

ASCENSION

LAND USE AMENDMENT **INFORMATION SESSION**

SEPTEMBER 12, 2023
6:00 -7:30
ZOOM WEBINAR



WELCOME AND THANK YOU FOR JOINING US TODAY.

ASCENSION



Plan area landowners:

+ **Adrian Munro & Dennis Inglis**
Highfield Investment Group



+ **Jacob Weber**
Royop

Planning project team:



+ **Kathy Oberg, Kayla McCarthy
& Darby Henshaw**
B&A

Engineering project team:

+ **Chris Delanoy**
ISL Engineering & Land Services

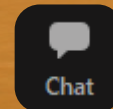
+ **Jason Dunn**
Bunt & Associates Engineering

+ **Phil Nottveit**
Urban Systems

+ **Luis Narvaez**
LGN Consulting Engineering

AGENDA

- + Land Use Application
- + Neighbourhood Vision
- + Market Place Vision
- + Transportation
- + Services
- + Context
- + Next Steps
- + Additional Questions?

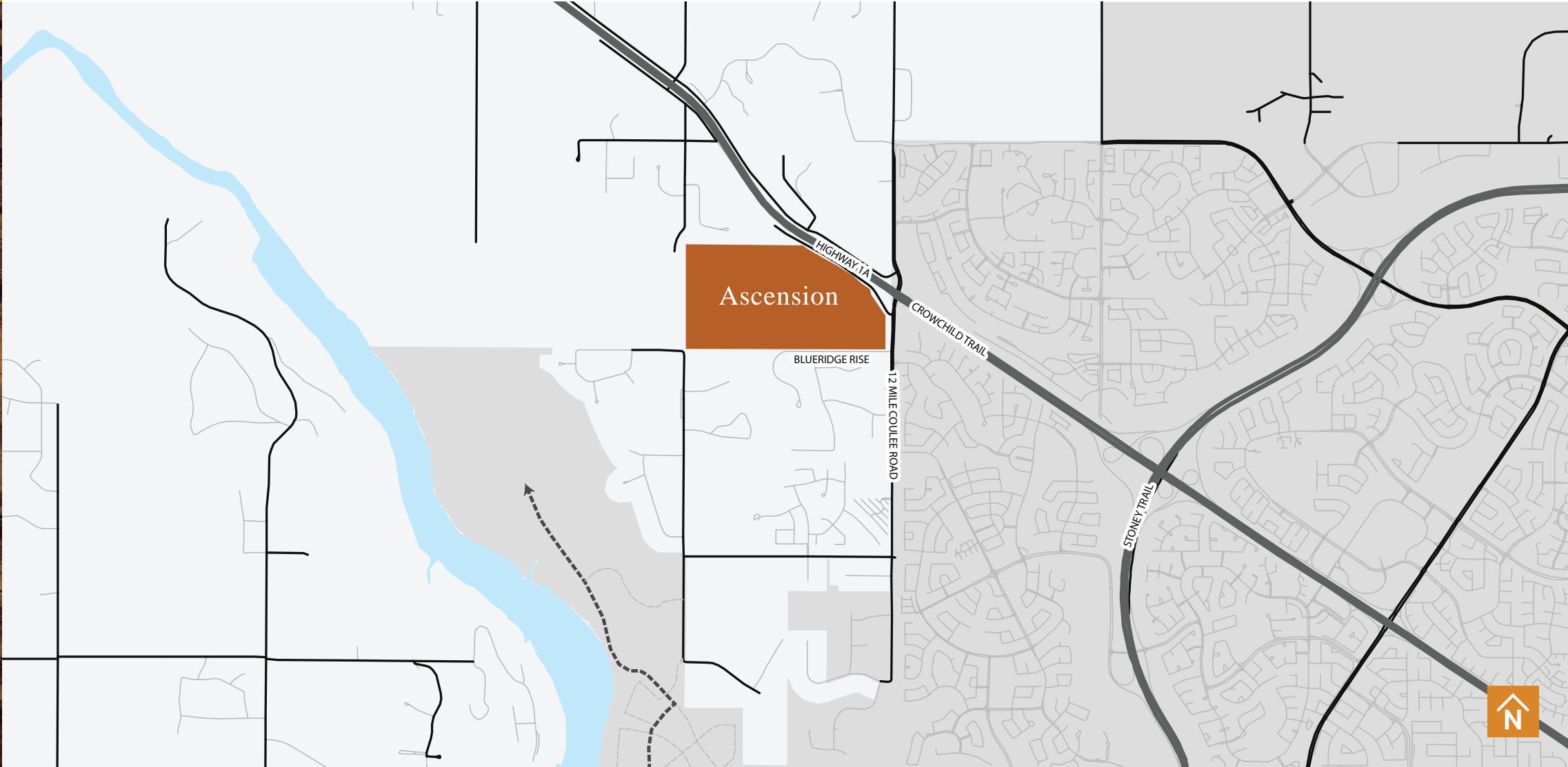


Click "Chat" on the bottom of your screen.

An aerial photograph of a wide valley with a winding river, surrounded by rolling hills and distant mountains. The sky is a warm, golden color, suggesting sunrise or sunset. The foreground shows a mix of green fields and some buildings. The overall tone is serene and natural.

LAND USE APPLICATION

LOCATION



TIMELINE

1

Ascension Conceptual Scheme Development
SEP 2016 – JUNE 2021

2

Conceptual Scheme Public Hearing
JUNE 2021

3

CMRB Review and Approval
JULY - SEP 2021

4

Conceptual Scheme Council Approval
SEP 21, 2021

5

Land Use Amendment Application Submitted
OCT 2022

6

Land Use Amendment Public Circulation
DEC 2022- JAN 2023

7

Comment Review and Application Updates
JULY - SEP 2023

8

Application Resubmitted
AUG 2023

9

Public Information Session
SEP 2023
WE ARE HERE

10

Application Recirculation
SEP/OCT 2023

11

Application Finalization
OCT 2023

12

Council Approvals Process
NOV - DEC 2023

*Anticipated timeline is subject to change.

LAND USE APPLICATION

+ Land Use Amendment (LUA):

We are currently applying for a land use amendment for the whole plan area, in alignment with the Council approved Ascension Conceptual Scheme (appended to the Bearspaw ASP as a statutory plan).

Land use will allow future development in alignment with the provisions of the Rocky View County Land Use Bylaw.

Planning Hierarchy



COUNCIL APPROVED CONCEPTUAL SCHEME



LAND USE AMENDMENT

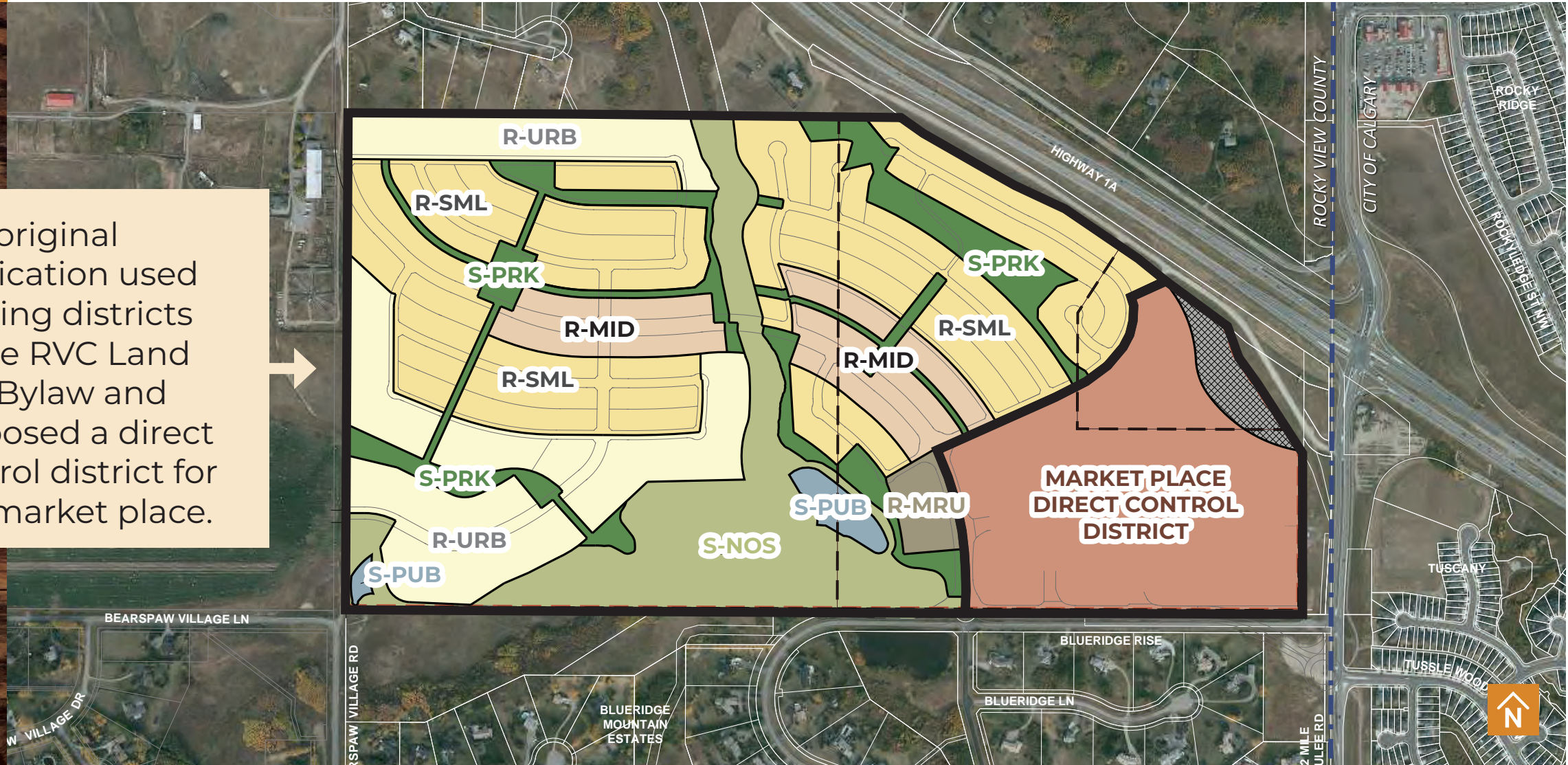
Larger lots around perimeter for more sensitive transition with existing country residential.

Road connection to Glenbow Ranch. Emergency access only to Bearspaw Village Road, as requested by Council.



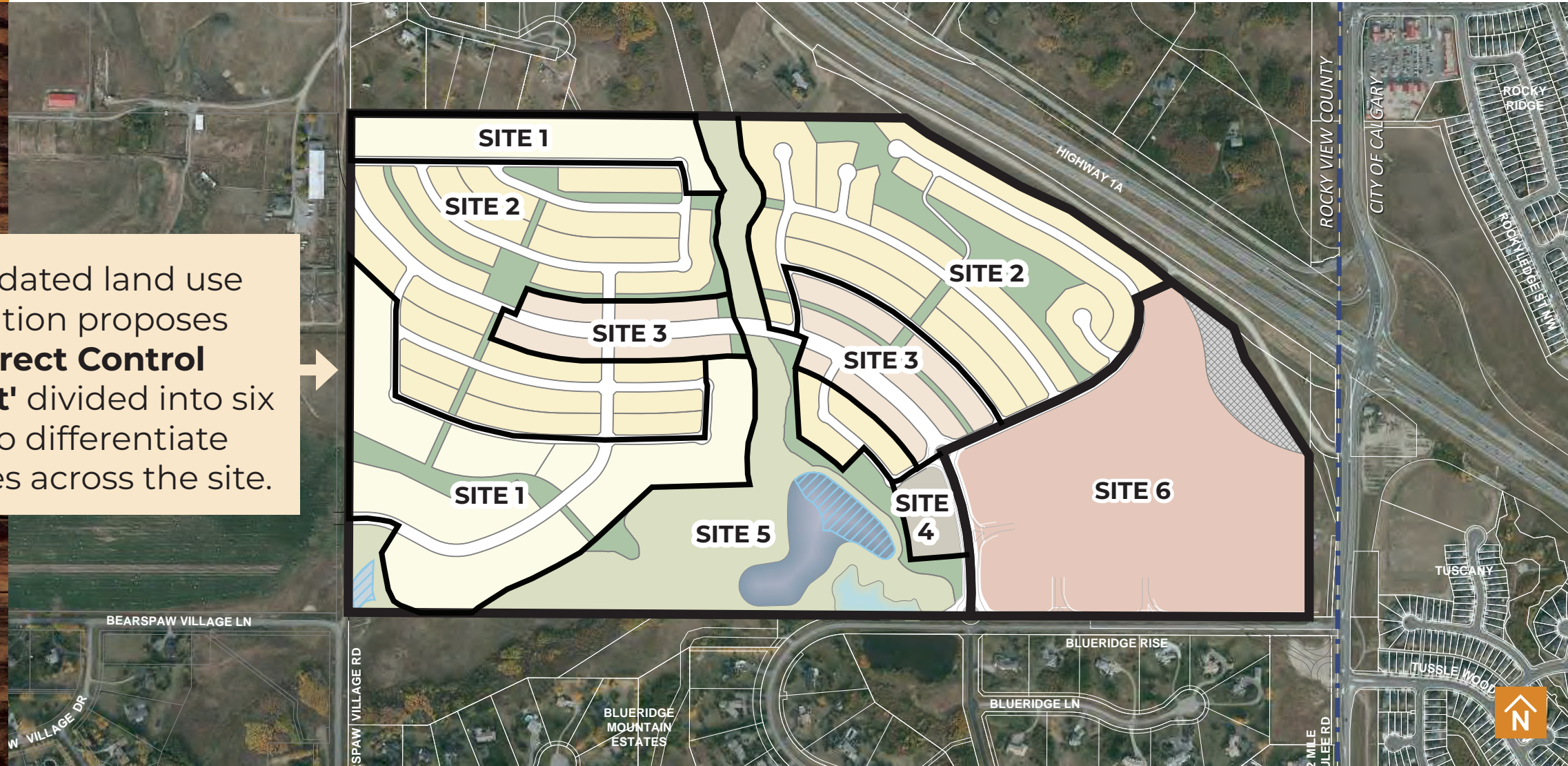
OCTOBER 2022 LAND USE APPLICATION

The original application used existing districts in the RVC Land Use Bylaw and proposed a direct control district for the market place.



CURRENT LAND USE APPLICATION

The updated land use application proposes one '**Direct Control District**' divided into six 'Sites' to differentiate the uses across the site.



WHAT IS A DIRECT CONTROL DISTRICT?

- + “Direct Control District” means a district in the Land Use Bylaw which details guidelines **established by Council for control over the use and development** of an area pursuant to the provisions of the MGA. (RVC LUB Definitions)
- + The purpose of a “Direct Control District” is to **provide for development with unique characteristics, unusual site conditions or innovative design** that require specific regulations unavailable in other districts. (RVC LUB 296)

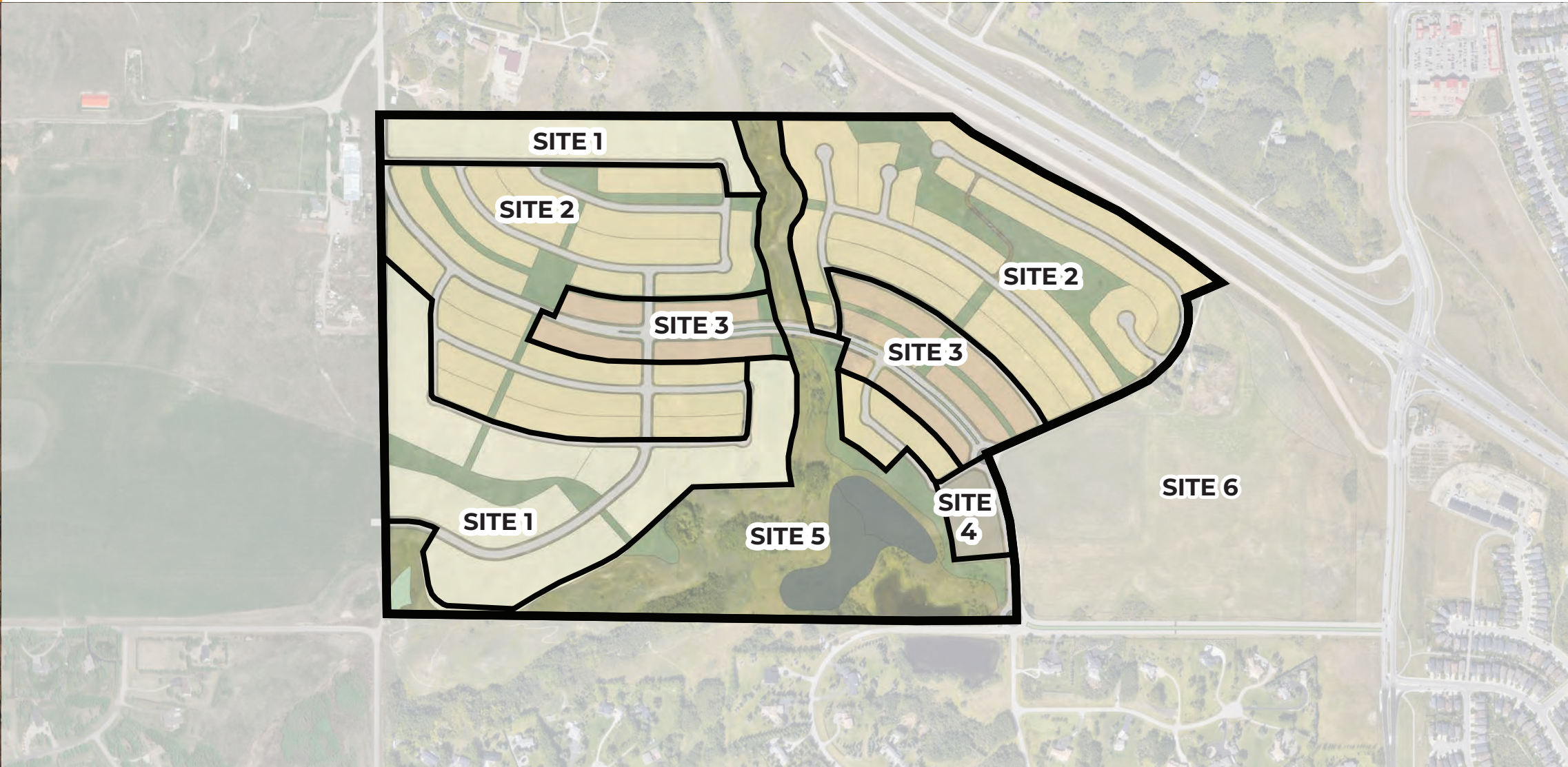
WHY ARE WE APPLYING FOR DC DISTRICTS?

- + In reviewing feedback received from Rocky View County and the public it became clear that the **existing land use districts in the Rocky View County Land Use Bylaw could not effectively guide the unique vision for the plan area.**
- + **This plan area is intended to be a transition between urban and rural.**
- + In addition, the **significant slopes** across the site mean that some flexibility may be required in the locations of the linear park spaces.

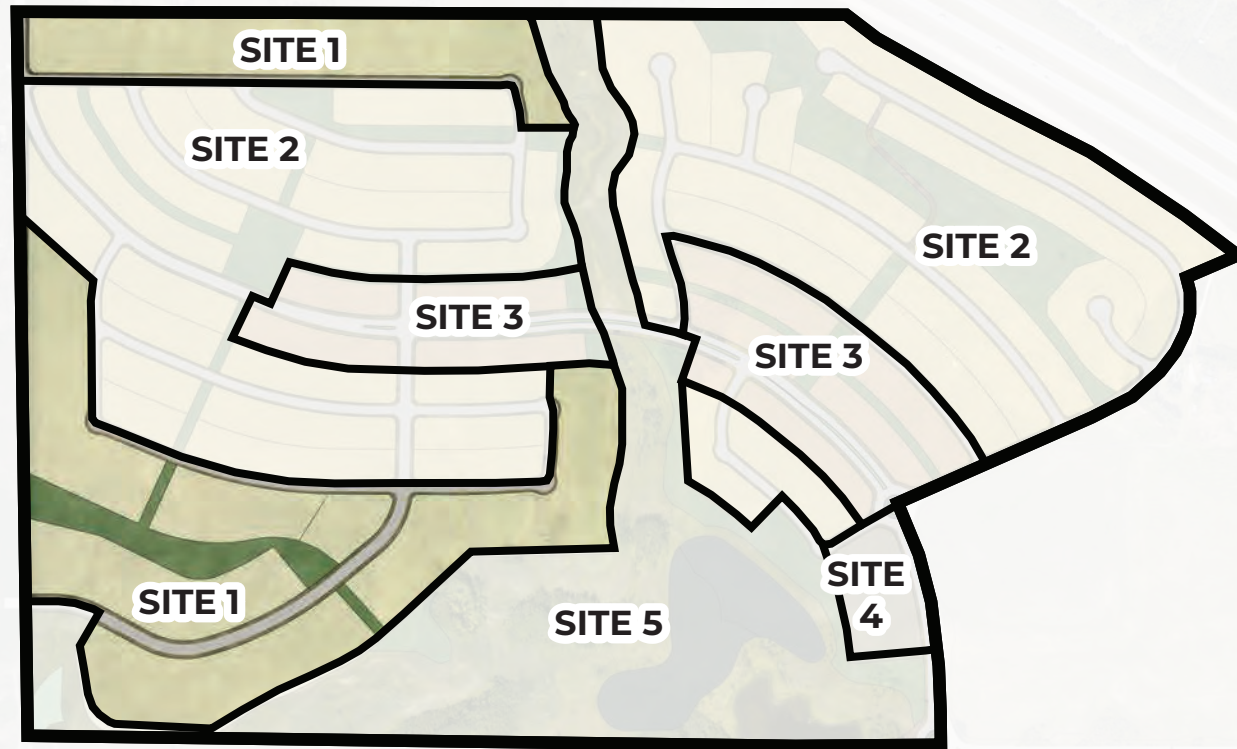


**NEIGHBOURHOOD
VISION**

NEIGHBOURHOOD



SITE 1 - LARGE LOT RESIDENTIAL

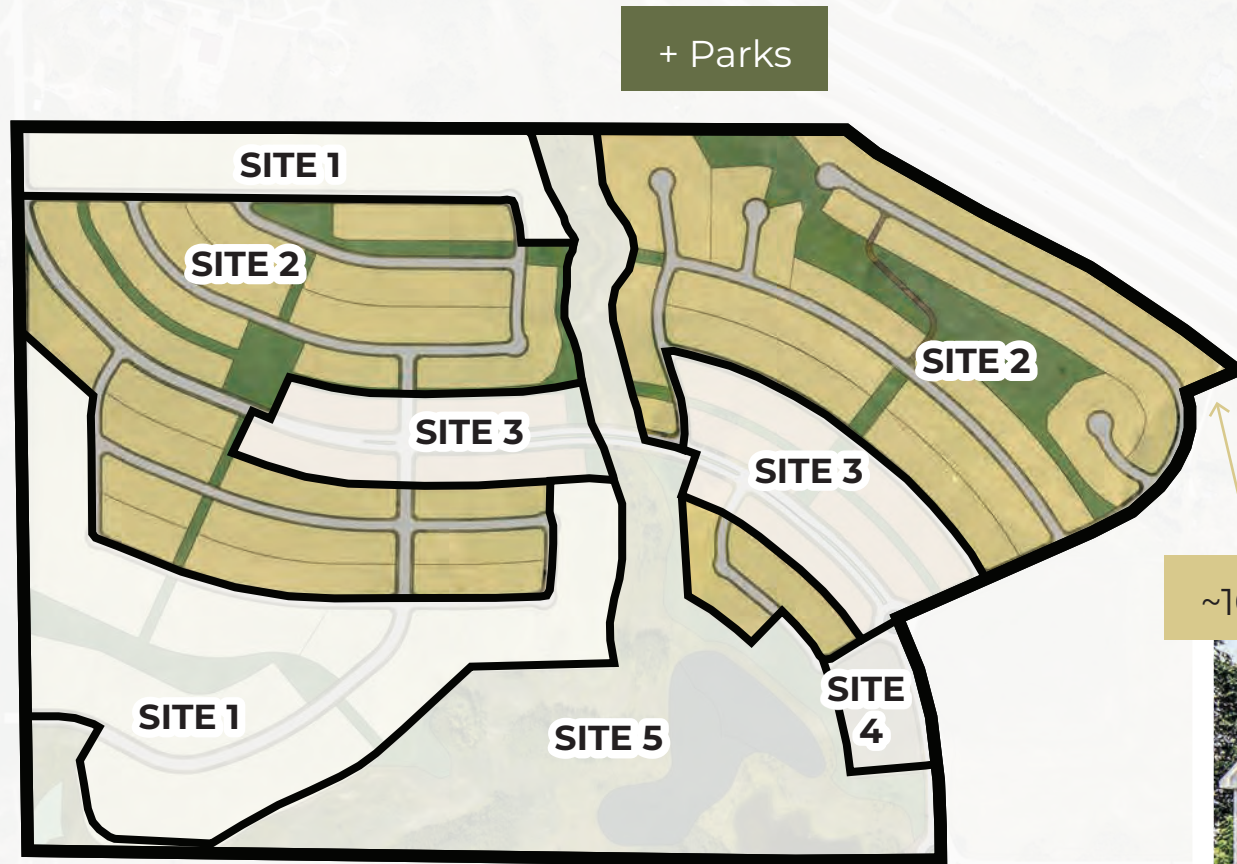


+ Parks

100% Single Detached



SITE 2 - MEDIUM LOT RESIDENTIAL



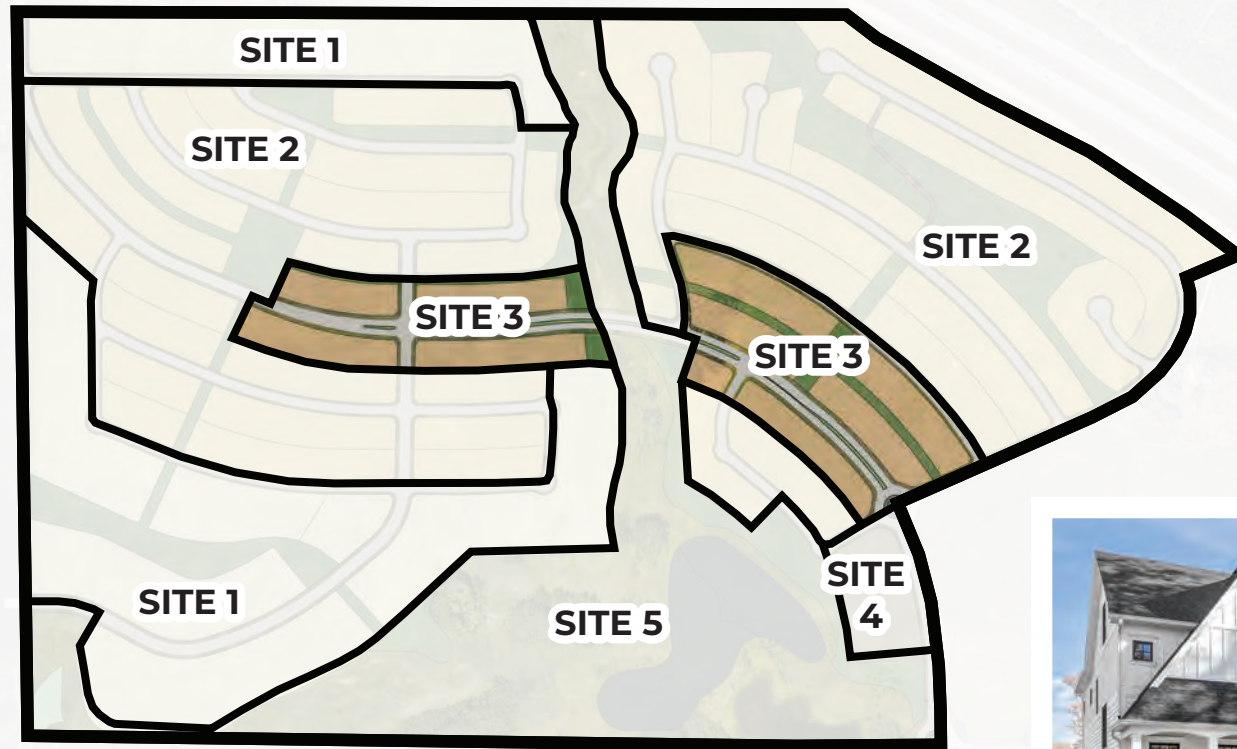
~80-90% Single Detached



~10-20% Semi-Detached



SITE 3 - SMALL LOT RESIDENTIAL



~20-40% Rowhouse



~20-40% Semi-Detached

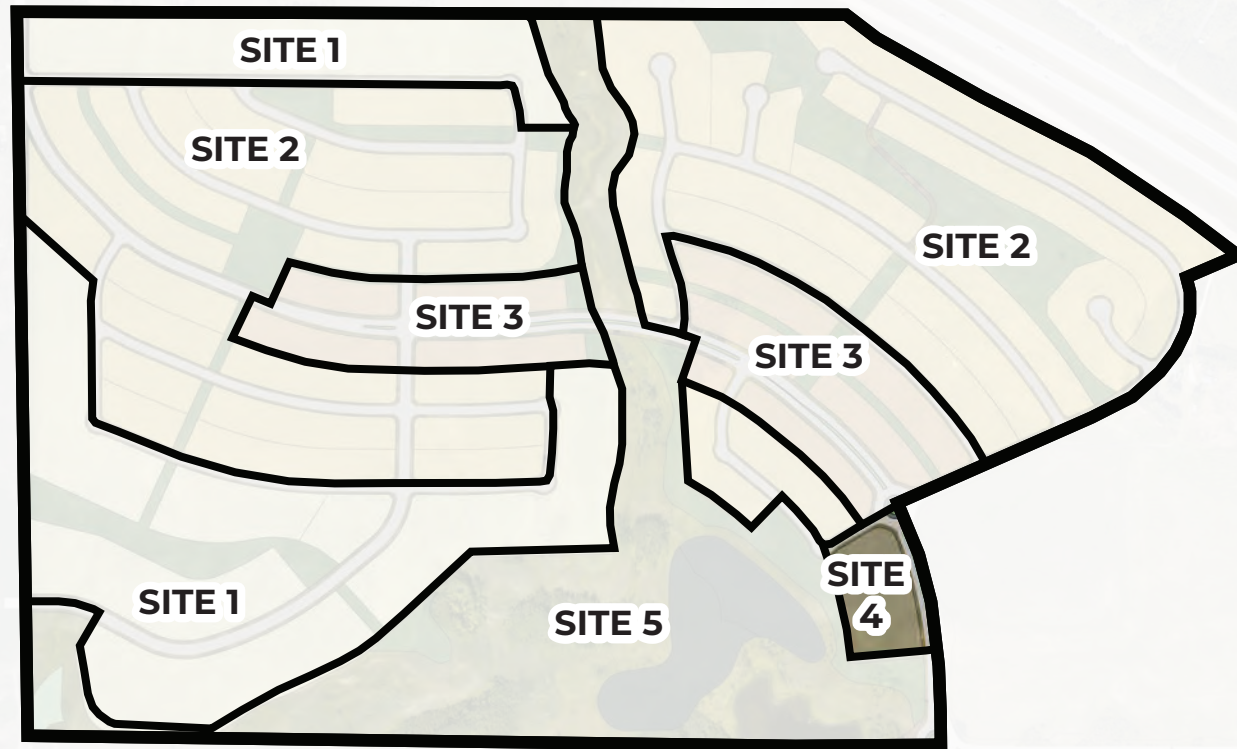


~20-40% Single Detached



+ Parks

SITE 4 - COMPREHENSIVE RESIDENTIAL



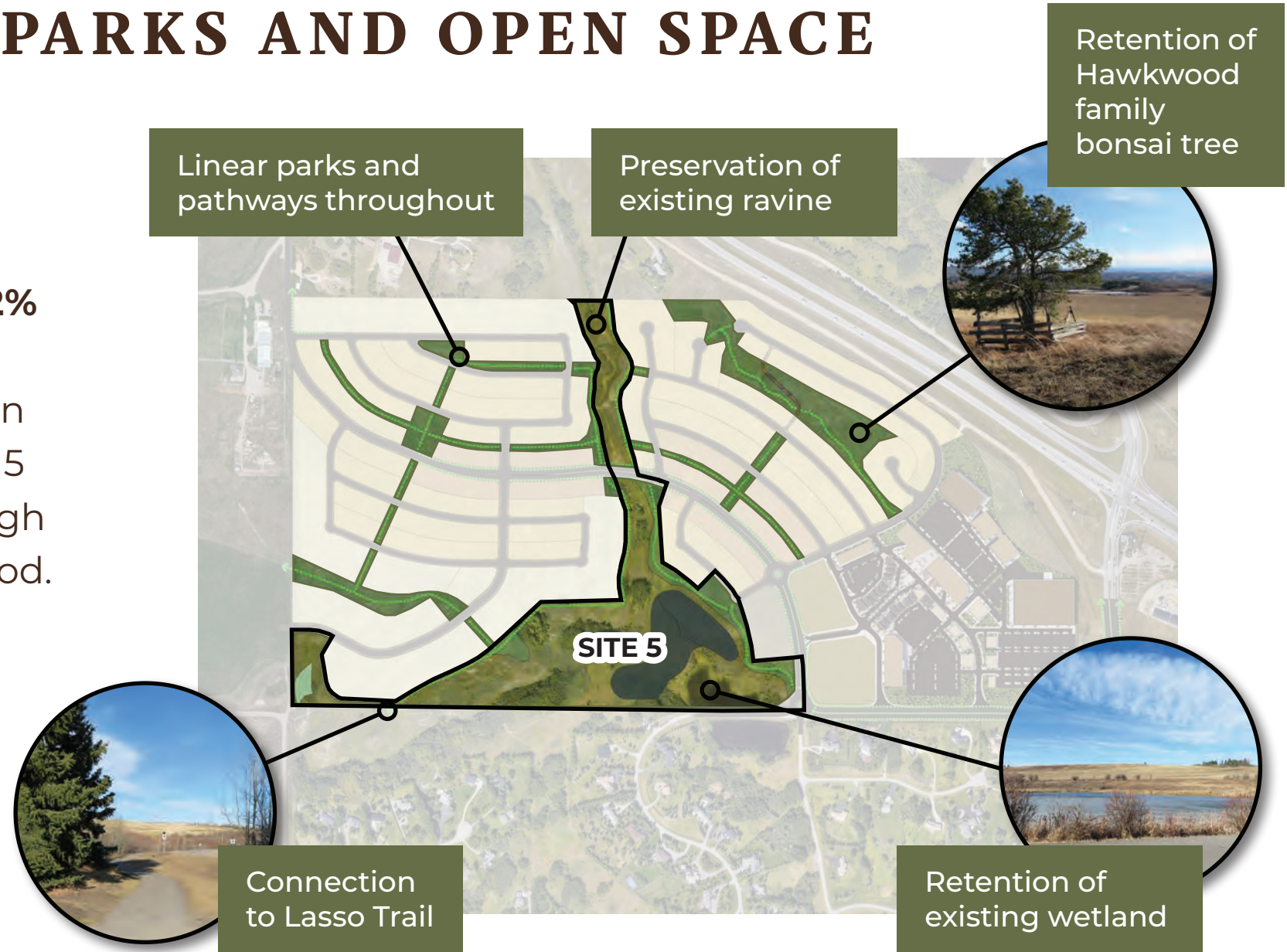
100% Rowhouse



SITE 5 - PARKS AND OPEN SPACE

Approximately **22%** of Ascension will be parks and open space within Site 5 and woven through the neighbourhood.

..... Proposed sidewalks, trails and pathways

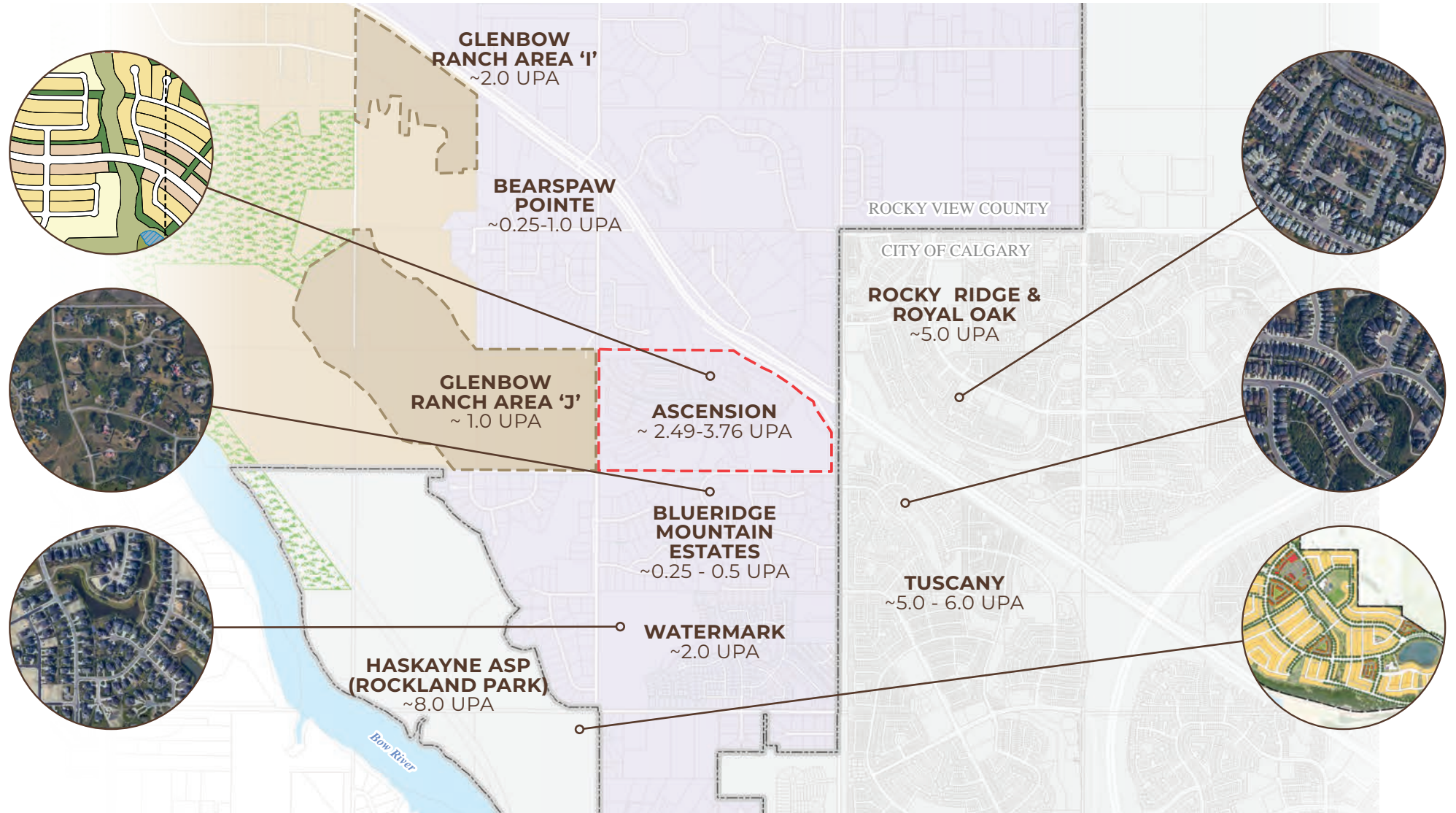


HOW DO THE RVC DISTRICTS AND THE DIRECT CONTROL DISTRICT COMPARE?

- + The application exceeds the minimums of the land use bylaw.
- + The application proposes larger lot widths and areas for all single detached housing.
- + The application limits non-single-detached housing in "Site 1" adjacent to existing country residential.
- + The application more accurately guides the transitional density that this plan area represents.

HOW DOES THE ASCENSION DENSITY COMPARE TO THE SURROUNDING AREA?

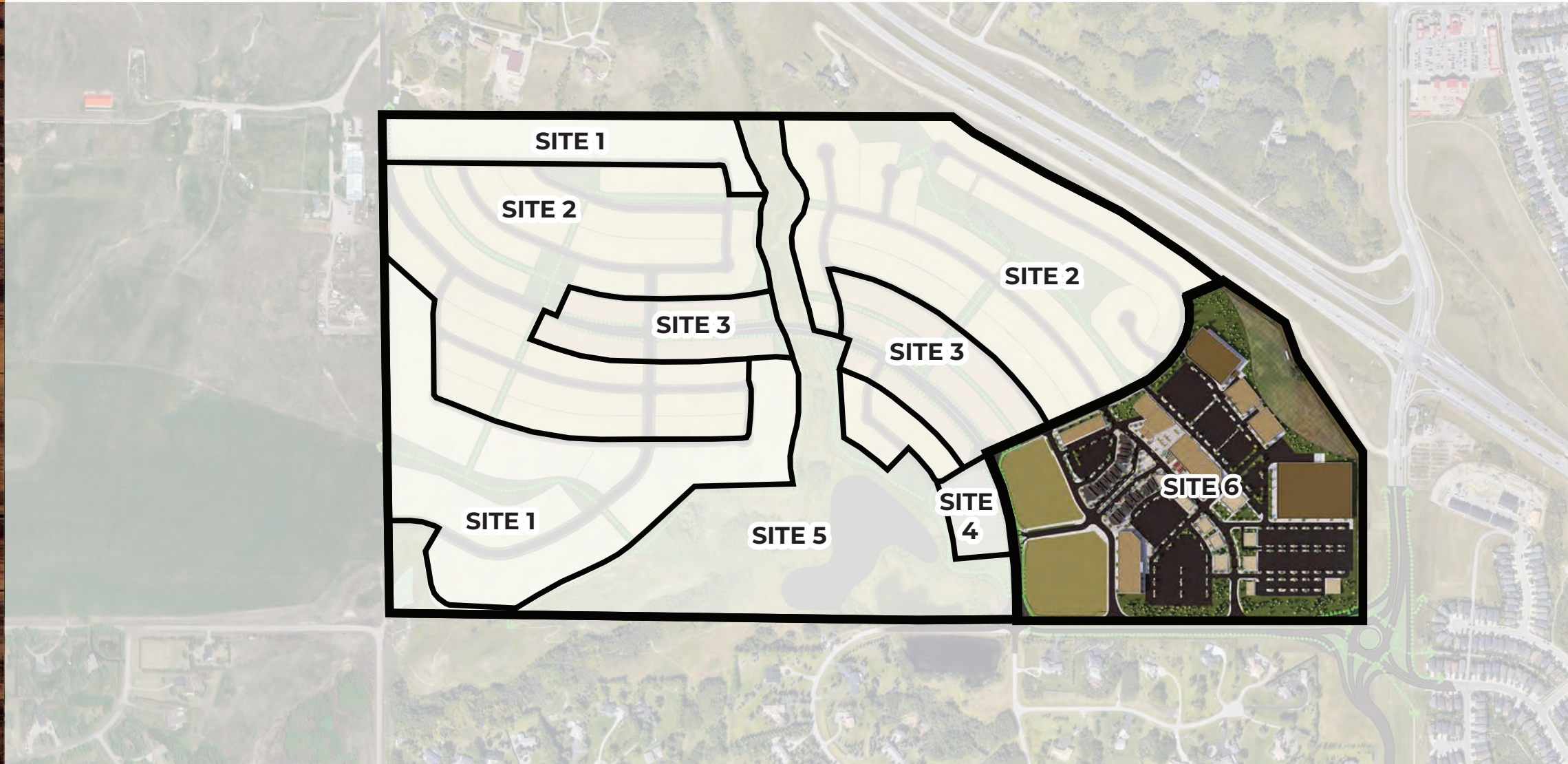
*Neighbourhood area density is ~2.49. Including Market Place residential brings it to ~3.76 UPA.





**MARKET PLACE
VISION**

SITE 6 - MARKET PLACE



MARKET PLACE

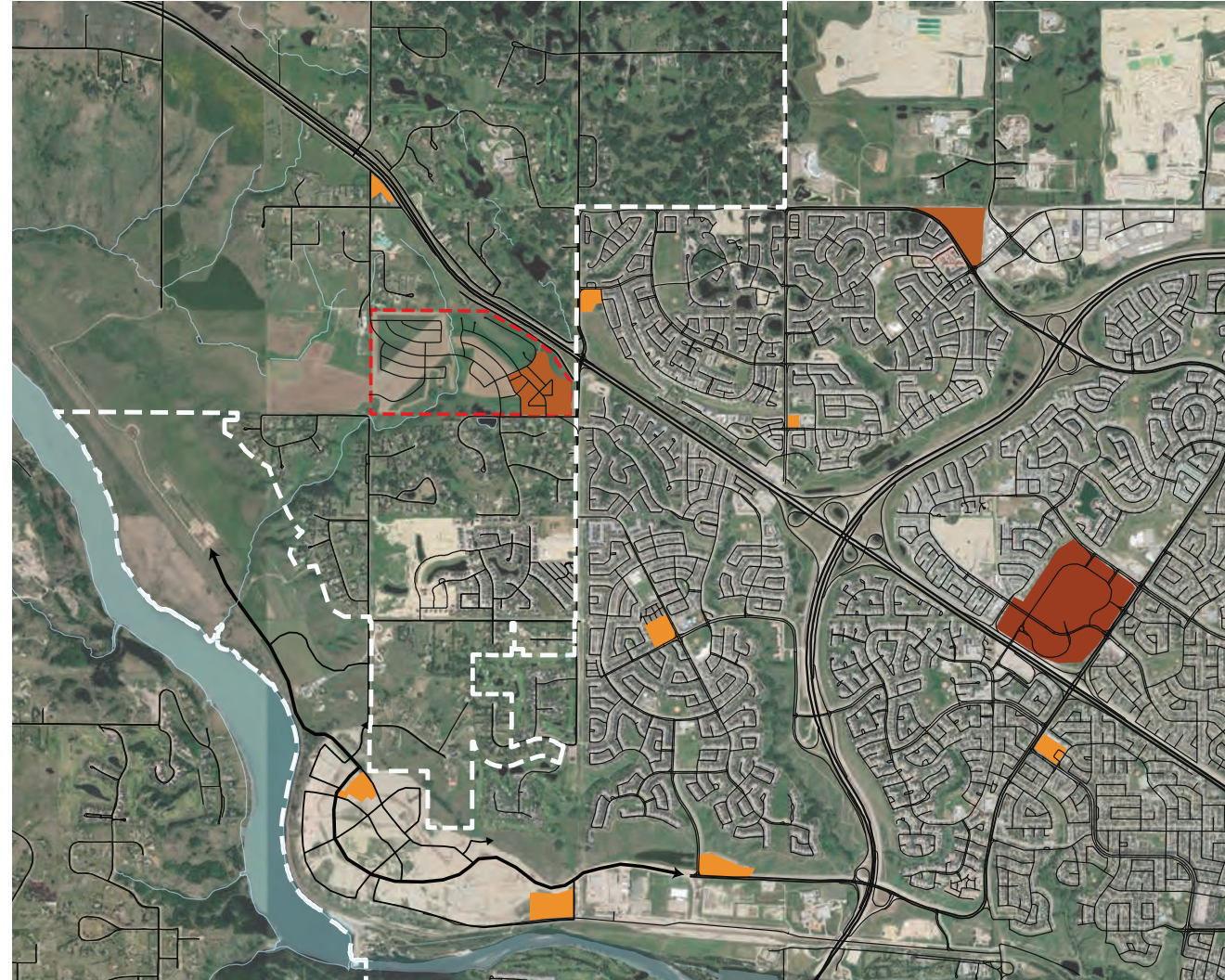
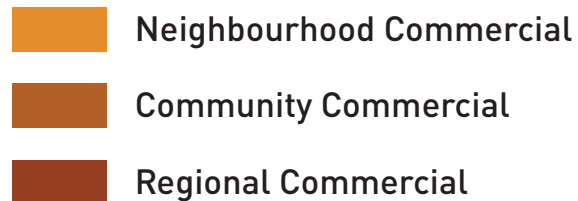
- + ~40m grade change across site requires multiple cells, terracing and slope adaptive designs.
- + A range of retail sizes across the site.
- + Inclusion of potential residential.
- + Small scale retail main street.
- + Bearspaw architectural theme.
- + Outdoor gathering spaces, landscaping and pedestrian infrastructure throughout.



Conceptual illustration, subject to change at detailed design.

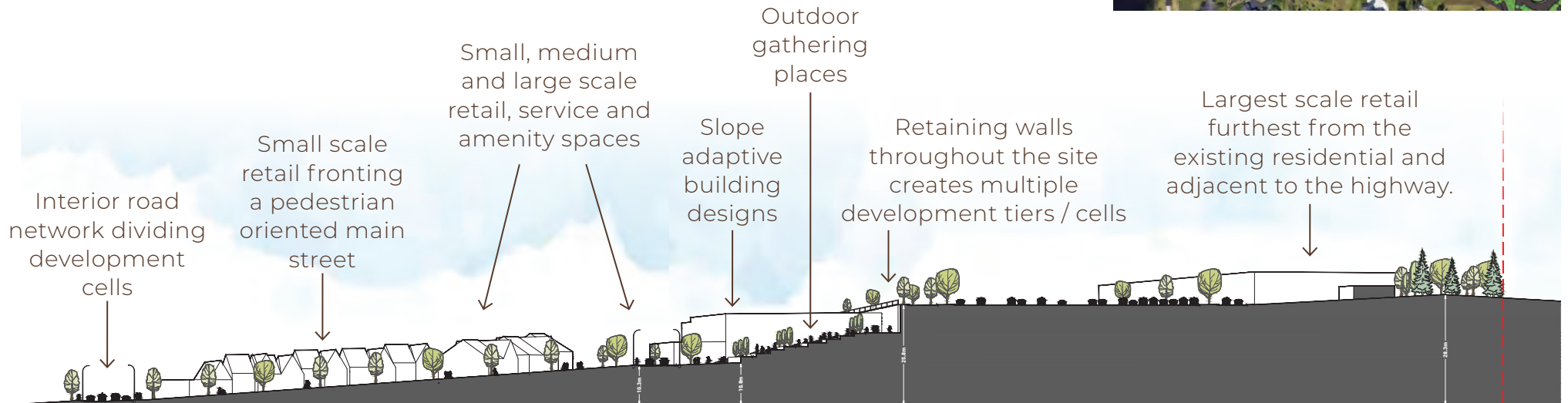
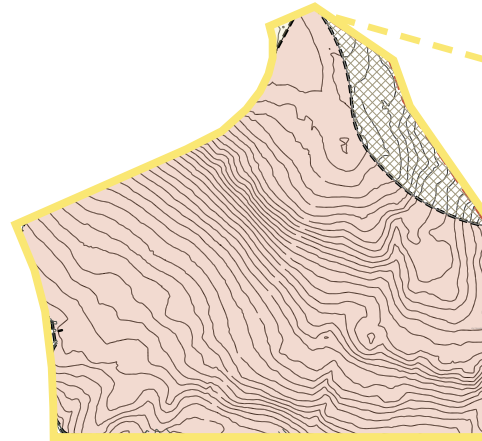
IS THERE A NEED FOR MORE COMMERCIAL DEVELOPMENT IN THIS AREA?

- + The Market Place will be a community scale retail centre located in Rocky View County.
- + It will complement the smaller neighbourhood scale and regional commercial centres in the City of Calgary.



SLOPE ADAPTIVE DESIGN

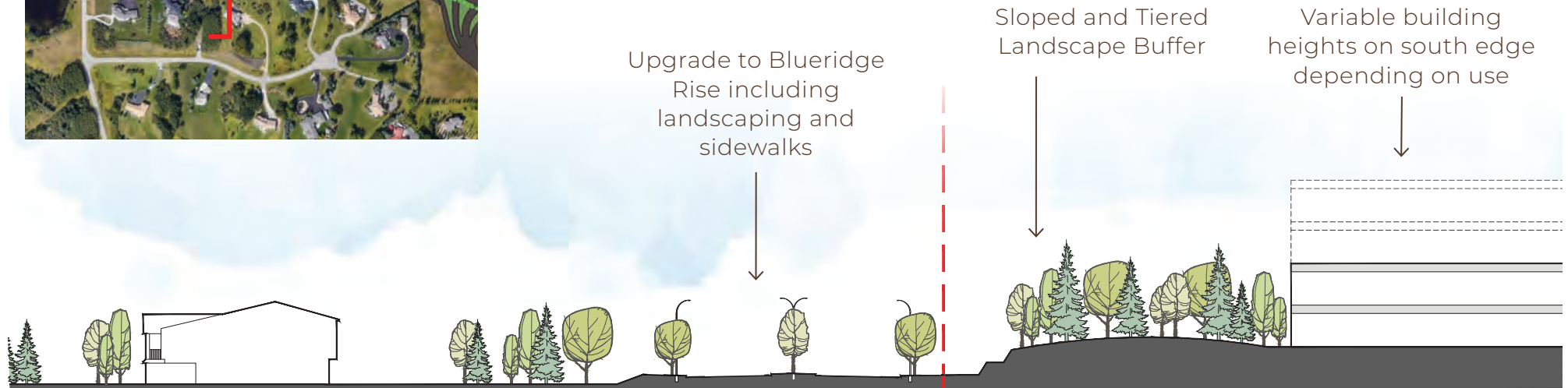
The market place site has significant slopes (approx 40m across site) that will require terracing and slope adaptive building designs.



COUNTRY RESIDENTIAL INTERFACE



The southern interface of the market place will be designed to include terracing and landscaping to provide as sensitive a transition as possible with adjacent country residential. Large scale retail and digital displays will be restricted within 125m of the southern boundary.



WHAT WILL THE MARKET PLACE LOOK LIKE?



Precedent images of potential architectural forms and materials.

WHAT WILL THE MARKET PLACE LOOK LIKE?

Conceptual illustration, subject to change.



ROYOP



WHAT WILL THE MARKET PLACE LOOK LIKE?

Conceptual illustration, subject to change.



MARKET PLACE DIRECT CONTROL DISTRICT

- + The market place proposes a variety of uses to allow for the unique multi-purpose amenity, retail, service and entertainment destination that is described in the Council approved Conceptual Scheme.
- + The current application moved some uses to discretionary to allow Council more discretion in their implementation.
- + To ensure a more sensitive transition with the existing residences to the south the DC includes provisions that restrict large scale retail and digital displays within 125m of the southern boundary.
- + To ensure the mix of small, medium and large retail across the site, the DC includes a clause that only two large scale retail uses will be permitted.
- + The DC includes provisions regarding landscaping and pedestrian connections throughout.

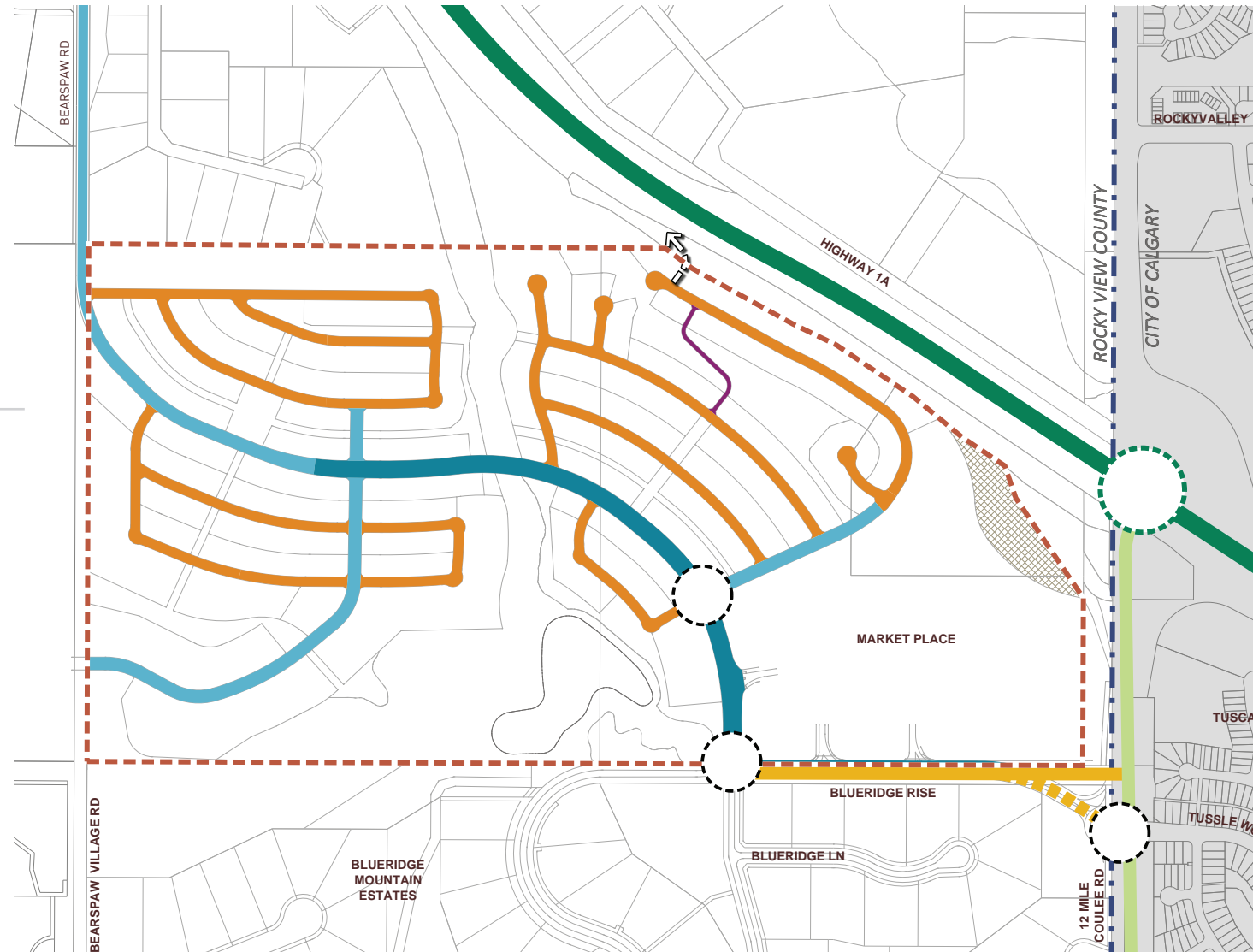
An aerial photograph of a wide valley with a winding river, surrounded by rolling hills and distant mountain ranges. The entire scene is bathed in a warm, golden light, suggesting a sunrise or sunset. The word "TRANSPORTATION" is centered in the middle of the image, flanked by two horizontal white lines.

TRANSPORTATION

INTERIOR ROAD NETWORK

- + Consistent with the Ascension Conceptual Scheme
- + Rocky View County Road Standards

- Highway 1A / Crowchild Trail
- 12 Mile Coulee Road
- 36.0m Blueridge Rise Upgrade
- 27.0m Urban Primary Collector
- 20.0m Urban Collector
- 15.0m Urban Residential
- 6.0m Paved Lane

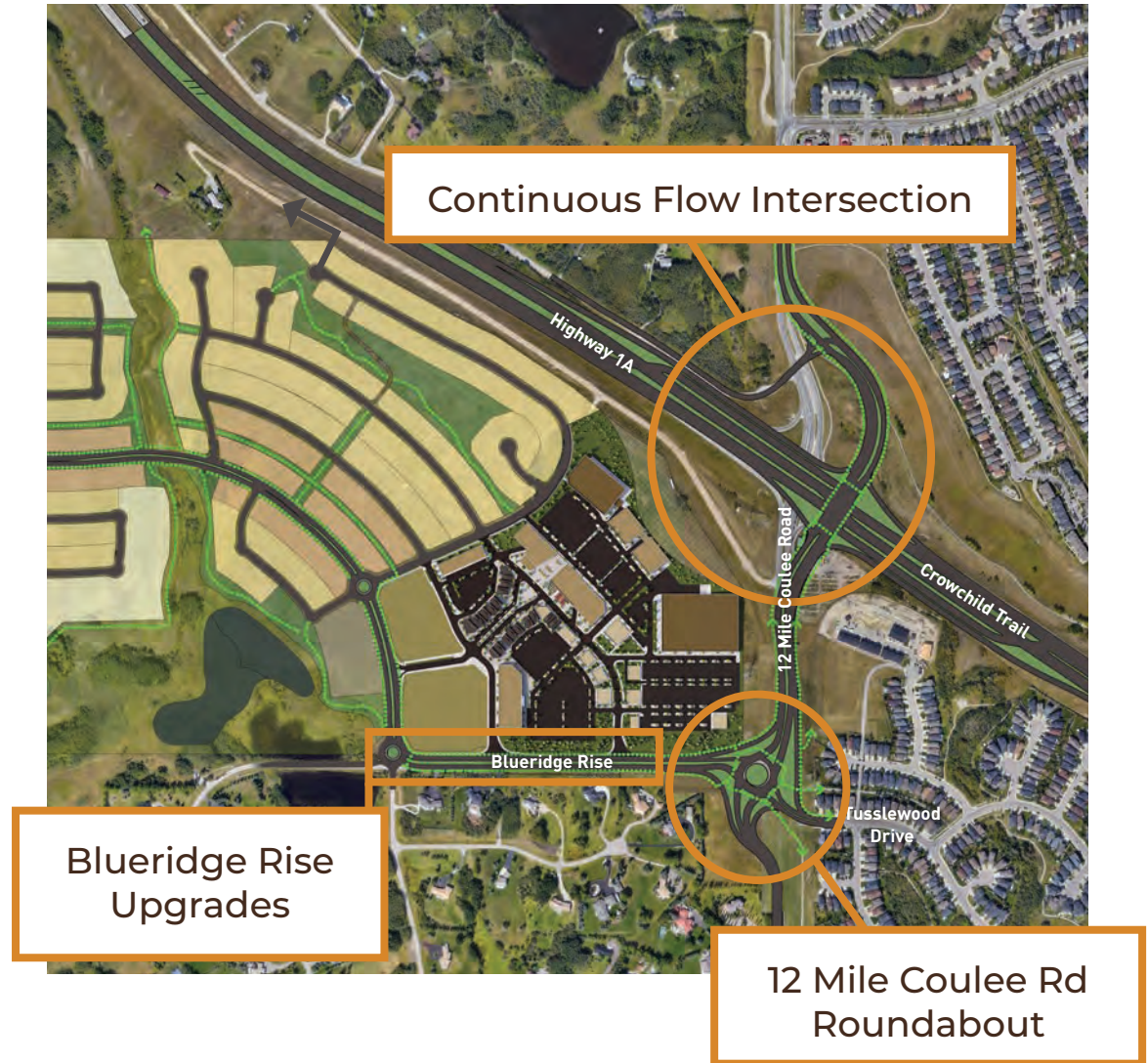


TRANSPORTATION IMPROVEMENTS

Three external transportation network improvements:

- + Continuous Flow Intersection (CFI) at 12 Mile Coulee Road and Highway 1A.
- + Roundabout on 12 Mile Coulee Road at Blueridge Rise and Tusslewood Drive.
- + Upgrades to Blueridge Rise to add driving lanes, median, street trees and sidewalks.

Improvements will be constructed as required when thresholds in TIA are met.



CONTINUOUS FLOW INTERSECTION (CFI)

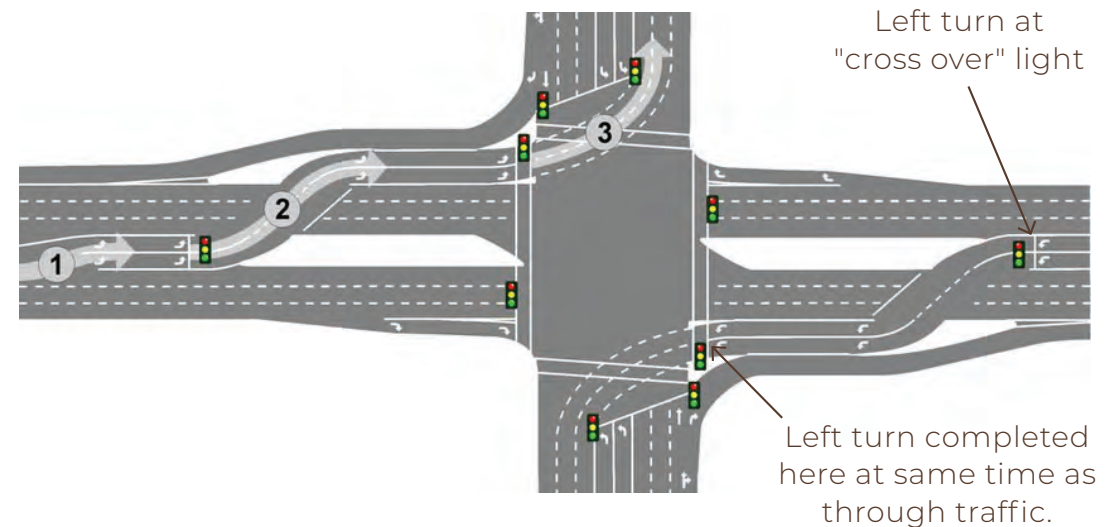
A limited scope functional study was completed for a CFI at 12 Mile Coulee Road and Highway 1A.

In a CFI, left-turning vehicles on Crowchild Trail / Highway 1A will turn across traffic at separate “cross over” lights ahead of the main intersection, so that they can proceed at the same time as through-movements when they reach 12 Mile Coulee Road. Right-turning vehicles proceed as usual.

Existing Intersection of Highway 1A/Crowchild Trail and 12 Mile Coulee Road:

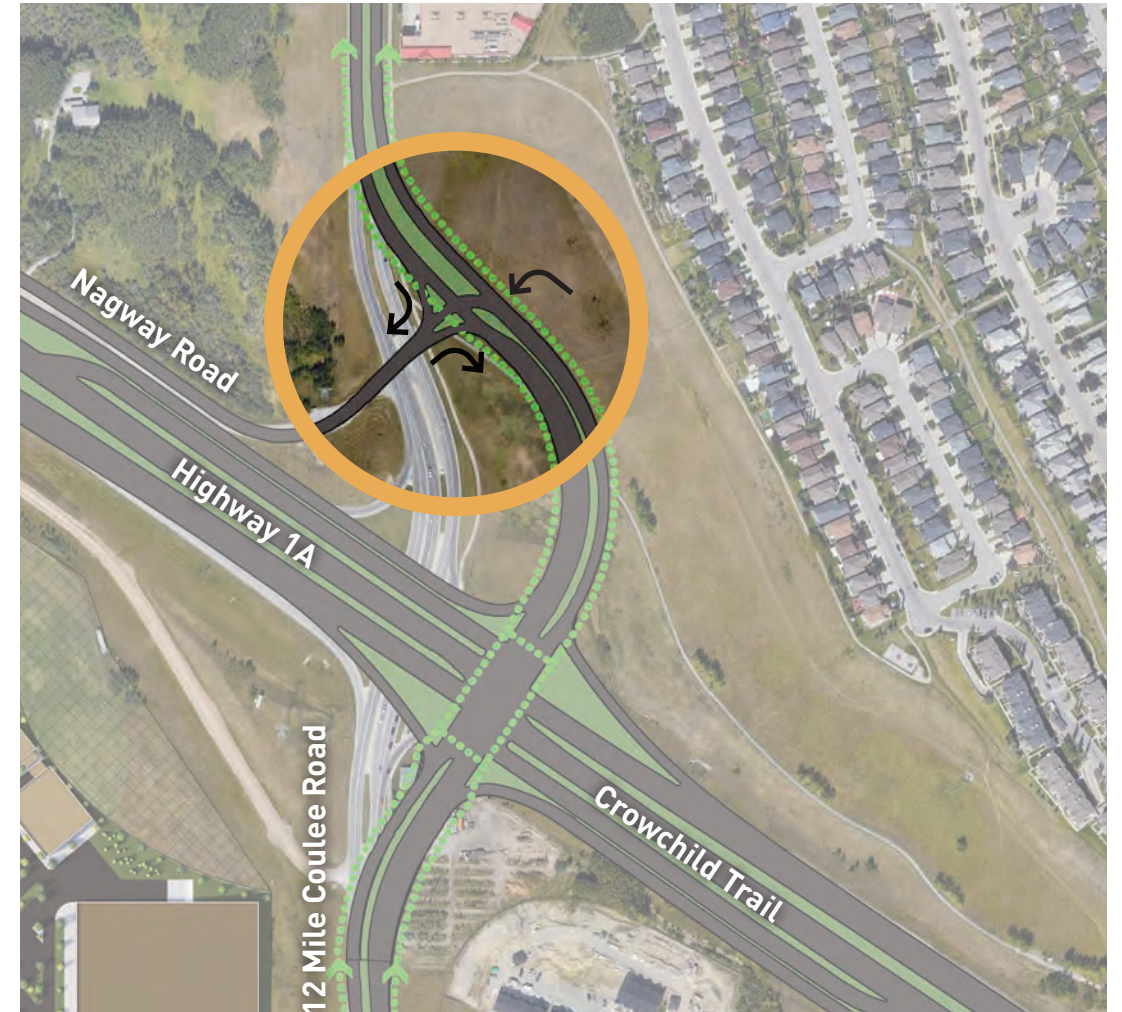


Diagram of CFI design and turning movements:



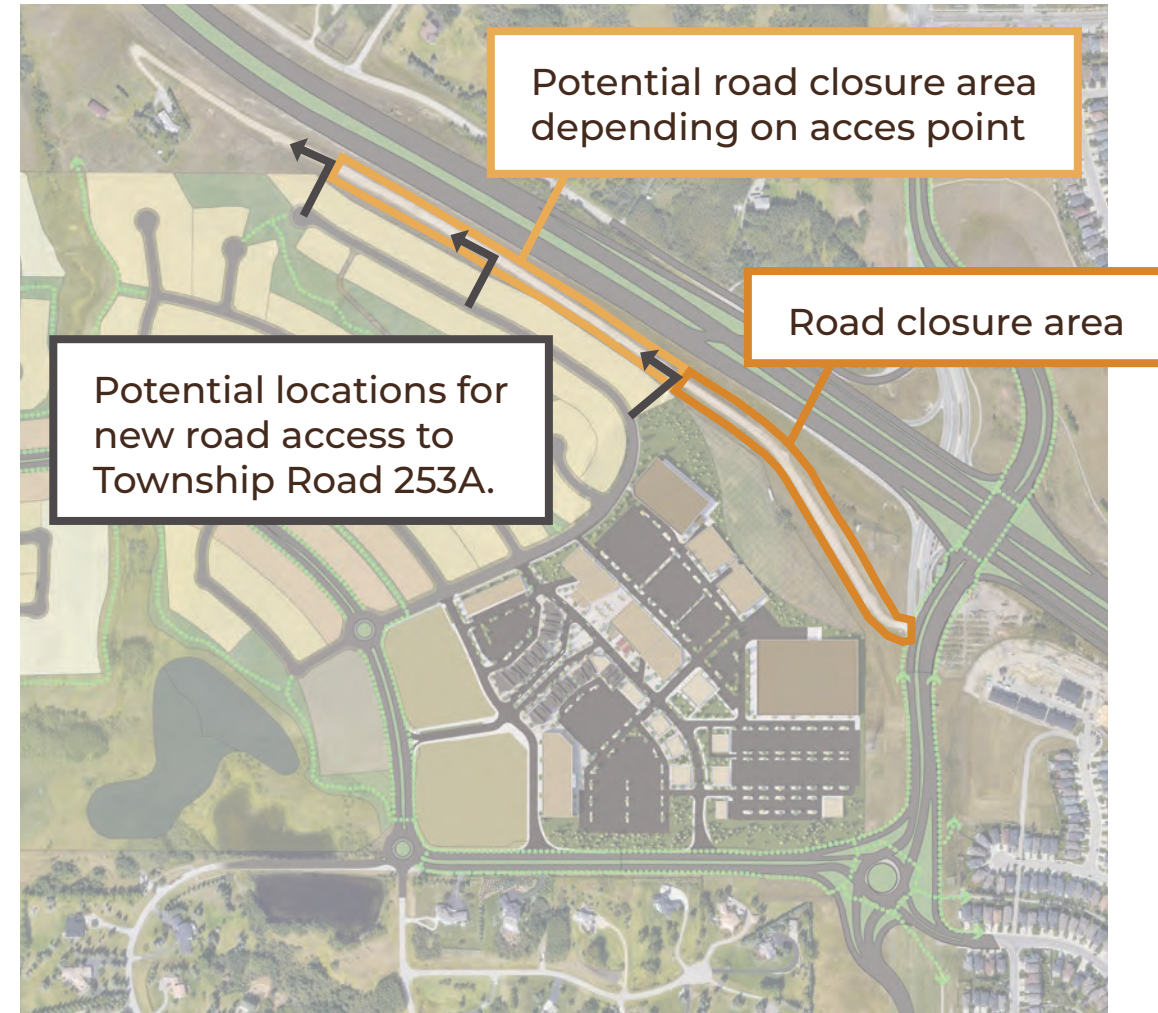
ACCESS CHANGES TO NAGWAY ROAD

- + The CFI intersection will require relocation of the Nagway Road intersection on 12 Mile Coulee Road
- + Outbound left turns from Nagway Road to north on 12 Mile Coulee may need to be restricted for safe intersection operation
- + A final determination about the access restriction, if any, will be made with RVC at the design stage, with advance notification to all residents



ACCESS CHANGES TO TOWNSHIP RD 253A

- + When 12 Mile Coulee Road is upgraded, provincial policy will require closure of access at Township Road 253A.
- + Local access for the residence on Township Road 253A will be provided internally through Ascension.
- + The precise connection location will depend on the final grading plan.



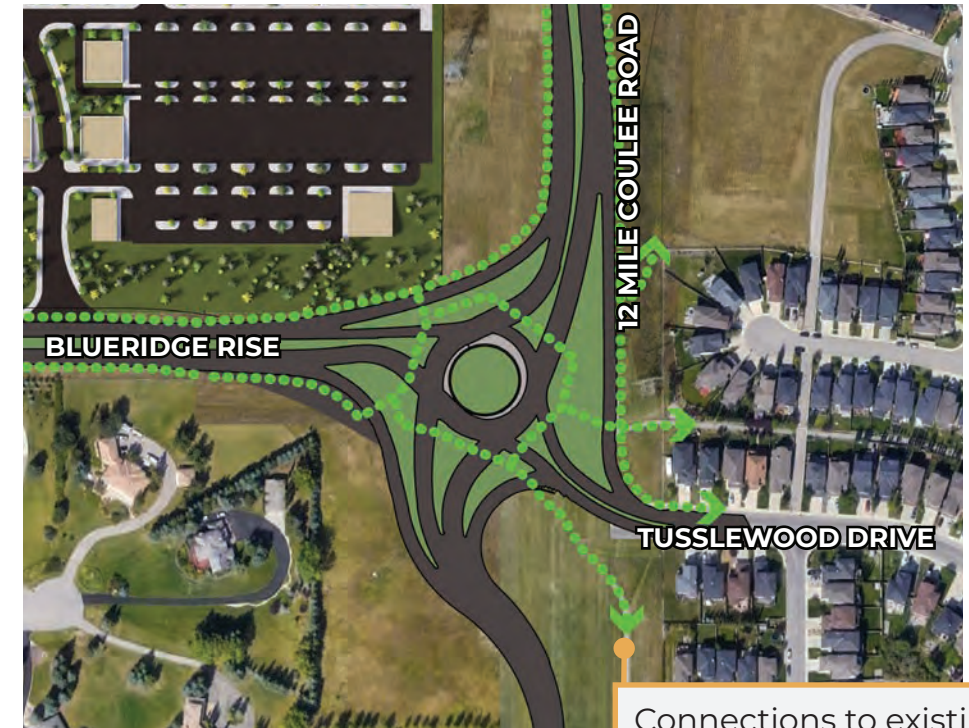
NEW 12 MILE COULEE ROAD ROUNDABOUT

A new roundabout on 12 Mile Coulee Road between Blueridge Rise and Tusslewood Drive will improve traffic and all turning movements at this existing offset intersection.

Existing offset intersection:



Conceptual illustration of proposed roundabout:

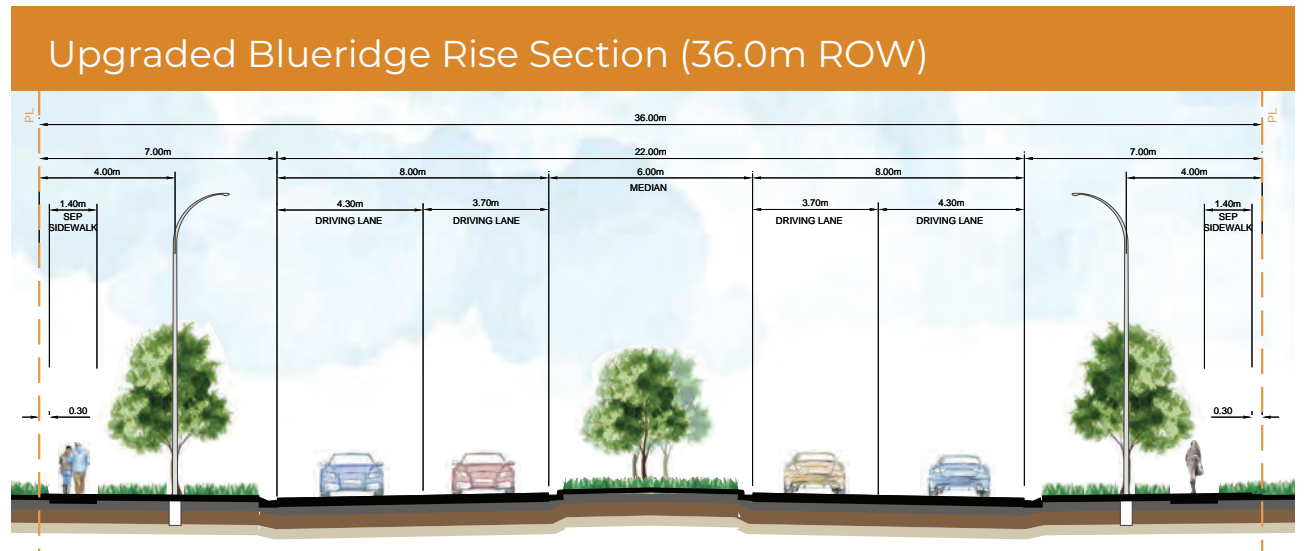
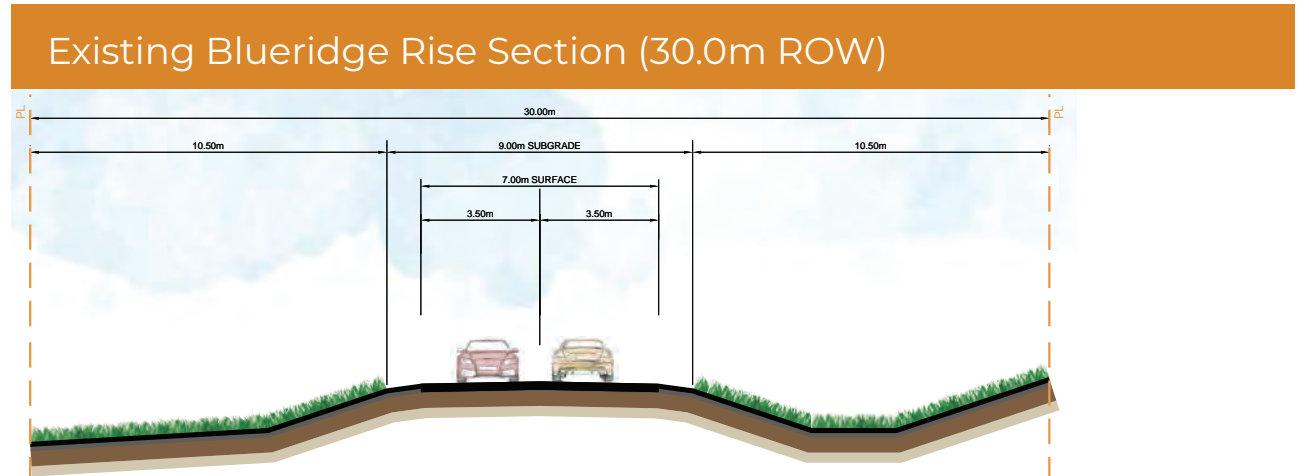


..... Proposed sidewalks, trails and pathways

Connections to existing pathway network

UPGRADES TO BLUERIDGE RISE

- + Rocky View County standard road section.
- + Addition of sidewalks for pedestrian safety.
- + Addition of street trees and landscaping.
- + Addition of median and driving lanes to support traffic flows.
- + Roundabouts to support looping access.



PEDESTRIAN CONNECTIVITY

- + The plan area will include interior pathways and trails throughout the parks network and the market place.
- + The regional pathway network will connect with the Calgary regional pathway network.
- + The new roundabout and CFI will include pedestrian crossings.



..... Proposed sidewalks, trails and pathways

TECHNICAL STUDIES

- + A Transportation Impact Assessment was completed with the Council approved Ascension Conceptual Scheme.
- + A Limited Scope Functional Study has been developed in tandem with the Land Use application to generate preliminary designs and demonstrate feasibility of the Continuous Flow Intersection at 12 Mile Coulee Road and Highway 1A / Crowchild Trail.
- + Additional traffic analysis was completed in support of the CFI work.
- + Significant collaboration has taken place with Rocky View County, the City of Calgary and Alberta Transportation and Economic Corridors, over the last year.



**NEIGHBOURHOOD
SERVICES**

SERVICING

- + Ascension will be a fully serviced community with piped water, sanitary and storm water infrastructure.
- + A Servicing Study and Master Drainage Plan were completed for the Ascension Conceptual Scheme and updated with additional information as part of the land use amendment application.
- + Ongoing collaboration has occurred with both Rocky View County and the City of Calgary regarding the details of these studies and associated strategies.



SCHOOLS

- + We spoke with both the Calgary Catholic School District (CCSD) and Rocky View Schools (RVS) and both indicated a school site is not warranted or feasible in the plan area.
- + RVS indicated that the Bearspaw School is "nearby", "not at capacity" and "has the ability to grow", and that they "don't see the requirement of land to be set aside for a schools", in Ascension.
- + The CCSD indicated that "a viable school site is not feasible in this development" because of "the area's topography", "environmental requirements and setbacks needed to protect the creek splitting the development and pond/wetland area occupying a large area of the south of the site" and "impediments that infrastructure (high tension power lines and interchange) imposes on the south-eastern portion of the development".

An aerial photograph of a vast landscape during the golden hour. A winding river flows through a valley, surrounded by rolling hills and fields. In the distance, a range of mountains is visible under a warm, orange-hued sky. The foreground shows a mix of green and yellow vegetation. The overall scene is peaceful and expansive.

CONTEXT

HISTORICAL GROWTH



2021



2020



2019



2018



2017



2014



2013



2012



2011



2010



2009



2008



2007



2006



2005



2003



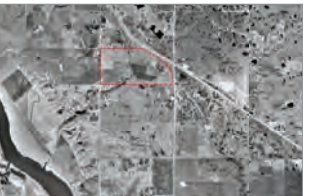
2001



2000



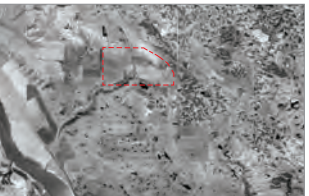
1989



1979



1970



1966



1962



1949

HISTORICAL GROWTH



1970



HISTORICAL GROWTH



HISTORICAL GROWTH



HISTORICAL GROWTH





NEXT STEPS

WHAT IS THE TIMING OF DEVELOPMENT?

- + We received several questions about the timeline for the development, specifically when construction will start, when lots and homes will be available for purchase and when the first homes can be occupied.
- + The timing of development will depend on when the land use amendment is approved by Council.
- + If the land use is approved this winter construction on the site could start as soon as 2024 with the first homes available in 2025.
- + Residential development will generally start from the central southeast and move towards the northwest.
- + It is anticipated that Ascension could be built out within approximately 10-15 years from the start of construction.

HOW CAN I SHARE MY FEEDBACK?

- + **We appreciate your comments and feedback.**

Please fill in a Feedback Survey (closing Sep 26)



- + **Send your comments to Rocky View County.**

The updated application will be circulated again by Rocky View County soon.

- + **Let's stay in touch.**

If you have questions please contact us.

dhenshaw@bastudios.ca

- + **Keep informed on the project.**

Information will be updated online, including today's presentation and Feedback Survey.

highfieldbearspaw.com





ASCENSION

QUESTIONS?