



 ATTACHMENT 'B': APPLICATION REFERRALS

AGENCY	COMMENTS
<i>Province of Alberta</i>	
Alberta Transportation	<p>This will acknowledge receipt of your circulation regarding the above noted proposal, which at the time of subdivision must meet the requirements of Sections 14 and 15 of the Subdivision and Development Regulation, due to the proximity of Highway 1A. The department is currently protecting Highway 1A to a Multi-lane standard at this location.</p> <p>The above noted subdivision proposal does not meet Section 14 or 15 of the Regulation. The department has concerns about operational and safety impacts to the highway should this subdivision be approved.</p> <p>Therefore, in accordance with the rationale provided below, the department is unwilling to provide authorization to the subdivision authority to vary the requirements of Section 14 of the Regulation until the following issues are addressed:</p> <ol style="list-style-type: none"> 1. The department expects that the municipality will mitigate the impacts of traffic generated by developments approved on the local road connections to the highway system, pursuant to Policies 8.37, 8.38, and 8.39 of the South Saskatchewan Regional Plan, and Section 622(1) of the Municipal Government Act. <p>In order to facilitate the mitigation of these impacts of development on the provincial highway system, the department recommends off-site levies for transportation infrastructure pursuant to Section 648(2)(c.2) of the Municipal Government Act.</p> <p>The department further notes willingness to work with the municipality on any requirements of Section 3.1 of the Off Site Levy Regulations for "transportation infrastructure" should the municipality choose to adopt off-site levies for transportation infrastructure.</p> <ol style="list-style-type: none"> 2. The existing intersection of Highway 1A and 12 Mile Coulee Road is presently at capacity and is not capable of supporting traffic from additional development. Until such time that Rocky View County and the City of Calgary have reached agreement with respect to upgrading the intersection, subsequent subdivision and development of the land will not be supported.
<i>Public Utility</i>	
ATCO Pipelines	<p>The Engineering Department of ATCO Pipelines, (a division of ATCO Gas and Pipelines Ltd.) has reviewed the above named plan and has no objections subject to the following conditions:</p> <ol style="list-style-type: none"> 1. Any existing land rights shall be carried forward in kind and registered on any newly created lots, public utility lots, or other properties. 2. ATCO Pipelines' requires a separate utility lot for its sole use. 3. Ground disturbances and surface works within 30 meters require prior written approval from ATCO Pipelines before commencing any work.



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	<ul style="list-style-type: none"> • Municipal circulation file number must be referenced; proposed works must be compliant with ATCO Pipelines' requirements as set forth in the company's conditional approval letter. • Contact ATCO Pipelines' Land Department at 1-888-420-3464 or landadmin@atco.com for more information. <p>4. Road crossings are subject to Engineering review and approval.</p> <ul style="list-style-type: none"> • Road crossing(s) must be paved and cross at a perpendicular angle. • Parallel roads are not permitted within ATCO Pipelines' right(s)-of-way. • If the road crossing(s) requires a pipeline alteration, the cost will be borne by the developer/owner and can take up to 18 months to complete. <p>5. Parking and/or storage is not permitted on ATCO Pipelines' facility(s) and/or right(s)-of-way.</p> <p>6. Encroachments are not permitted on ATCO Pipelines' facility(s) and/or right(s)-of-way.</p> <p>7. ATCO Pipelines recommends a minimum 15 meter setback from the centerline of the pipeline(s) to any buildings.</p> <p>8. Any changes to grading that alter drainage affecting ATCO Pipelines' right-of-way or facilities must be adequate to allow for ongoing access and maintenance activities.</p> <ul style="list-style-type: none"> • If alterations are required, the cost will be borne by the developer/owner. <p>9. Any revisions or amendments to the proposed plans(s) must be re-circulated to ATCO Transmissions for further review.</p>
<p>Adjacent Municipality</p>	<p>City of Calgary</p> <p>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.</p> <p>Rocky View County is currently reviewing the Bearspaw 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 premature and requires a holistic amendment to the Bearspaw ASP that evaluates the impacts on City services. The City requests that further</p>



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	<p>administrative collaborations and discussions can occur and that the outcome of these discussions be brought forward to the Intermunicipal Committee.</p> <p>The proposed application falls within the City of Calgary source watershed within an area of high vulnerability, as identified by the City of Calgary Source Watershed Vulnerability Index.</p> <ul style="list-style-type: none"> • Areas with a high vulnerability rating: 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. <p>The City of Calgary Intermunicipal Development Plan provides the policy structure to address lands that are considered significant for source water where section 11 focuses on watershed management with the goal to responsibly manage watersheds within the Policy Area (The City of Calgary and Rocky View County, 2012, p. 28). The IDP further includes objectives and policies to support the goal. The first objective speaks to ensuring that both municipalities manage water quality as it is important for the drinking water supply, agricultural operations and the overall health of the watershed. The City is intent on protecting the watershed and potable water sources.</p> <p>In addition, the City has the following detailed comments:</p> <ol style="list-style-type: none"> 1. Appropriate interface policies as outlined in the Intermunicipal Development Plan need to be reflected in the conceptual scheme. 2. Note that The City will not revisit the Master Servicing Agreement with Bearspaw School to accommodate the proposed development through an infrastructure / service extension. The proposed development will not have access to City servicing. 3. Conceptual Scheme policy 9.3.3: on-site stormwater storage will be determined through a stormwater report prepared at the development permit stage. This will determine the size, shape, unit area release rate control and water quality in accordance with the Bearspaw Master Drainage Plan. Given high vulnerability rating of the lands in question, the City of Calgary requests a copy of the report and the opportunity to review against source water protection objectives, when it becomes available. 4. The City requests that Rocky View County submits the Transportation Impact Assessment update (2020) referenced in conceptual scheme for review and comment. 5. Any upgrades or improvements on 12 Mile Coulee Rd NW (geometric, access, traffic control) would be at the developer and or Rocky View County's expense. Access to 12 Mile Coulee Rd NW shall be designed to City standards.



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	<p>6. Improvements to active modes of transportation and linkages into existing pathway networks should occur.</p> <p>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.</p> <p><i>**Detailed response provided including technical studies.</i></p>
<p>Internal Departments</p>	
<p>Fire Services & Emergency Management</p>	<ol style="list-style-type: none"> 1. Please ensure that water supplies and hydrants are sufficient for firefighting purposes. Please contact the Fire Service to propose a design for a private hydrant systems if it is required. 2. Dependent on the occupancies, the Fire Service recommends that the buildings be sprinklered, if applicable, as per the National Building Code. 3. Please ensure that access routes are compliant to the designs specified in the National Building Code and the Rocky View County Servicing Standards. 4. Please ensure that there is adequate access throughout all phases of development and that the access complies with the requirements of the National Building Code & NFPA 1141.
<p>Planning and Development Services - Engineering</p>	<p>General:</p> <ul style="list-style-type: none"> • At a future development stage, the applicant shall be responsible to dedicate all necessary easements and ROWs for utility line assignments and provide for the installation of all underground shallow utilities and street lighting with all necessary utility providers to the satisfaction of the County • At a future development stage, the applicant is required to submit a Construction Management Plan for proposed development addressing noise mitigation measures, traffic accommodation, sedimentation and dust control, management of stormwater during construction, erosion and weed control, construction practices, waste management, firefighting procedures, evacuation plan, hazardous material containment and all other relevant construction management details in accordance with County's servicing standards. <p>Geotechnical:</p> <ul style="list-style-type: none"> • As per the Conceptual Scheme, a preliminary geotechnical assessment was undertaken for the lands including the subject land by Leviton in 2013. As per the Geotechnical Assessment, a relatively shallow groundwater table is present at the site. The excavation may require temporary dewatering. The on-site slopes are considered stable for the current condition.



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	<ul style="list-style-type: none"> • At a future development stage, the applicant is required to provide a Geotechnical investigation report for the proposed development. The geotechnical investigation will incorporate evaluation of the soil and groundwater conditions within the project boundaries, geotechnical recommendations for the design and construction of site grading, underground services, stormwater infrastructures, concrete foundations, asphaltic concrete pavement structures and all other related infrastructures and provide all other relevant geotechnical information for the proposed development to the satisfaction of the County. • The site has slopes more than 15 %. At a future development stage, the applicant shall submit a Slope Stability Analysis to assess the site grading and determine any setback requirements in these areas. <p>Transportation:</p> <ul style="list-style-type: none"> • The applicant provided a Traffic Impact Assessment (TIA) for the proposed development prepared by Bunt & Associates dated April 8, 2020. As per the TIA, The proposed development consist of 286 adult housing units and 114 congregate care facility units. • The development is proposed to gain an all-turn access via Damkar Court from 12 Mile Coulee Road NW. The TIA considered offsite impacts to the road network and key intersections based on the growth of background traffic as well as with the addition of the proposed development. • As per the TIA <ul style="list-style-type: none"> ○ 12 Mile Coulee Rd/Crowchild Tr: Fails to operate at the background and post-development conditions. However, the 12 Mile Coulee/Crowchild Trail intersection is a regional issue, and a long-term solution is identified by the City of Calgary. ○ 12 Mile Coulee Rd NW/Blueridge Rise: Anticipated to operate with substantial delay for the east bound left turn at the background and post-development conditions. The signal analysis indicated no signal is warranted. The long delay for the east bound can be mitigated through the installation of appropriate signage. ○ 12 Mile Coulee Rd/Tusslewood Drive and 12 Mile Coulee Rd/Tuscany Way: Anticipated to require signalization for the background condition and post-development conditions. ○ 12 Mile Coulee Rd/Damkar Court: It is capable of accommodating total post-development traffic through to the 2039 horizon. Thus, no improvements are required. ○ The proposed development includes a pathway along the utility right of way on the north boundary of the site. This will connect the regional pathway system in Watermark to the



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	<p>regional path (under construction) along 12 Mile Coulee Road.</p> <ul style="list-style-type: none"> • Intersections of 12 Mile Coulee Rd NW/Blueridge Rise, 12 Mile Coulee Rd/Tusslewood Drive and 12 Mile Coulee Rd/Tuscany Way require to be upgraded at the both, background and post development condition. These intersection fall within the City of Calgary jurisdiction. Should City of Calgary require these intersections to be signalized and upgraded, the applicant shall complete all necessary improvements to the City's satisfaction prior to issuance of future Development Permit. • The existing intersection of Highway 1A and 12 Mile Coulee Road is presently at capacity and failing to support the traffic in the current condition. The intersection of Highway 1A and 12 mile is proposed to be improved through Ascension (another development in the area), which will accommodate this development. At a future development stage, the applicant is required to provide payment of the Transportation Off-Site Levy, in accordance with the applicable levy at the time of approval, for the total gross acreage of the lands proposed to be developed. • It is to be noted that the applicant shall be responsible for any offsite ROW acquisitions (if required) to support the proposed development <p>Sanitary/Waste Water:</p> <ul style="list-style-type: none"> • The applicant submitted a Damkar Seniors Housing Conceptual Scheme Amendment Utility Servicing Design Brief, prepared by CIMA+, dated April 2020. • As per the Utility Design Brief, the existing offsite sanitary infrastructure is available to service the proposed Seniors Housing development. The Watermark gravity collection system was expanded during the construction of Damkar Court and includes two 200mm PVC mains stubbed into the Site. The stubbed main will be extended to service the buildings. The gravity collection system drains to the Bearspaw Regional Wastewater Treatment Plant located within the Watermark development. A preliminary analysis of the Watermark Wastewater Collection system concluded that there is capacity for the Seniors Housing development concept. • At a future development stage, applicant shall provide a detailed sanitary servicing study to confirm the wastewater usage for the proposed development and see if upgrades are required to the existing gravity collection system. The study will also investigate the available capacity of the Bearspaw Regional Wastewater Treatment Plant and identify if upgrades are required at the plant to meet the additional demand of the proposed development. Should upgrades to the Bearspaw Regional Wastewater Treatment Plant and the existing gravity collection system are required, prior to issuance of



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	<p>future DP, the applicant shall enter into development agreement with the County to complete all necessary improvements to support the proposed development.</p> <ul style="list-style-type: none"> It is to be noted that the applicant shall be responsible for any ROW acquisitions and easements required to service the proposed development. <p>Water Supply And Waterworks:</p> <ul style="list-style-type: none"> As per the Utility Design Brief, Water servicing for the proposed Seniors Housing development will utilize the water distribution system by Blazer Water Systems Ltd. The water distribution system will provide treated potable domestic water and fire flows to the proposed development. Water distribution mains to service the Seniors Housing development were installed during the construction of Damkar Court and include a dual (looped) 200 mm PVC mains extending from Spyglass Way near the intersection with Watermark Ave. Two 200 mm PVC mains have been stubbed into the Site which will be extended and looped to service the buildings. As per the Damkar Senior Housing memo, provided by Blazer Water System, dated June 27, 2020, Blazer Water System has the capacity to meet the potable water needs of the seniors housing. It is to be noted that the existing capacity of Blazer WTP is insufficient for the fire flow requirements of proposed development. As per the preliminary fire suppression strategy, supplemental fire protection measures such as internal fire suppression sprinklers supplemented by onsite water storage, stormwater storage (storm pond) with drafting hydrant and building construction with fire resistant materials can be implemented to address the shortfall from the water distribution system for fire suppression. At the time of future development permit, the applicant shall submit a detailed water servicing strategy, including further assessment of tie in to the Blazer Water Treatment Plant, fire suppression strategies, water demands for each phase of the development and engineered design drawings. At a future development stage, the applicant will need to enter into a Development Agreement with the County for the construction of the water distribution system, fire suppression infrastructures and all other water infrastructure required to service the development. The applicant will also need to enter into a Development Service Agreement with Blazer Water System to purchase the necessary water capacity for the proposed phase and for the construction of all water-related infrastructure within the water treatment plant. It is to be noted that the applicant shall be responsible for any ROW acquisitions and easements required to service the proposed development for all proposed potable water infrastructure



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	<ul style="list-style-type: none"> • All Alberta Environment approvals shall be the sole responsibility of the applicant. <p>Storm Water Management:</p> <ul style="list-style-type: none"> • As part of the conceptual scheme, the applicant provided a Preliminary Stormwater Management report prepared by Westoff Engineering, dated April 14, 2020. • The stormwater management concept for the site proposes integration with the community of watermark and will be directed to Watermark's wet pond D at the controlled release rate. The on-site storage will be provided by three storm ponds appearing as water features located between the buildings that will attenuate the storm event run-off for controlled release offsite. The proposed Damkar Seniors Housing development will meet a Unit Area Release Rate in accordance with Damkar Subdivision Phase 1 Stormwater Management Plan from the Damkar Lands (including the Site) into the existing Watermark Phase 1 minor system. • At a future development stage, the applicant will be required provide a detailed stormwater management plan and design drawings for the proposed stormwater management system and all related infrastructure in accordance with the requirements of the Damkar Subdivision Phase 1 Stormwater Management Plan, Master Drainage Plan for the Watermark at Bearspaw development, the County's Servicing Standards, Alberta Environment regulations and best practices. • At a future development stage, the applicant will be required to prepare an erosion and sediment control (ESC) plan, prepared by a qualified professional, identifying ESC measures to be taken during construction of proposed infrastructure. The drawings and plans shall be in accordance with the requirements of the County's Servicing Standards and best management practices • It is to be noted that the applicant shall be responsible for any ROW acquisitions and drainage easements required to service the proposed development. <p>Environmental:</p> <p>No environmental constraints are present given that the lands have previously been stripped, graded and serviced.</p>

Circulation Period: April 30, 2020 to May 22, 2020

Agencies that did not respond, expressed no concerns, or were not required for distribution, are not listed.