subject Land"), we have reviewed the Proposal document in detail, and have strong concerns with the plan and completely oppose the project as proposed. Thank you for your consideration on this matter. As councillors representing the residents of Rocky view County, please take these very valid and serious concerns into consideration when voting on what is best for the residents and the county of Rocky View.

Blueridge Rise Road safety concern: no sidewalks, land is higher than acreages to the south, road is 30 feet from residential properties and for some residents their driveway access is on Blueridge Rise Road, Ascension has this as a major roadway to access market place and high density residential homes. This roadway was never meant to have high density traffic. It was built for Blueridge Mountain Estates residents to access their homes and should remain for that purpose only.

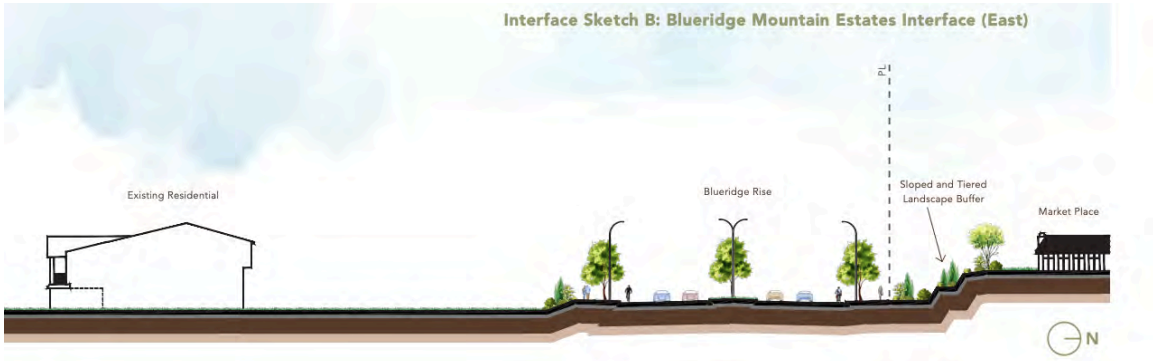


Blueridge Rise Road Safety concern:

Vehicles could easily veer off the road and into the properties nearby. Our children could no longer safely play in their own backyard.



Wildlife is at risk: The development of high-density housing and an immense market place is sure to drive out the natural wildlife in the area.



Ascension's sketches not to scale: It is completely frustrating to see how the developers draw up plans to make their projections appear far better than they are. First of all, the 47-acre Market Place in this drawing looks like a shoe box, while the 2-acre parcel of land with an existing residential home look like a Costco. Secondly, my home backs onto Blueridge Rise and I know it is 30 feet from my fence line to Blueridge Rise with a deep ditch in between. There are also approaches to people's homes south of Blueridge Rise. I fail to see how a sidewalk can be built here with large trees and shrubbery. Thirdly, the enormous Market Place, condominiums, and senior housing will be towering above the residential homes. Not only will they be built on much, much higher land but the buildings themselves will be much larger than a residential home. This drawing is such a gross misrepresentation of the current buildings and topography that it really makes me question the integrity and accuracy of Ascension's proposal and reports.

Michelle Mitton

From: [redacted]
Sent: April 7, 2021 4:30 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Bylaw C-7991-2020, Planning Application Number: PL20170153 (05618039/05619004/006/054) - Letter of Opposition
Attachments: Ascension - Opposition Letter Apr 7, 2021.PDF

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Michelle
Legislative Coordinator
Rocky View County

Attached, please find our letter of opposition to the above referenced bylaw application.

Kind Regards,

Tom & Carmen Dechert

Legislative Services

Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Via email: legislativeservices@rockyview.ca

April 7, 2021

To: Rocky View County Legislative Services

Re: Bylaw C-7991-2020, Planning Application Number: PL20170153 (05618039/05619004/006/054)

We are residents of 22 Spyglass Point in Rocky View County.

As the outcome from this Public Hearing is either for or against, we are compelled to officially record **our opposition to** the proposed Ascension Conceptual Scheme (A-CS) for the reasons listed below.

Due Process: We do not believe that the affected residents were afforded sufficient time to fully examine and prepare for the April 20, 2021 hearing date especially so given (1) the size and impacts of the project, and (2) the delay in receiving technical documents, requested but not provided by the Developer, and then obtained via FOIP request on or about March 24, and numbering over a 1,000 pages. Official Notice of Public Hearing dated March 23 was received around this time, with written submissions due April 7 and public hearing less than two weeks thereafter providing little time to engage in a comprehensive technical review of these documents. The current pandemic also complicates and exacerbates a one-way public hearing process as the public is allowed to participate by way of submissions but only the Applicant is permitted to rebut.

County and Area Structure plans: Both the Bearspaw Area Structure Plan (1994) and the County plan (2013/2018 - now becoming the Municipal Development plan), governing documents to concept schemes such as Ascension, are undergoing major reviews and updates. It seems incongruous at best and illogical that a dated area structure plan such as the Ascension Conceptual Scheme, dormant since 2017 and in need of technical updates, would be considered for a Planning review hearing just as these governing documents are nearing completion.

Disconnect with existing Bearspaw Area Structure Plan and County Plan: Regardless of the review and update of the Municipal Plan and the Bearspaw Area Structure Plan, the existing plans also reveal discontinuity with the Ascension Concept Scheme. The existing Bearspaw Area Structure Plan (BASP) Policy 8.1 defines country residential general land use can fall below 4 acre parcel sizes if the proposal is supported by a concept plan that is prepared and adopted pursuant to the provisions of the BASP. The A-CS proposes higher residential development densities than traditional country residential communities and therefore is clearly beyond the boundaries of what is envisioned in the existing BASP. The County Plan Policy 5.13 also clearly states that high density residential development proposed within A-CS should not happen in Rocky View, but rather should be directed to the adjacent urban municipality such as Calgary next door.

Market Place: The Market Place proposed in the A-CS is also clearly above and beyond what is described as "rural commercial" in both the BASP and County Plan, creating a footprint much more attuned and reflective of typical urban development. The County Plan describes Business Development plans of Regional and Highway business centers only which the Market Place clearly exceeds in size and scope. The

A-CS Market Place has a foot print of over 47 acres, between 410,000 sqft and 500,000 sqft of retail & office space, and a trade area which pulls 75% of the retail shoppers from outside of the primary trade area, well in excess of any BASP or County Business Development plans. These attributes coupled with outdated retail & commercial assumptions of viability in a post COVID shopping and office dynamic, the Market Place is in dire need of an update. Proceeding with the Market Place as is places RVC tax payer at risk in financially supporting an out dated commercial development. The foundation fiscal document for this Market Place, *Hawkwood Development Fiscal Impact Analysis 2017* suggests a positive growing contribution of forecasted tax base, based on dated assumptions now stale, and not reflective of current or sensible future market conditions of retail or commercial enterprises.

Density. The density contemplated for A-CS is clearly urban. Both the neighbouring Revised West Scenic Acres Area Structure plan 1993 (now Tuscany) and the Rocky Ridge Area Structure Plan (1992) contemplate a upa of between 4 – 6 units per acre. There is no large (Market Place) commercial/retail presence in either of these ASPs. Therefore, the A-CS with the Market Place removed, yields a upa density of 4.5 units per acre, clearly an urban density, not transitional and not rural. This urban density is clearly out of step with neighbouring RVC developments. The A-CS even acknowledges this disconnect by stating that "This Conceptual Scheme proposes higher residential development densities than traditional country residential communities..." The adjusted density is typical of immediately adjacent communities within the City of Calgary and not transitional in any way.

Transportation: With the influx of regional shoppers to the Market Place and well over 3,000 residents (Bunt & Associates, pg 5), an increase above the Jan 2021 A-CS population projection of 2,375, it is abundantly clear regardless of which forecast is correct, that traffic shall increase phenomenally over existing traffic volumes. As this development is in the confluence of the developer, 3 municipal governments: City of Calgary, Alberta Transportation and Rockyview County, the proposal contemplates various and significant upgrades to intersections and roads at various locations (round-about, CFI or the like). The serious question for both Calgary and RVC taxpayers is who will pay for what portion of the significant upgrades and ongoing maintenance, and will each government be attributed back full or partial value of that which has been invested. It is clear that regardless of funding, maintenance, or benefit attribution, the residential commuter will be subject to, once again, construction, inconvenience, increased congestion, traffic impedances, and a longer commute time to all personal, professional and family engagements.

Water: Upon receiving the technical documents by FOIP request, on month after submission Feb 23, 2021, noticeably absent from the disclosed documents were technical documents pertaining water infrastructure – assumptions, costs, demand, design, supply and analysis. It would seem entirely reckless to propose a residential/commercial development the size and scope of A-CS with out such an obvious and imperative requirement. Why then were no such documents provided in the FOIP request? It is clear that the developer has assumed a viable and sufficient connection with Blazer Water Systems (A-CS 9.1) However, it is beyond believable to consider that an such a foundational design consideration would be lacking in review and analysis for such a large conceptual scheme. Is it also completely fair & reasonable that residents, the public and rate payers should be given sufficient and adequate access to review these documents to ensure that their interests and concerns are fairly addressed and included. Concurrently, RVC is considering the purchase of the Balzer Water System which services this concept Scheme (Borrowing Bylaw C-8165-2021) a clear conflict of interest as the justification of this purchase is substantiated by additional customers brought on by approving development such as the A-CS.

Waste Water: As with Water above, upon receiving the technical documents one month after Feb 23, 2021 FOIP request, noticeably absent from the disclosed documents were technical documents pertaining waste water infrastructure – assumptions, costs, demand, design, supply and analysis. What is clear is the Developer's assumption that wastewater treatment, estimated to be a 3 to 4 fold increase in capacity for 883 residential units (A-CS 9.2) has now increased to 1,369 residential units (Bunt & Associate, pg1) – a 55% increase. It is therefore very difficult to accept the assertion at face value that the wastewater treatment facility has the ability to:

(1) increase, with a limited physical expansion onto neighbouring green space, ponds and walking paths, it's footprint to process this considerable additional effluent load as there has been no demonstrable technical documentation to validate these claims;

(2) process this additional effluent load in a demonstrable economically feasible manner without negative impacts both short term and long term to the existing ratepayers without the technical economic documents to substantiate this claim;

(3) demonstrate good and sufficient inclusion of a public process whereby affected residents and ratepayers were given every opportunity to assess, consider and comment on the proposed sale, and transition of a neighbourhood "communal" wastewater treatment plant contemplating a connection to a "regional wastewater system" (Watermark Conceptual Scheme 2009, Policy 8.1.6), to becoming ***the*** regional wastewater treatment facility;

(4) not affect the quite enjoyment of a residential neighbourhood with the consequential additional truck traffic and vacuum trucks processing the 3 to 4 fold additional sludge, and

(5) legitimately integrate and justify locating a regional wastewater processing for thousands of residents in the center of a residential community whose Vision and Development principle is "...designed as a unique and elegant community through the use of uncompromising standards, meticulous planning ... stringent architectural and landscape controls" (Watermark Concept Scheme, 2009). Watermark is not an industrial park or an appropriate context for receiving and processing regional waste. The communal small scale wastewater treatment plant represented in the W-CS was described as a "*high-end, well kept custom estate home, and was designed and constructed to have no odour or noise impacts on the community*" An enormous 3x to 4x facility expansion, coupled with increase of sludge removing heavy truck traffic, vacuuming and ongoing maintenance is diametrically opposite to this representation. To now state that this expansion can continue to be disguised as a well-kept custom estate home is completely unbelievable.

In summary and for all of the above issues, the Ascension Concept Scheme must be denied.

Thank- you for the opportunity to provide our perspectives.

Tom Dechert

Carmen Dechert

Michelle Mitton

From: Tony loria [redacted]
Sent: April 7, 2021 3:41 PM
To: Legislative Services Shared
Cc: Samanntha Wright; Carmel Loria
Subject: [EXTERNAL] - 2021.05.07 Ascension Conceptual Scheme- Application PL20170153 - Opposition - signed with DocuSign
Attachments: 2021.05.07 Ascension Conceptual Scheme- Application PL20170153 - Opposition.pdf; ATT00001.txt

Follow Up Flag: Follow up
Flag Status: Flagged

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

Please find my letter in opposition of the Ascension Conceptual Scheme Tony P. Loria
Resident- 124 Blueridge View, Rockyview County

Securely signed with DocuSign®: http://www.docusign.com/try

Legislative Services

Rocky View County

911 – 32nd Avenue NE

Calgary, AB

T2E 6X6

email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: Bylaw C-7991-2020,

Planning Application Number: PL20170153(05618039/05619004/006/054)

We have several concerns about this development proposal that we would like to draw to your attention.

We are not opposed to development in Bearspaw, however we support development on the subject lands that:

• Is consistent with “Country Residential” as defined in the Bearspaw Area Structure Plan that includes prescribed density targets (1 unit per 2+ acres). Inconsistency would lead to increased traffic creating safety, access and noise concerns and would place a tremendous strain on public services including schools, police, fire and ambulance support.

• Is not accessed via Blueridge Rise, Bearspaw Road or Bearspaw Village Road WHICH ARE DESIGNATED LOCAL ROADS, but rather have sole access directly off Highway 1A/12 Mile Coulee Road intersection so as to avoid increased traffic congestion which creates safety, access and noise concerns.

• Does not include commercial and retail development as they would further exacerbate traffic and safety issues and lead to increased crime rates.

- Aligns with existing policy.
- Considers its impact on the local school system.
- Maintains community safety for its residents.
- Based on high level analysis, the surrounding community would be under severe infrastructure strain (water, sewer, internet service)

The acreage lifestyle in Bearspaw and its proximity to Calgary very much appeal to our family and we live a “Country Residential” lifestyle. We have also made a significant financial investment in our property and countless hours of volunteer work that is inextricably linked to characteristics the community currently possesses.

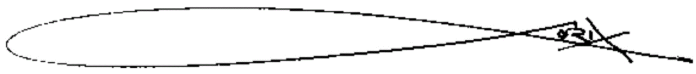
These characteristics are very well articulated in the County Plan that uses words such as “dispersed acreage communities, privacy, quiet, space and distance, nature and wildlife, and dark skies”. These words do not come to mind when we read the Ascension Conceptual Scheme. In fact, it proposes a significant directional change and departure from these defining qualities.

As such, we should strive to preserve the defining characteristics that make Bearspaw such an attractive place to live.

We are fundamentally against the Ascension Conceptual Scheme. As a County Voter and taxpayer, Please ensure I am counted in OPPOSITION to Ascension Conceptual Plan

We thank you in advance for your consideration of this response.

Regards,



Tony P. Loria

124 Blueridge View, Rockyview County

[redacted]

April 5, 2021

Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: Bylaw C-7991-2020, Planning Application Number: PL20170153 (05618039/05619004/006/054)

I am a resident of the Watermark development/neighbourhood in Rocky View County.

I am writing to officially record my opposition to the proposed Ascension Conceptual Plan.

The proposal calls for:

- Residential housing development whose density and population is far higher than neighbouring Rocky View communities.
- Development of a marketplace whose amenities, services and large footprint do not meet the needs or desire of Rocky View County residents.
- Total scope of development that will require significant upgrades to key infrastructure (roads, water, sewage) and services (EMS, fire, police etc).

These elements do not meet the County's definition of itself as a "rural municipality" and fail to achieve the principles of the County Plan including "encouraging a 'moderate' level of residential growth that preserves and retains the County's rural character."

Further, directly impacted Rocky View County residents and other stakeholders have not been provided with sufficient time to prepare to participate meaningfully in the April 20 hearing. The short notice and COVID limitations effectively take away the ability of County taxpayers to provide input on a project that will significantly impact traffic, crowding, infrastructure, services and the quality of life in our communities.

The Ascension project – its underlying assumptions, scope and scale and expected outcomes – requires updating, review and reconsideration. As it stands, the proposed Ascension Conceptual Plan should be denied entirely by Council.

As County voter and taxpayer, please ensure I am counted as strongly opposed to the Ascension Conceptual Plan.

Name TRISHA YEUNG

Address 426 BROOKSIDE CRT.

Signature

Michelle Mitton

From: Mags [redacted]
Sent: April 6, 2021 8:19 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - Bylaw C-7991-2020, Planning Application Number: PL20170153 (05618039/05619004/006/054)
Attachments: SHORT FORM RESIDENT_VS.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Please see attached letter in opposition of the Ascension project as currently scoped.

V Sokolov

April 5, 2021

Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Via email:
legislativeservices@rockyview.ca

To: Rocky View County Legislative Services
Re: Bylaw C-7991-2020, Planning Application Number: PL20170153 (05618039/05619004/006/054)

I am a resident of Watermark in Rocky View County.

I am writing to officially record my opposition to the proposed Ascension Conceptual Plan.

The proposal calls for:

- Residential housing development whose density and population is far higher than neighbouring Rocky View communities.
- Development of a marketplace whose amenities, services and large footprint do not meet the needs or desire of Rocky View County residents.
- Total scope of development that will require significant upgrades to key infrastructure (roads, water, sewage) and services (EMS, fire, police etc).

These elements do not meet the County's definition of itself as a "rural municipality" and fail to achieve the principles of the County Plan including "encouraging a 'moderate' level of residential growth that preserves and retains the County's rural character."

Further, directly impacted Rocky View County residents and other stakeholders have not been provided with sufficient time to prepare to participate meaningfully in the April 20 hearing. The short notice and COVID limitations effectively take away the ability of County taxpayers to provide input on a project that will significantly impact traffic, crowding, infrastructure, services and the quality of life in our communities.

The Ascension project – its underlying assumptions, scope and scale and expected outcomes – requires updating, review and reconsideration. As it stands, the proposed Ascension Conceptual Plan should be denied entirely by Council.

As County voter and taxpayer, please ensure I am counted as strongly opposed to the Ascension Conceptual Plan.

Name V. Sokolov

Address 25 Spyglass Point, Calgary AB T3L0C9

Signature 

April 4, 2021

Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services
Re: Bylaw C-7991-2020, Planning Application Number: PL20170153 (05618039/05619004/006/054) I am a resident of Watermark in Rocky View County.

I am writing to officially record my opposition to the proposed Ascension Conceptual Plan. The proposal calls for:

- Residential housing development whose density and population is far higher than neighbouring Rocky View communities.
- Development of a marketplace whose amenities, services and large footprint do not meet the needs or desire of Rocky View County residents.
- Total scope of development that will require significant upgrades to key infrastructure (roads, water, sewage) and services (EMS, fire, police etc).

These elements do not meet the County's definition of itself as a "rural municipality" and fail to achieve the principles of the County Plan including "encouraging a 'moderate' level of residential growth that preserves and retains the County's rural character."

Further, directly impacted Rocky View County residents and other stakeholders have not been provided with sufficient time to prepare to participate meaningfully in the April 20 hearing. The short notice and COVID limitations effectively take away the ability of County taxpayers to provide input on a project that will significantly impact traffic, crowding, infrastructure, services and the quality of life in our communities.

The Ascension project – its underlying assumptions, scope and scale and expected outcomes – requires updating, review and reconsideration. As it stands, the proposed Ascension Conceptual Plan should be denied entirely by Council.

As County voter and taxpayer, please ensure I am counted as strongly opposed to the Ascension Conceptual Plan.

Sincerely,

Victoria Swires

35 Watermark Ave, Calgary AB T3L 0C9

Michelle Mitton

From: Vince Elenko [redacted]
Sent: April 7, 2021 8:49 AM
To: Legislative Services Shared
Cc: Jessica Anderson; Vince Elenko; Leah Elenko
Subject: [EXTERNAL] - BYLAW C-7991-2020
Attachments: Elenko Response Letter APR 5, 2021.pdf; ATT00001.htm

Follow Up Flag: Follow up
Flag Status: Flagged

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

Hello,

Please find attached our written submission regarding the above referenced Bylaw in advance of the Public Hearing on April 20, 2021.

Can you please confirm receipt of this email and attached submission for our records?

Thank you.

Regards,

Vince & Leah Elenko
65 Blueridge Drive
[redacted]

Vince & Leah Elenko
65 Blueridge Drive
Calgary, Alberta T3L 2N5
[redacted]

April 5, 2021

Rocky View County
911 – 32nd Avenue NE
Calgary, AB
T2E 6X6

Via email: legislativeservices@rockyview.ca

Re: Bylaw C-7991-2020
Planning Application Number: PL20170153 (05618039 / 05619004 / 006 / 054)

To: Rocky View County Legislative Services:

We, and our family, are residents of 65 Blueridge Drive in Rocky View County.

We are writing to officially record our opposition to the proposed Ascension Conceptual Plan (ACP) referenced above.

Alarmingly, "This Conceptual Scheme is being submitted with the intent of it being approved by Council and added as an appendix to the Bearspaw Area Structure Plan"[1]. To us, this means that the ACP is destined to become a policy document. How is this even possible?

Given that the Bearspaw Area Structure Plan (BASP) is currently under review, wouldn't it make more sense for the County to finalize this policy review process first, and then use it to evaluate development proposals? It does not make sense to have the ACP appended to the current BASP before the scheduled review process is completed. This is further reinforced by the fact that the BASP review process has been underway since early 2019, is scheduled for completion in winter 2021 and has had its own consultation and engagement process[2]. There has been no documentation provided throughout this entire process that suggests a Conceptual Scheme is a part of the BASP development.

---

[1] Source: Highfield Land Management, 'Ascension Conceptual Scheme', January 2021, p. 01. https://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Planning/UnderReview/ProposedCS/Proposed-CS-Ascension.pdf (accessed April 6, 2021).

[2] Source: Rocky View County. Bearspaw Area Structure Plan Review. https://www.rockyview.ca/bearspaw-area-structure-plan-review (accessed April 6, 2021).

COVID-19 has impacted the overall development process of the BASP. So why is there an apparent rush to push the ACP through when the BASP is left unfinished? The BASP should be completed and used to inform future developments. In addition, given the impact COVID-19 has had on small business etc. maybe the relevance of creating a large market place in a location 5-10 minutes away from all major amenities should be reconsidered.

We are not opposed to development in Bearspaw. We support sensible development on the subject lands that:

- **Is consistent with "Country Residential" as defined in the Bearspaw Area Structure Plan including prescribed density targets (1 unit per 2+ acres). Inconsistency would lead to increased traffic creating safety, access and noise concerns and would place a tremendous strain on public services including schools, police, fire and ambulance support.**

- **Is not accessed via Blueridge Rise, Bearspaw Road or Bearspaw Village Road but rather have sole access directly off Highway 1A/12 Mile Coulee Road intersection so as to avoid increased traffic congestion which creates safety, access and noise concerns.**

- **Does not include commercial and retail development as they would further exacerbate traffic and safety issues and lead to increased crime rates.**

- **Aligns with existing policy.**

- **Considers its impact to the local school system.**

- **Maintains community safety for its residents.**

We moved to Bearspaw because it was and is a community that we envisioned raising our children and living in through our retirement. In other words, we have a very long horizon in mind when considering our community and any potential impacts to it. The acreage lifestyle and its proximity to Calgary very much appeal to us and we, like others across Bearspaw, support a "Country Residential" lifestyle. We have also made a significant financial investment in our property that is inextricably linked to characteristics the community currently possesses. These characteristics are very well articulated in the County Plan that uses words such as "dispersed acreage communities, privacy, quiet, space and distance, nature and wildlife, and dark skies". These words do not come to mind when we read the ACP. In fact, it proposes a significant directional change and departure from these defining qualities. As such, we should strive to preserve the defining characteristics that make Bearspaw such an attractive place to live.

Further, directly impacted Rocky View residents and other stakeholders have not been provided with sufficient time to prepare to participate meaningfully in the April 20, 2021 hearing. The short notice and COVID limitations effectively take away the ability of County taxpayers to

provide input on a project that will significantly impact traffic, crowding, infrastructure, services and the quality of life in our communities.

The Ascension project – its underlying assumptions, scope and expected outcomes requires updating, review and reconsideration. As it stands, the ACP should be denied entirely by Council.

As County voters and taxpayers, please ensure we are counted as strongly opposed to the ACP.

Regards,

Vince Elenko

Leah Elenko

Michelle Mitton

From: Fedun, Wayne W. [redacted]
Sent: April 7, 2021 1:28 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Bylaw C-7991-2020 - Objection Letter
Attachments: Objection Letter (WWF April).pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Please find attached my letter setting forth certain of my strong objections respecting the captioned proposed Bylaw.

Wayne Fedun
[redacted]

Wayne Fedun
108 Blueridge View
Calgary, Alberta T3L 2N6
[redacted]

April 6, 2021

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

VIA EMAIL: Legislativeservices@rockyview.ca

Re: BYLAW C-7991-2020 (the "Proposed Bylaw") – OBJECTION LETTER – Rocky View County (the "County") – Proposed Ascension Development Scheme (the "Scheme")

To whomever it may concern:

I wish to advise you of the reasons for my strong objections to the Proposed Bylaw.

It is noteworthy I only became aware of the public hearing proposed to be held on April 20, 2021 upon receipt of a letter from the County dated March 23, 2021. Notwithstanding the date of the letter, I received it March 26, 2021, leaving me 5 business days to provide this response. This underscores the fact the process respecting the Proposed Bylaw has been **WHOLLY INADEQUATE,** having regard to the County's obligations to ensure due process and procedural fairness. This is of particular concern given the profound material and adverse impacts the Proposed Bylaw and the Scheme will have on surrounding communities (including mine (Blueridge)), and the impacts of the COVID pandemic.

I have not had the opportunity to review and consult with experts on the technical studies that the developer has prepared, many of which I understand are more than 5 years old, and when residents asked the developer to provide them the developer refused.

I have been directly and materially prejudiced by the lack of reasonable time provided by the County to prepare my objection. Accordingly, please be advised that I **HEREBY RESERVE ALL RIGHTS TO OBJECT TO THE APPLICATION, INCLUDING BY WAY OF APPEAL TO THE COURTS, ON THE BASIS THAT THE PROCESS CONDUCTED THUS FAR HAS BEEN WHOLLY INADEQUATE, UNFAIR AND UNREASONABLE.**

The reasons for my strong objections include:

1. Traffic:

The developer has shown no regard for the material adverse impacts traffic from 700 units, nearly 2000 people and a retail/commercial development (essentially, a small town) will most certainly have on the Blueridge community and our lifestyle. It is frankly outrageous that the developer proposes to direct most of that traffic from this Scheme onto Blueridge Rise (it is not hard to see that very little traffic will flow north and west). As you are aware, this quiet rural road has only ever serviced a small number of acreages, several of which back on to it. The road

is used by residents and their children. The road would essentially be transformed into a highway.

Furthermore, this highway would intersect 12 Mile Coulee Road, which has itself turned into a highway. The proposed intersection is wholly deficient; it makes absolutely no sense from a planning perspective and requires little foresight to see the horrendous traffic delays, and accident risks, that would inevitably arise. This is in addition to the noise and light pollution arising from massively increased traffic flows on this road.

What makes much more obvious sense, in every respect, is for access into and out of the Scheme to be achieved via the north side of the property, via Highway 1A. Why is this not being pursued? If the answer is cost, that is the developer's problem and not ours. Unreasonable traffic flows should definitely not be borne by, or visited upon, the Blueridge community as a result. Our community was here long before the developer purchased the Scheme lands, and a diligent developer should have ensured there was reasonable access into and out of the Scheme lands before it purchased them. The County should not allow the developer to impose the very material adverse impacts resulting from the developer's poor planning and foresight onto the Blueridge community.

Frankly, the Scheme developer and the proposed Scheme are irresponsible as regard traffic and associated impacts. The Watermark development was specifically designed to ensure only minimal Watermark traffic flowed through the Blueridge community; there is **EXACTLY** the opposite approach here.

2. **Density and Consistency with the Surrounding Community**

The proposed Scheme is entirely inconsistent with lands adjoining it in every direction. The residential densities are in some cases 10 times greater than surrounding lands, **WITH ABSOLUTELY NO DENSITY BUFFER** (another example of the developer's utter disregard for neighboring communities). This density is unacceptable, and there is no need for it. The City of Calgary is right next door, and it offers lots of options in this regard.

Furthermore, the Scheme would introduce a retail/commercial development where nothing similar has ever existed in the proximate area. Even in the Tuscany development **IN THE CITY OF CALGARY**, the developer there ensured a **MUCH SMALLER** retail/commercial center was properly located as a central hub, with proper access arrangements, to service a community that is MUCH LARGER (namely, ten times larger) than what is being proposed in the Scheme.

While I am not opposed to some small retail and entertainment (ie restaurants) development as part of the Scheme, to service local needs, it should be properly located on the north side of the property, with access into and out of it from the north side.

It seems to me the developer hopes the retail/commercial development becomes a destination for the broader Bearspaw community, and the western side of the City of Calgary. Quite aside from the traffic concerns noted above, this kind of development has no place in the area the Scheme is proposed to be located in. It is absurd such a development is even being considered.

3. **Utility Corridor**

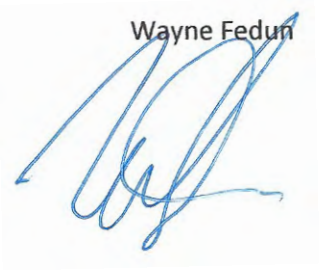
I understand the proposal involves building/expanding a utility corridor along Blueridge View. In the event the County is going to disregard the wishes of Blueridge community members (who have generally chosen to reside on acreages for a reason, namely to avoid high density city living) and impose on them the problems and issues associated with high density living, **AT AN ABSOLUTE MINIMUM** the County should ensure that, as a condition of any development approval, certain of the benefits associated with the Scheme's high density development be extended by the developer to Blueridge community members, including the opportunity to tie into the sewage line without any tie-in or similar charge, the opportunity to subscribe for and receive fibreoptic internet service, and potable water arrangements.

4. **Police**

How does the County and the developer propose to address the fundamental problem associated with having police and other emergency services for this area based out of Cochrane? Nearly all of my neighbors and I have experienced break-ins, or attempted break-ins, over the last few years, and the response time of police is entirely inadequate. As mentioned above, the proposed development is essentially a town. **WHAT ARE THE PLANS FOR ENSURING ADEQUATE POLICE SERVICES, PARTICULARLY GIVEN THIS DEVELOPMENT WILL BE DRAWING FROM THE CITY OF CALGARY POPULATION?**

While I have numerous other material concerns with the proposed Scheme, including the impact on schools, increased burdens on infrastructure and surface water flows, the foregoing are the most obvious and compelling concerns at this time.

Wayne Fedun



Michelle Mitton

From: Y P [redacted]
Sent: April 7, 2021 12:05 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - Letter of Objection - Ascension Residential and Commercial Conceptual Scheme Bylaw C-7991-2020
Attachments: 210406_Letter of Objection - Ascension Conceptual Scheme (Bylaw C-7991-2020).pdf

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Rocky View County Legislative Services,

Please find attached a Letter of Objection regarding the subject application to be reviewed at the Special Council Meeting on April 20.

Please include this letter in the agenda package presented to Council for the subject meeting.

Thank you,

Yan Paquin, [redacted]

April 06, 2021

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

Via Email: legislativeservices@rockyview.ca

Dear Rocky View County Legislative Services:

Re: Letter of Objection
Ascension Residential and Commercial Conceptual Scheme Bylaw C-7991-2020
(Planning Application PL20170153)

I am a resident of the community of Tuscany in Calgary, residing at 192 Tuscany Ridge Circle NW. I am writing to provide my comments and express my opposition regarding the proposed Ascension Residential and Commercial Conceptual Scheme. This proposal will have a significant and direct impact on my residence, community and lifestyle near the land subject to the application.

The subject proposal of residential and commercial development on this site could be a great idea especially when the developer can demonstrate how the core values of the project goals are being implemented. In this proposal, although I note that the current proposal appears to be considerably larger in scope than was originally proposed in 2017. I would also note that the applicant (Highfield Land Management) has not been able to demonstrate clearly how he is planning to provide sustainable living with plenty of open spaces. In his proposal, the master planning shows typical suburban street and lot size, a typical design apply to many new communities in Calgary. In this particular project, if sustainable living is a key element of their design principles, I would expect more green space, a smaller street with boulevards to create a more human scale and therefore promoting pedestrian mobility through the site. A more permeable design that allows and promotes pedestrian access should be further developed to create a sustainable neighborhood.

While a diversity of housing styles and lots is desirable, the density of this proposed development will be considerably higher than the surrounding residential communities. As Ascension falls entirely within Rocky View County, it should not be considered a "transition" between urban communities in the City of Calgary and the rural context in Rocky View County. The density, size and scope of the proposed residential and commercial development are entirely incompatible with the local community and with the needs of the County (reference Bearspaw Area Structure Plan). The density of the entire residential and commercial development must be significantly reduced.

Furthermore, the respect natural environment & features is another design principle of the project. *“Ascension’s greatest asset is its natural features – forest, natural ravine and wetlands, sloped topography and views" as promoted on their website.* The development concept does not demonstrate considerations to the existing site, heritage and other elements being respected and fully maintained in the scheme, only one minor area like the wetland is being maintained. A lot of studies were done and show little consideration of the studies that were performed to define the project development. For information and remind everyone, the proposed project will impact115.3 ha of agricultural land – where is the respect of natural environment & features?

Other concerns regarding the proposed Ascension Conceptual Scheme areas outlined below:

- **Traffic and Safety Impacts:** Traffic volumes on 12 Mile Coulee Road are becoming increasingly problematic and will be intensified to a significant degree by the cumulative effect of the proposed Ascension development, the new Centre Street Church, the proposed Damkar Seniors-Oriented

Residential Project and increasing traffic flow from the south.

- Specific Concerns:
  - Traffic backups from left-turn lanes from highway 1A turning south onto 12 Miles Coulee.
  - Safety concerns when turning left from Tuscany Way onto 12 Miles Couples
  - The intersections of 12 Mile Coulee Road with Blueridge Rise and Tusslewood Drive are also problematic. These issues must be addressed and resolved as a pre-condition to any further approvals related to the Ascension development. It has not been adequately demonstrated that the proposed continuous flow interchange at Hwy 1A and 12 Mile Coulee Road is the answer, given both traffic volume and safety considerations. Furthermore, given current infrastructure funding constraints, there is certainly no assurance of funding for either this proposed interim solution or the full grade-separated interchange that is going to be required at this location.

- **Water Servicing Impacts**: Concerning proposed water servicing, Blazer Water Systems and the Applicant must collaborate and inform the adjacent communities regarding the impact of the Ascension development on current capacity, future capacity additions and future rate impacts. Infrastructure costs for the Ascension development should not be subsidized by County taxpayers on an ongoing basis.

- **Wastewater Impacts:** The Applicant proposes to use the Bearspaw Regional Wastewater Treatment Plant ("BRWTP") and states that the existing capacity of the BRWTP facility (350 m3/d) will not accommodate any flows from the proposed development. I am opposed to any consideration of the use of the BRWTP for wastewater treatment from the Ascension development in any form and any quantity. Negative visual impacts arising from the expansion of the facility; negative construction impacts; more truck traffic to remove waste with attendant implications for negative visual impacts, wear and tear on roads, safety, odor issues, etc., and; negative impacts on property values for those who reside in the community and will be impacted by the real and perceived downside of living next to an expanding regional wastewater facility.

Overall, I acknowledge there is a potential benefit to having a mixed residential/commercial development at this location. However, the proposed density and scheme of the proposed residential and commercial development is entirely out of context and scale with the neighboring communities and the needs of the County. Traffic flow on Highway 1A/Crowchild Trail and 12 Mile Coulee Road is already an issue and remedial measures must be provided with certainty as a pre-condition to any approval of the Ascension development. The Applicant's Conceptual Scheme as it applies to wastewater treatment and Water servicing is concerning and not supported the way is it presented in the current development. The Applicant must simply find other sustainable solutions to manage with wastewater and water services from Ascension development.

In summary, the above issues should be given serious consideration by Council and the application in its current form should be denied by the Rocky View County Council.

Yan Paquin, Architect, AAA, OAQ, RAIC
192 Tuscany Ridge Circle NW,
Calgary, AB

Michelle Mitton

From: zahra h [redacted]
Sent: April 6, 2021 11:55 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - Bylaw C-7991-2020

Follow Up Flag: Follow up
Flag Status: Flagged

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

From:

Zahra Husain,

11 Bearspaw Pointe Place,

Calgary, Alberta T3L 2P5

April 6, 2021

To:

Legislative Services

Rocky View County

262075 Rocky View Point

Rocky View County, AB T4A 0X2

Re: Bylaw C-7991-2020

Planning Application Number: PL20170153 (05618039/05619004/006/054)

My family and I live at 11 Bearspaw Point Place and are writing to express our opposition to the Ascension Residential and Commercial Conceptual Scheme as proposed. Our concerns include:

1. Bearspaw Road –

a. The Ascension proposal will have increased traffic going down a hill steeper than Cochrane Hill, without shoulders and a seriously steep drop off on each side – a major safety issue not considered or addressed at all in the Traffic Impact Assessment (TIA).

b. As we and residents on local residential side roads attempt to enter and cross Bearspaw Road, there are visibility issues for both the drivers going up the hill and for us as we try to enter from the side road – another safety issue not even considered in the TIA

c. School safety: Bearspaw Road is primarily a turnaround area for the elementary school (at the top of the hill) and bussing/parents dropping off young children. The Ascension connection has traffic cutting across this school traffic – these safety issues, too, aren't considered in the TIA.

d. The Glenbow Ranch ASP considered the above and recommended no traffic go up Bearspaw Road. This is also not mentioned in the TIA. When the adjacent Area J is developed, regardless of what happens in Ascension, alternative emergency access will be provided via Woodland Road, making a connection to Bearspaw Road unnecessary. Also not mentioned in the TIA.

e. Even Ascension does not consider this connection via Bearspaw Road material – referring to it as a token road, not needed for their development.

f. From a Safety perspective, there should be no connection to Bearspaw Road for routine vehicle traffic from the proposed development.

2. This area has never been earmarked for commercial development, especially of this magnitude, in any planning documents by Rocky View or the City of Calgary. No studies have been done which even suggested something like this is needed, wanted, or recommended in Bearspaw. Commercial development has been earmarked for a hamlet towards Cochrane in the future, but that is not the case for the Ascension lands.

3. What happened to all the consultations, planning documents, County Plan, and ASPs which encouraged and promoted rural residential areas? I bought my acreage trusting that the current and future administrations and Councils would respect and maintain the character of the community as has been promoted and encouraged for decades and in reliance of which I and my children have invested our lives. The administration and Council should be acting for Rocky View residents and not for the City of Calgary in advancing small city-sized lots and a residential density (which calculation must exclude the commercial area) reflecting City of Calgary densities.

4. The road networks being proposed by the applicant are inadequate, and will result in significant costs to the County. The Bearspaw Road hill is a connection that looks good on flat paper, but is a good example, of a connecting road that would require substantial investment to make this road safe e.g. shoulders, reduce slope to a safe gradient. The 12 Mile Coulee Road and overpass even more so.

We chose to live in Bearspaw as a rural residential community for many reasons – the property tax rate was irrelevant. We are not opposed to this area being developed in keeping with rural residential, but for many reasons, this is not the place for high-density lots and a very large unplanned regional shopping center. Crowfoot is so close –a Tuscany-like market could likely be reasonable - we really don't need Ascension as proposed.

Regards,

Zahra Husain