



PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: May 4, 2021 **DIVISION:** 1
TIME: Morning Appointment
FILE: 03913076/3075/3045/3044/3043/3001 **APPLICATION:** PL20200171
SUBJECT: Proposed Direct Control Bylaw and Redesignation to allow for the Gateway Village Development within the Hamlet of Bragg Creek
 NOTE: This application should be considered in conjunction with application PL20200170 (agenda item F-1), the Master Site Development Plan for Gateway Village

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

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

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

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

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

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

OPTIONS

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

Administration Resources

Logan Cox, Planning & Development Services

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

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

APPLICABLE POLICY AND REGULATIONS:

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

TECHNICAL REPORTS SUBMITTED:

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



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

County Plan

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

Land Use Bylaw

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

Area Structure Plan

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

ADDITIONAL CONSIDERATIONS:

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

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

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

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



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

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

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

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

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

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

Respectfully submitted,

Concurrence,

"Brock Beach"

"Kent Robinson"

Acting Executive Director
Community Development Services

Acting Chief Administrative Officer

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ATTACHMENTS

ATTACHMENT 'A': Application Information

ATTACHMENT 'B': Application Referrals

ATTACHMENT 'C': Bylaw C-8126-2021 and Schedule A

ATTACHMENT 'D': Map Set

ATTACHMENT 'E': Public Submissions