



January 13, 2021

City File: RV20-17  
County File: PL20170153

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

**SUBJECT:** PL20170153 - 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.

Dear Jessica Anderson,

The City of Calgary has reviewed the above noted application in reference to the *Rocky View County/City of Calgary Intermunicipal Development Plan (IDP)* and other applicable policies. The City of Calgary Administration **does not support** the application and has the following comments for your consideration.

Rocky View County is currently reviewing the Bears paw Area Structure Plan (the ASP). The ASP outlines the subject lands as country residential. The proposed development is a significant increase in intensity which does not align with the intent of country residential. The City of Calgary is interested in how a significant increase in development intensity adjacent to our boundary has impact on City resources (transit, transportation, recreation, services and infrastructure). This continues to highlight the need for our municipalities to develop a cost-sharing agreement for municipal services. The City does not support this application as it is pre-mature and requires a holistic amendment to the Bears paw ASP that evaluates the impacts on City services. The City requests that further administrative collaborations and discussions can occur. The City has provided the following detailed comments:

- 1) Increased demand on Calgary services  
The proposed Conceptual Scheme will increase the demand on Calgary Transit while not contributing to its maintenance or construction. The proposal a three-minute drive to the Tuscany LRT station, and located 350 m to Calgary Transit route #74. While Transit might not currently be planned for the subject area, the City is recommending that policies be developed to support transit for the future population and workers, and that the concept be

planned to be transit-ready. The Interim Growth Plan states that Employment areas should plan for connections to existing and/or planned transit, where appropriate. Given the scale and context, it would be appropriate to plan to accommodate transit in the future.

Similarly, the proposed Conceptual Scheme accommodates passive recreation but is a six-minute drive to a Calgary Recreation facility in Rocky Ridge. The proposal should include policy to support active recreation too.

2) Cost-sharing needed between the municipalities

Presently, there is a lack of cost-sharing agreements between the municipalities. Without a cost-sharing framework in place between the County and The City, additional costs associated with more Country residents utilizing Calgary facilities will be born by The City. The increased population growth in Rocky View County along the border with Calgary will adversely impact already well-used City owned facilities. We call on the County to identify mechanisms for cost-sharing in order to support the growing impact of County development.

3) Lack of alignment with Bearspaw ASP

The proposal is intended to be added as an appendix to the Bearspaw Area Structure Plan. The Bearspaw ASP contemplates *country residential* and *rural commercial*. An amendment will be needed to ensure the ASP supports the proposed mixed-use community node, varied commercial and higher density residential. In addition, policy support is needed, requiring the design be transit-ready, support active recreation and to acknowledge the need for cost-sharing. Also, as the Bearspaw ASP is under review, a holistic approach to cumulative impacts of development needs to be done.

4) Regional Context

Section 3.1. "The site is recognized as a designated growth corridor by the Rocky View County / City of Calgary Intermunicipal Development Plan and the Calgary Metropolitan Regional Board Interim Growth Strategy." This statement needs adjusting as it is not identified as a regional growth corridor.

5) Interface

The interface policies for the Tuscany Interface should mirror policies 6.7.10 and 6.7.11.

## Transportation

The City has significant concerns with potential downstream traffic impacts to City streets and City mobility infrastructure. Specific comments are listed below:

- 1) Any costs of improvements required to support the conceptual scheme should be at the County and or developers expense, including proposed Continuous Flow Intersection at 12 Mile Coulee Rd and Crowchild Tr, improvements to 12 Mile Coulee Road and roundabout at Tusselwood Dr/Blue Ridge Estates and or contribution to future interchange (if deemed necessary rather than the CFI intersection) and or interim signalization. No approvals within the Conceptual Scheme should occur until specific funding for all transportation improvements identified in the TIA from County or developer are provided and discussions with Alberta Transportation and City of Calgary have taken place for coordination and support for construction of identified improvements on City streets and intersections.

- 2) How does the proposed CFI transition to the future interchange and relate and interact with proposed roundabout at Tusselwood Dr? Will most of the CFI be throw-away costs when interchange is constructed? Provide conceptual design of roundabout with proposed CFI and with future interchange. Identify spacing between roundabout and interchange ramps, intersections etc. Confirm Alberta Transportation, Rocky View County and City of Calgary support for interim proposed CFI intersection, recognizing that a future interchange would be the ultimate configuration and has been identified in regional prioritization work with the CMRB.
- 3) As the proposed roundabout will overlap City/County boundary, the County should pursue discussions with the City of Calgary for coordination of construction and future operations and maintenance of this cross-jurisdictional infrastructure.
- 4) Full public vehicular access shall be provided to Bearspaw Road (and specifically identified as a road connection in Conceptual Plan) to lessen impacts of Ascension traffic on 12 Mile Coulee Road (and Tusselwood Dr and Crowchild Tr intersections). If possible, this connection should be constructed at earlier stages of overall development to lessens impacts on 12 Mile Coulee Road.
- 5) 2028 and 2039 After development analysis shows AM and PM operations for some North and South movements with the CFI operating at level of service E. Why are no operational improvements suggested to alleviate the impacts on north and south City traffic?
- 6) Provide a TIA figure identifying After Development daily volumes (2028 and 2039) for 12 Mile Coulee Road, Crowchild Trail and Tusselwood Drive. Will proposed laneage for these streets be able to accommodate the After Development daily volumes shown in the TIA?
- 7) How will the developer and County incorporate public transit with their plan and better connect with Calgary Transit routes in Tuscany and Tuscany LRT identified in Conceptual Scheme materials?
- 8) How will active modes from the Conceptual Scheme connect with existing sidewalks and pathways within Tuscany and along 12 Mile Coulee Rd. Identify specific active modes connections and crossings for the roundabout (in previously requested conceptual design for roundabout with CFI and with interchange).

**Water**

The City does not support the Ascension Conceptual Scheme on the following basis:

- 1) Lack of source water protection policy in the conceptual scheme.
- 2) There is no reference to the Bearspaw Tri-Lateral Agreement and commitment to source water protection.
- 3) The conceptual scheme is unclear on how stormwater will be managed that drains off-site. Additional information is required for The City to determine the impact of stormwater quality and quantity flowing across City lands and into the Bow River upstream of Bearspaw Reservoir. The City is requesting a cumulative effects assessment to determine impact and inform potential mitigation strategies to be included in the conceptual scheme.

**Servicing and Stormwater:**

The City does not provide servicing to the lands in question. Servicing is being provided by piped County managed infrastructure. The City does not support the use of City infrastructure to manage stormwater runoff for the lands in question.

The conceptual scheme indicates that overland flow from the site travels south through a natural drainage course, across City Haskayne lands and drains into the Bow River. The City does not support the use of City infrastructure to manage stormwater generated by the development and does not support the increase in water volume crossing the Haskayne Lands. The City has significant concern about the potential for degraded water quality crossing City lands and entering the Bow River, upstream of the Bearspaw Reservoir.

The City is requesting that a cumulative effects assessment be completed prior to Plan approval to ensure source water quality is not degraded by the development and water quantity is maintained to natural flow levels.

- The cumulative effects assessment of residual and cumulative effects of land use at full build out be completed prior to final adoption will ensure that the development will not negatively impact the City's source water. The underlying goal of the cumulative effects' assessment is to maintain a baseline water quality upstream of the City while illustrating how the development at full build out will not impact water quality.

**Source Water Protection and Bearspaw Tri-Lateral Agreement:**

Rocky View County, as the development approval authority, has the responsibility to ensure that land use decisions do not have a negative environmental or water quality impact on neighboring municipalities source water. This responsibility is clearly defined in the South Saskatchewan Regional Plan, Calgary Metropolitan Region Growth Plan, Alberta Environment and Parks and related Council Policies.

The *City of Calgary's Source Watershed Vulnerability Index* identifies the lands in question as having a *high* vulnerability, which is defined as:

**High:** Contaminants likely to be mobilized and transported downstream during most runoff producing precipitation or snowmelt events. The time for runoff to reach the Bow River or Elbow River is short, requiring prompt action to be effective. Spills and other accidental releases would likely enter watercourses or connected aquifers if not contained within a few hours.

Rocky View County committed to protecting water quality in the Bearspaw Reservoir for drinking water purposes.

- Water is requesting the addition of policy statement(s) committing to the protection of source water quality with specific references to the Bearspaw Tri-Lateral Agreement as approved by The County Council be included in the conceptual scheme.

In summary, The City of Calgary **does not support** the proposed application as the application is premature and may have detrimental impact on services and resources for The City of Calgary.

If you have any further questions, do not hesitate to contact myself.  
Yours truly,



**Matthew Atkinson**

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April 09, 2021

**City File: RV20-17**  
**County File: PL20170153**

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

**SUBJECT:**        **Ascension Conceptual Scheme** recirculated November 27, 2020

PL20170153 - 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 City of Calgary Response #2 in advance of the public hearing scheduled at the Rocky View County special council meeting on April 20, 2021

Dear Jessica Anderson,

In the January 13, 2021 letter to Rocky View County (the County), The City of Calgary (The City) noted outstanding issues to be resolved with the Ascension Conceptual Scheme, and requested a follow up meeting between our municipalities to address and resolve the outstanding issues. To-date, The City has not had a response from the County on this request or any of the outstanding concerns with the proposal. The Interim Growth Plan policy 3.2.2 states that "Municipalities should collaborate to coordinate planning..." and that this be demonstrated. The City is requesting that the Ascension Conceptual Scheme be included as an agenda item at the next meeting of the Rocky View / Calgary Intermunicipal Committee to further explore the concerns previously noted.

The Ascension proposal is scheduled for public hearing at a special council meeting on April 20, 2021. We ask that Rocky View County not give this proposal 2<sup>nd</sup> reading but instead send it back to Administration for further collaboration and coordination.

## General Comments

The **Ascension Conceptual Scheme** proposes higher intensity, large-scale development along a City roadway, which requires more coordination between our municipalities to address impacts to Calgary infrastructure, services and amenities. We are concerned that these unintended impacts will cause detriment to The City of Calgary. At this time, Calgary is not able to support the proposed **Ascension Conceptual Scheme** due to a number of outstanding issues identified in our previous January 13 letter and highlighted below:

1. traffic impacts on Calgary's transportation infrastructure and improvements required to support the Ascension Conceptual Scheme
2. stormwater management and source water protection issues
3. cost-sharing agreements between Rocky View and Calgary
4. inconsistency between the proposed Ascension Conceptual Scheme and Bearspaw ASP

### 1. Traffic impacts on Calgary's transportation infrastructure

The City of Calgary Transportation department remains concerned with the downstream traffic impacts on City infrastructure and improvements required to support the CS including; widening of 12 Mile Coulee Road, roundabout, major improvements to Crowchild Tr / 12 Mile Coulee Rd (either a continuous flow intersection or interchange). There has been no commitment or agreement from the County or developer for funding the required infrastructure and no cross-jurisdictional agreement on maintenance, operations for the proposed roundabout that overlaps the intermunicipal boundary. Interim Growth Plan (IGP) policy 3.5.1 requires that a statutory plan amendment shall: c) "provide mitigation measures and policies to address identified/potential adverse impacts on regionally significant mobility corridors."

Much more technical work is required to determine an appropriate intersection design for 12 Mile Coulee Rd/ Crowchild Tr and other related improvements. Calgary Transportation would request that the proposed Ascension CS not be approved until appropriate design and specific funding commitments are worked out with the County (and or developer) and discussed and agreed to with The City.

### 2. Source water protection and stormwater management issues

The City remains concerned about the lack of sufficient source water protection policy in the conceptual scheme and the lack of clarity on how stormwater will be managed that drains off-site. Calgary's Water Resources department previously noted that the lands in question have a *high* vulnerability rating under The *City of Calgary's Source Watershed Vulnerability Index*, and that the proposal creates the potential for degraded water quality crossing City lands and entering the Bow River, upstream of the Bearspaw Reservoir, and consequently, The City's raw water intake.

Our January 13 letter provides more details on the outstanding issues with the proposal and includes a number of requests:

- a) additional information is required to determine the impact of stormwater quality and quantity flowing across City lands and into the Bow River upstream of Bearspaw Reservoir,
- b) a cumulative effects assessment to determine impact and inform potential mitigation strategies to be included in the conceptual scheme.
- c) the addition of policy statement(s) committing to the protection of source water quality with specific references to the *Bearspaw Tri-Lateral Agreement* as approved by RVC Council be included in the CS.

To-date the necessary information and changes have not been provided.

### 3. Cost-sharing agreements between Rocky View and Calgary

Calgary remains concerned that this proposal has insufficient provisions to mitigate detrimental impacts to planned and existing City of Calgary infrastructure, services and facilities. The proposal of a higher intensity, large-scale development will generate increased usage of City services and facilities, and require upgrades to City infrastructure sooner. The proposal does not adequately address this and instead, for example, relies on passive recreation and is silent on transit provision. The Interim Growth Plan calls for statutory plans to provide for connections to transit, where appropriate, and to mitigate impacts on community services and facilities.

Calgary calls on the County to address the unintended impacts of this proposed growth. Cost-sharing agreements between our municipalities should be arranged, where appropriate. We request an amendment be made to the Bearspaw ASP to include provisions to evaluate and address the need for cost-sharing for the proposal.

### 4. Inconsistency with Bearspaw ASP

There are some inconsistencies between the Ascension proposal and the Bearspaw ASP:

- a) **Type** – The proposal of mid-density multi-residential uses, and a mixed-use commercial/retail area (Market Place) are not consistent with the *country residential* and *rural commercial* uses contemplated within the Bearspaw ASP. The proposal creates a higher intensity of use than would otherwise be expected by the ASP.
- b) **Scale/Intensity** – The large-scale commercial/retail area of 48-acres is comparable to Market Mall in Calgary, and much larger than the other rural commercial area in Bearspaw. The proposal also plans to accommodate 2,375 people - nearly doubling the population of this area of Bearspaw to approximately 5,700 in close proximity to Calgary's infrastructure, services and facilities.



Together, the type, scale and intensity of development along Calgary's boundary road is a greater intensity of impact than Calgary would otherwise anticipate from the Bearspaw ASP's future land use scenario.

**In conclusion**

The Ascension Conceptual Scheme proposing a significantly higher intensity, large-scale development than would otherwise be anticipated in the Bearspaw ASP. Greater collaboration and careful coordination is needed to help our municipalities prevent unintended detrimental impacts to The City of Calgary with regards to unresolved transportation impacts, stormwater management and source water protection issues. There is also a need to evaluate the use of city services and explore potential cost-sharing agreements between Rocky View and Calgary. Please refer to our January 13 response letter for detailed technical comments.

At this time, The City of Calgary **does not support** the proposed application because it may have detrimental impact on infrastructure, services and facilities in Calgary. Should Rocky View County give second reading to the proposed bylaw, The City of Calgary would request that Rocky View County confirm willingness to enter to mediation to resolve the outstanding concerns.

If you have any further questions, do not hesitate to contact me or Neil Younger, Senior Strategist, Intergovernmental & Corporate Strategy at: [neil.younger@calgary.ca](mailto:neil.younger@calgary.ca) or 403.828.1647.

Sincerely,

**Natalia Zoldak**

Planner 2

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**cc:** Kelly Cote, Manager, Intergovernmental & Corporate Strategy

**Attachments:** one (1) circulation response letter dated January 13, 2021