



## ATTACHMENT 'A': STAFF ASSESSMENT OF PROPOSED TRANSPORTATION OPTIONS

### Option #1: Bearspaw Village Road

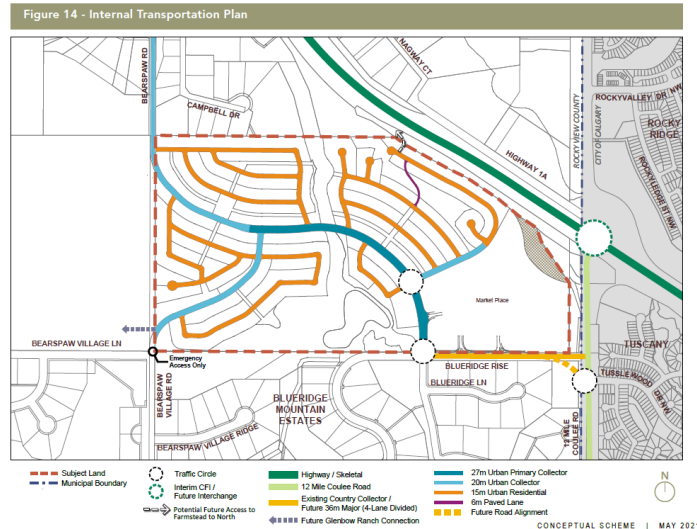
This amendment would require that access from the plan area to Bearspaw Village Road to the south be emergency access only. Possible future connections to Glenbow Ranch Area J would be considered at future subdivision stages.

### Administration's Commentary

This amendment would have the following implications:

- Conversion of the Bearspaw Village Road access to a gated emergency access.
- The main access points to the development would be from 12 Mile Coulee Road to the east and Bearspaw Road to the north.
- The proposal complies with the access requirements of NFPA 1141 (fire code) which requires three points of access for a development of this scale of which one can be an emergency access.
- Aligns with the transportation map from the Glenbow Ranch ASP as it provides secondary access to the plan area.
- Creates a secondary emergency access for the south Bearspaw area.

### Mapping



### Motion to Approve

THAT Bylaw C-7991-2020 be amended as follows:

- 1) Add annotation to Figures 13 & 14 that identifies the connection to Bearspaw Village Road for emergency access only.
- 2) Amend policy 7.2.3 as follows:
 

**Policy 7.2.3**

Roads, pathways, and trails shall connect to adjacent neighbourhoods and open space and accommodate a range of users where suitable opportunities exist and in consultation with adjacent residents and landowners. **Bearspaw Village Road shall only be considered for emergency access and this shall be detailed at the subdivision stage in consultation with adjacent residents and landowners.**
- 3) Amend the second paragraph of section 7.1 as follows:
 

**An second-emergency** access to the southwest to Bearspaw Village Road **will would also** provide residents of south Bearspaw **with an alternative route through the development area to the Bearspaw School and Highway 1A. This route will also provide with** a secondary emergency access route **for residents of south Bearspaw.**



## Option #2 Bears paw Road

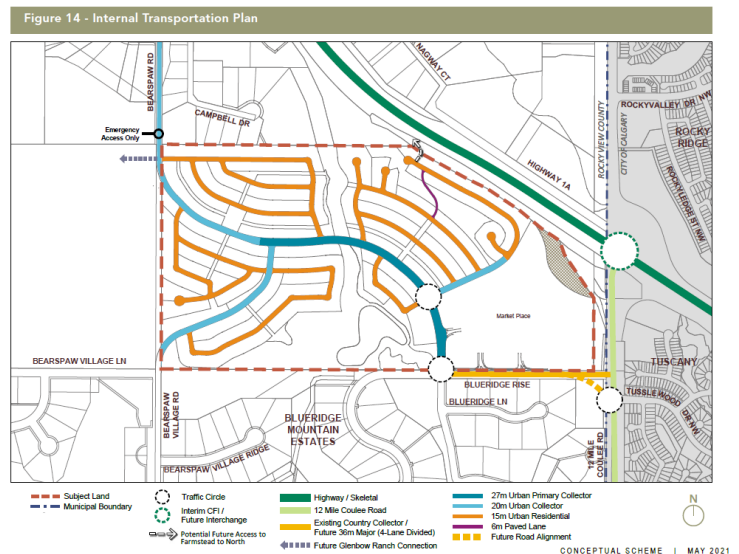
This amendment would require that access from the plan area to Bears paw Road to the north be emergency access only. Possible future connections to Glenbow Ranch Area J would be considered at future subdivision stages.

## Administration's Commentary

This amendment would have the following implications:

- Administration does not recommend Council proceed with this option.
- This would eliminate a permanent access to Bears paw Road.
- In essence, all traffic accessing this development would be required to use 12 Mile Coulee Road at Blueridge Rise and via TWP RD 252 to Bears paw Village Road.
- Albeit there are separate access points, the primary access is solely from 12 Mile Coulee Road.
- The proposal complies with the access requirements of NFPA 1141 (fire code) which requires three points of access for a development of this scale.

## Map of Change



## Motion to Approve

THAT Bylaw C-7991-2020 be amended as follows:

- 1) Add annotation to Figures 13 & 14 that identifies the connection to Bears paw Road for emergency access only.
- 2) Amend policy 7.2.3 as follows:
 

**Policy 7.2.3**  
Roads, pathways, and trails shall connect to adjacent neighbourhoods and open space and accommodate a range of users where suitable opportunities exist and in consultation with adjacent residents and landowners. **Bears paw Road shall only be considered for emergency access and this shall be detailed at the subdivision stage in consultation with adjacent residents and landowners**
- 3) Amend the first sentence of section 7.1 to read as follows:
 

Primary access points to the site are ~~is~~ from 12 Mile Coulee Road via Blueridge Rise in the southeast and Bears paw Road in the northwest, with secondary and emergency access from the southwest and northwest (see Figure 13 - Regional Transportation Plan and Figure 14 - Internal Transportation Plan). Intersection improvements at



these access points will be developer funded as required.

A second access to the southwest to Bearspaw Village Road will provide residents of south Bearspaw with an alternative route through the development area to the Bearspaw School and Highway 1A. This route will also provide a secondary emergency access route for residents of south Bearspaw.

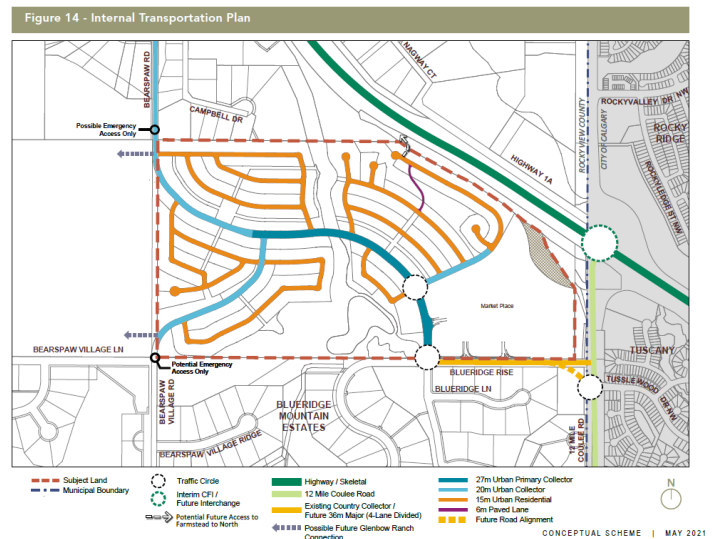
- 4) Amend the third sentence of section 7.2 to read as follows:

The Grande Boulevard will have two feeder collector roads, one to the north of the market place and one west of the ravine, and transition to a collector towards the Northwest of the plan area and its connection to Bearspaw Road.

**Option #3 Bearspaw Village Road & Bearspaw Road**

This amendment would require that access from the plan are to Bearspaw Village Road (south) and Bearspaw Road (north) be emergency access only. Possible future connections to Glenbow Ranch Area J would be considered at future subdivision stages.

**Map of Change**



**Administration's Commentary**

This amendment would have the following implications:

- Administration does not recommend Council proceed with this option.
- Does not comply with the access requirements of NFPA 1141 (fire code) which requires three points of access for a development of this scale.
- The sole access to the development will be from 12 Mile Coulee Road at Blueridge Rise .

**Motion to Approve**

THAT Bylaw C-7991-2020 be amended as follows:

- 1) Add annotation to Figures 13 & 14 that identifies the connection to Bearspaw Road and Bearspaw Village Road for possible emergency access only.
- 2) Amend policy 7.2.3 to read as follows:



- Secondary access would be uncertain as the timing of development on the lands to the west are unknown.

### Policy 7.2.3

Roads, pathways, and trails shall connect to adjacent neighbourhoods and open space and accommodate a range of users where suitable opportunities exist and in consultation with adjacent residents and landowners. **Connections to Bearspaw Village Road and Bearspaw Road shall be considered for emergency access only and this shall be detailed at the subdivision stage in consultation with adjacent residents and landowners**

- 3) Amend the first two paragraphs of section 7.1 to read as follows:

Primary access points to the site are ~~is~~ from 12 Mile Coulee Road via Blueridge Rise in the southeast and Bearspaw Road in the northwest, **with secondary and/or emergency access from the southwest and northwest** (see Figure 13 - Regional Transportation Plan and Figure 14 - Internal Transportation Plan). Intersection improvements at these access points will be developer funded as required.

~~A second access to the southwest to Bearspaw Village Road will provide residents of south Bearspaw with an alternative route through the development area to the Bearspaw School and Highway 1A. This route will also provide a secondary emergency access route for residents of south Bearspaw.~~

- 4) Amend the third sentence of the second paragraph of section 7.2 to read as follows:

The Grande Boulevard will have two feeder collector roads, one to the north of the marketplace and one west of the ravine, and transition to a collector towards the Northwest of the plan area ~~and its connection to Bearspaw Road.~~