

# Ascension Conceptual Scheme (ACS)

## Calgary Metropolitan Region Board Interim Regional Evaluation Framework | Evaluation Criteria

IGP Policies	Application Response
<b>3.2 Region-wide Policies</b>	
<p>3.2.1 Principles, Objectives, and Policies</p> <p>Did the proposed statutory plan or existing statutory plan amendment address the Principles, Objectives, and Policies of the IGP?</p>	<p><b>Principle 1: Promote the Integration and Efficient Use of Regional Infrastructure</b></p> <p>The Ascension Conceptual Scheme aligns with the principles of the IGP as it optimizes the use of existing infrastructure and services in the area through its location nearby significant existing infrastructure, including Highway 1A, the Bearspaw Regional Wastewater Treatment Plant and Blazer Water Treatment System. The Conceptual Scheme provides for a more efficient and sustainable development form and a sensitive transition between urban and rural densities.</p> <p><b>Principle 2: Protect Water Quality and Promote Water Conservation</b></p> <p>The plan area falls within the Bearspaw-Glenbow Master Drainage Plan and stormwater management facilities will be sized in a way that controls the discharge to the levels established in the plan. In addition, the following policies in the Conceptual Scheme will ensure the protection of water quality and promote water conservation:</p> <ul style="list-style-type: none"> <li>• <b>Policy 8.1.2</b> - Stormwater management facilities shall be designed and constructed in accordance with the approved Master Drainage Plan, County Servicing Standards, County Policy and Provincial regulations.</li> <li>• <b>Policy 8.1.4</b> - Stormwater design should provide wetland treatment systems that improve stormwater quality and meet the guidelines of Alberta Environment.</li> <li>• <b>Policy 8.1.5</b> - Stormwater shall be conveyed in a manner that protects downstream properties.</li> <li>• <b>Policy 8.1.10</b> - Due to the direction of drainage and proximity of the area to the Bearspaw Reservoir which is used as a source of drinking water for many regional municipal systems, stormwater planning, design, and management shall occur in accordance to Alberta Environment guidelines.</li> </ul> <p>Finally, the natural ravine and drainage course transecting the plan area, as well as the natural wetland have been preserved to support stormwater flows, retain a natural corridor supporting ecological diversity and provide a valuable recreational amenity for area residents.</p> <p><b>Principle 3: Encourage Efficient Growth and Strong and Sustainable Communities</b></p>

	<p>The Conceptual Scheme supports the development of a complete community that efficiently utilizes land and provides a variety of housing types and services. The density and scale of development is contextually appropriate, forming a buffer between Country Residential areas to the north and south, and suburban communities within the city of Calgary to the East.</p> <p>Section 2.2 of the Conceptual Scheme outlines the plans guiding principles, which include respect and preservation of the natural environment and topography, providing a range of housing types, and supporting the area with a Market Place containing complementary commercial uses for the plan area and surrounding communities. The employment uses support the financial sustainability of the County through a diversified tax base in addition to providing local services to the Bearspaw community which is currently comprised almost entirely of residential uses.</p>
<p>3.2.2 Demonstrate collaboration to coordinate with other member municipalities</p> <p>Did the applicant municipality collaborate to coordinate planning for land use, infrastructure, and service provision with other member municipalities:</p> <ul style="list-style-type: none"> <li>○ where appropriate;</li> <li>○ within 1.6 km of the boundaries of the new area structure plan or the existing area structure plan amendment area or an agreed upon notification area between the member municipalities; and</li> <li>○ the coordination demonstrated through processes, and/or instruments that comply with all components of Policy 3.2.2 of the IGP, if applicable?</li> </ul>	<p>As a statutory document, policies within the Conceptual Scheme addressing intermunicipal matters provide a strong framework for future planning and development approval processes. Referral to the Board also allows for regional decision-making on a development when it is not clearly required.</p> <p>As the plan area is within 1.6 km of the city of Calgary boundaries, the City of Calgary Administration, and residents within Calgary were engaged throughout the development of the Conceptual Scheme. The Applicant invited residents to participate in two open houses held in spring 2017 prior to the submission of the plan to the County. An overview of the community consultation that took place and its outcomes is detailed in Section 11 of the Conceptual Scheme.</p> <p>Rocky View County circulated the Conceptual Scheme to the City of Calgary during both the first circulation process in mid-2017 and again during the recirculation in late-2020. In 2019-2020, prior to the re-circulation, several meetings took place between Rocky View County, the City of Calgary and the applicant regarding various elements of the Conceptual Scheme, particularly with respect to transportation and servicing.</p> <p>The City raised concerns relating to interface policies, transportation capacity and timing, water quality impacts, and cost sharing between the County and City. The Applicant has worked with the County and City to thoughtfully address these concerns:</p> <ul style="list-style-type: none"> <li>• Section 6.7 of the Conceptual Scheme addresses boundary interface considerations and, at the City’s request, additional policies were added to the subsection detailing the interface with the community of Tuscany.</li> <li>• Several meetings took place between the County, City, Alberta Transportation, and the applicant through 2019 and 2020 to gain consensus on the population, growth and traffic</li> </ul>

	<p>assumptions utilized in the TIA. Additional detail on the function, timing and funding of the transportation network have been included in Section 7 of the Conceptual Scheme following these meetings and feedback received through the circulation process. The interchange at Highway 1A (Crowchild Trail) and 12 Mile Coulee Road, under Alberta Transportation control, is in the City of Calgary and would be utilized by the development. Additional collaboration would continue to take place between these groups as both the plan area and interchange upgrades progress at future approval stages.</p> <ul style="list-style-type: none"> <li>• Policies 7.1.1, 7.1.2 and 7.1.3 were added to detail the additional work to take place on the transportation network.</li> <li>• With respect to the stormwater concerns, the Conceptual Scheme outlines several policies to ensure the protection of water quality as detailed above, and Policy 8.1.10 was added to specifically address Calgary’s concerns over impacts to the Bearspaw Reservoir. Additional detail is included in the Staged Master Drainage Plan which supports the development proposal.</li> <li>• It is acknowledged that subsequent agreements will need to be put in place between the County and City on cost-sharing strategies for regional facilities and infrastructure, and the Plan policies provide for this at the subdivision stage where the detailed design and the extent of cross boundary impacts are best considered.</li> <li>• Policy 12.1.2 was added to the Conceptual Scheme to address City comments regarding cost sharing and other cross boundary matters: “Prior to subdivision approval, the County, in consultation with The City of Calgary, shall review the impacts to The City of Calgary’s infrastructure and services. If material impacts are found, a cost sharing agreement and/or alternative appropriate mechanisms shall be in place prior to subdivision to address those impacts.</li> </ul>
<p>3.2.3 Water, wetlands and stormwater</p> <p>Does the proposed statutory plan or existing statutory plan amendment:</p> <ul style="list-style-type: none"> <li>○ Protect source water quality and quantity in accordance with federal and provincial legislation and regulation, promote water conservation, and incorporate effective stormwater management;</li> <li>○ Adhere to the provincially identified wetland classification system, and incorporate measures to minimize and mitigate adverse impacts on wetlands;</li> </ul>	<p>Section 8.1 Stormwater Management of the Conceptual Scheme includes direction and policies to ensure implementation of a sustainable, resilient and efficient stormwater management system. Watershed features such as the existing topography, natural drainage channels and wetlands have been considered in the design of the stormwater infrastructure system, and runoff is proposed to be conveyed by a dual system composed of overland drainage and underground pipe systems. Multiple policies are included to ensure the protection of source water quality and quantity in accordance with all Municipal and Provincial standards. The Conceptual Scheme also notes that “during detailed design and wherever possible and practical, the development will incorporate Low Impact Design (LID) measures and Best Management Practices (BMP) to further reduce the runoff volume and improve the water quality being discharged.”</p>

<ul style="list-style-type: none"> <li>○ Address Regional Corridors Policies 3.5.1.1, and 3.5.2.1 of the IGP, if applicable; and</li> <li>○ Provide mitigation measures and policies to address identified adverse impacts on existing or planned regional infrastructure, regionally significant corridors, and community services and facilities?</li> </ul>	
<b>3.3 Flood Prone Areas</b>	
<p>3.3.1 Development in floodways</p> <p>Does the proposed statutory plan or existing statutory plan amendment protect provincially identified floodways from development?</p>	N/A
<p>3.3.2 Flood protection in flood fringe areas</p> <p>Does the proposed statutory plan or existing statutory plan amendment apply to lands that will result in development in a provincially identified flood fringe area?</p>	N/A
<b>3.4.1 Intensification and Infill Development</b>	
<p>3.4.1.1 Intensification and Infill in existing settlement areas in cities, towns, and villages</p> <p>Does the proposed statutory plan or existing statutory plan amendment apply to lands within a city, town or village?</p>	N/A
<p>3.4.1.2 Intensification and Infill of existing settlement areas in hamlets and other unincorporated urban communities within rural municipalities</p> <p>Does the proposed statutory plan or existing statutory plan amendment apply to lands within an existing settlement area in a hamlet or other unincorporated urban community within a rural municipality?</p>	N/A
<b>3.4.2 Expansion of Settlement Areas</b>	

<p>3.4.2.1 Expansion of settlement areas in a contiguous pattern.</p> <p>Does the proposed statutory plan or existing statutory plan amendment apply to lands adjacent to an existing built-up or previously planned settlement area? If so, does the statutory plan or existing statutory plan amendment:</p> <ul style="list-style-type: none"> <li>○ Plan for and result in development in a contiguous pattern;</li> <li>○ Achieve an efficient use of land;</li> <li>○ Provide for a mix of uses;</li> <li>○ Provide access to a community node(s), planned at a scale appropriate to the development;</li> <li>○ Make efficient and cost-effective use of existing and planned infrastructure through agreements with service providers and connect to municipally-owned, or franchised water and wastewater services; and</li> <li>○ Provide access to community services and facilities, or make efficient and cost-effective use of existing and planned community services and facilities through applicable municipal agreements with service providers at the appropriate time, where appropriate?</li> </ul>	<p>The Conceptual Scheme does not strictly meet the definition for expansion of a settlement area, as the lands have previously been designated for country residential in the Bearspaw ASP. However the Bearspaw ASP was adopted in 1994 and so it is an extremely outdated statutory plan which now does not reflect sustainable planning practice. The proposal and site location share many of the characteristics of a settlement area expansion, adjoining communities in the city of Calgary along its eastern boundary and located close to significant infrastructure which is commonly seen in settlement areas. The proposal provides a sensitive interface and integration of development forms with higher densities in Calgary.</p> <p>As detailed in Section 6.0 of the Conceptual Scheme, the provision of a Marketplace, and a range of housing options and densities, is an efficient use of land for this unique context between urban and country residential development forms. The plan area will accommodate a mix of uses, with the Marketplace serving as a community node for not only the plan area but the surrounding Bearspaw community (Section 6.3).</p> <p>The plan area location and land uses proposed also allow for the efficient and cost-effective use of existing and planned infrastructure. The proximity to the major Highway 1A and 12 Mile Coulee Road interchange provides efficient access to the plan area, and interim improvements to support ongoing acceptable functioning of this interchange prior to longer term permanent upgrades (to be initiated by AT) have been detailed in Section 7.0. As outlined in Section 9, water servicing will be provided by Blazer Water Systems and sanitary services will be connected to the Bearspaw Regional Wastewater Treatment Plant.</p> <p>Efficient access has been provided from the plan area to the Bearspaw Lifestyle Centre and School, and policies in the Conceptual Scheme (e.g. Policy 12.1.2) provide a framework for the establishment of intermunicipal agreements on community service provision at the future subdivision stage.</p>
<p>3.4.2.2 Expansion of settlement areas with 500 or greater new dwelling units</p> <p>Does the proposed statutory plan or existing statutory plan amendment apply to lands adjacent to an existing built-up or previously planned settlement area, that will result in 500 or greater new dwelling units? If so, does the statutory plan or existing statutory plan amendment:</p> <ul style="list-style-type: none"> <li>○ Comply with all components of Policy 3.4.2.1 of the IGP (above);</li> </ul>	<p>As detailed in Section 6.2, the Conceptual Scheme proposes approximately 883 new dwelling units, comprising of 540 single family units, 43 comprehensively planned units and up to 300 Senior’s Residential units. In addition to the range of housing forms and options, employment and community service uses will be accommodated within the Market Place. Policy 6.2.2 notes: “The Market Place should be developed to accommodate anchor commercial and a variety of neighbourhood scale retail goods and services, including: food, beverage and entertainment operators to provide amenities to the area residents, in addition to office and professional employment opportunities.” This mix of uses provides for an efficient utilization of the land at this location for the proposed and existing Bearspaw population.</p> <p>Supporting this mix of land uses, the Conceptual Scheme includes a well-connected road network and pathway system to accommodate a range of vehicular and active connectivity</p>

<ul style="list-style-type: none"> <li>○ Provide employment uses, and community services and facilities;</li> <li>○ Provide access to community node(s) located in proximity to existing, planned and/or future transit;</li> <li>○ Connect to existing, planned and/or future local and/or regional transit and active transportation networks; and</li> </ul> <p>Provide for a range of housing forms and options?</p>	<p>options, for within the plan area and with the surrounding communities. Details of the active transportation network are outlined in Section 6.4 and of the vehicular transportation network in Section 7.0.</p> <p>Policy 7.2.7 of the Conceptual Scheme promotes transit connectivity with the local Bearspaw area and existing transit services in the city of Calgary. Policy 12.1.2 would guide any future agreements on extension of a City transit service at future development approval stages, where demand warrants this.</p>
<p>3.4.2.3 Rationale for expansion of settlement areas that do not meet all components of Policy 3.4.2.1 and 3.4.2.2</p> <p>Did the applicant municipality provide rationale for expansion of a settlement area that does not comply with all components of Policy 3.4.2.1 and 3.4.2.2?</p>	<p>The Ascension Conceptual Scheme complies with Policies 3.4.2.1 and 3.4.2.2 of the IGP.</p>
<p><b>3.4.3 New Freestanding Settlement Areas</b></p>	
<p>3.4.3.1 New freestanding settlement areas</p> <p>Does the proposed statutory plan or existing statutory plan amendment apply to lands that are not contiguous to existing built or planned settlement areas?</p>	<p>The conceptual scheme does not propose a new freestanding settlement area.</p>
<p>3.4.3.2 New freestanding settlement areas with 500 or greater new dwelling units</p> <p>Does the proposed statutory plan or existing statutory plan amendment apply to lands that are not contiguous to existing built-up or planned settlement areas, and will result in 500 or greater new dwelling units?</p>	<p>Not applicable. See 3.4.3.1 above.</p>
<p>3.4.3.3 Rationale for new freestanding settlement areas with 500 or greater new dwelling units that do not meet all components of Policy 3.4.3.2</p> <p>Did the applicant municipality provide rationale for a new freestanding settlement area that will result in 500 or greater new dwelling units that does not comply with all components of Policy 3.4.3.2?</p>	<p>Not applicable. See 3.4.3.1 above.</p>

<b>3.4.4 Country Residential Development</b>	
<p><b>3.4.4 Country Residential Development</b></p> <p>Does a proposal for new country residential areas, cluster country residential development, or infill and intensification of an existing country residential area result in development of 50 new dwelling units or greater? If so, does the proposed development:</p> <ul style="list-style-type: none"> <li>○ Comply with all applicable components of Region-wide Policies 3.2.1, 3.2.2, and 3.2.3 of the IGP;</li> <li>○ Comply with Flood Prone Areas Policy 3.3.1 and 3.3.2 of the IGP, if applicable; and</li> <li>○ Comply with Regional Corridors Policies 3.5.1.1, and 3.5.2.1 of the IGP, if applicable?</li> </ul>	<p>The Conceptual Scheme proposes a residential community within an area designated for Country Residential in the Bears paw ASP and is proposing more than 50 dwelling units.</p> <p>To efficiently develop the lands in a way that best capitalizes on the access to regional transportation and utilizes existing infrastructure in the area, a transitional density of 3.76 UPA (9.3 UPHa) is proposed for the plan area, resulting in approximately 883 dwelling units. This density is positioned between the existing and planned country residential to the north, south and west, and existing suburban residential communities to the east in Tuscany / the City of Calgary. This mid-point density between typical country residential and suburban development provides an appropriate transition and metropolitan edge condition at the regional scale. Section 6.7 of the Conceptual Scheme provides additional detail on specific interface conditions and transitional tools on each side of the plan area.</p> <p>As outlined in more detail above, the Conceptual Scheme also shares characteristics of a settlement area expansion and it complies with all the applicable policies of that section in addition to the Regional Corridor, Flood Prone Area and Region-wide policies.</p>
<b>3.4.5 Employment Areas</b>	
<p><b>3.4.5.1 New employment areas</b></p> <p>Does the proposed statutory plan or existing statutory plan amendment apply to lands that will result in development of a new employment area? If so, does the proposed statutory plan or existing statutory plan amendment:</p> <ul style="list-style-type: none"> <li>○ Make efficient and cost-effective use of existing and planned infrastructure and services?</li> </ul>	<p>The Ascension Conceptual Scheme includes employment lands identified as the Marketplace. Section 6.2 details policies for the Market Place and Sections 8.0 and 9.0 detail the stormwater and utility servicing for the entire plan area including the Market Place. Similar to the efficiency of the overall plan area, the Market Place represents a new employment area that will capitalize on existing infrastructure and services to provide needed services to the plan area and surrounding Bears paw community. The plan area is directly adjacent to a regionally significant transportation corridor (Level 2 Highway) and major interchange, and nearby existing water and wastewater facilities that can be utilized to service the plan area.</p>
<p><b>3.4.5.2 Connections to transit stations and corridors</b></p> <p>Does the proposed statutory plan or existing statutory plan amendment for development that will result in a new employment area:</p> <ul style="list-style-type: none"> <li>○ Plan for connections to existing and/or planned transit where appropriate?</li> </ul>	<p>As demonstrated on Figure 13, the plan area is nearby the Tuscany LRT Station and is adjacent to Crowchild Trail / Highway 1A which is identified in Schedule 3 of the IGP as a Level 2 Highway and in Schedule 4 of the IGP for public and private intermunicipal transit. In addition, Policy 7.2.7 in the ACS states: “Roads within the CS should be designed to satisfy future transit service through the use of a well-connected street collector network with no dead end roads. Transit should have the ability to connect through the site into other portion of Rockyview County either by through extended City service or RVC localized transit”.</p>
<b>3.5 Regional Corridors</b>	

<p><b>3.5.1.1 Mobility corridors</b></p> <p>Is the proposed statutory plan or existing statutory plan amendment for lands within 1.6 kilometres of a regionally significant mobility corridor identified on Schedule 3 and/or 4 of the IGP? If so, does the proposed statutory plan or existing statutory plan amendment:</p> <ul style="list-style-type: none"> <li>○ Identify the mobility corridor on maps;</li> <li>○ Demonstrate that the proposed land-use, built form and density optimizes the proximity and adjacency to regionally significant mobility corridors; and</li> </ul> <p>Provide mitigation measures and policies to address identified/potential adverse impacts on regionally significant mobility corridors?</p>	<p>The plan area is adjacent to Crowchild Trail / Highway 1A which is identified in Schedule 3 of the IGP as a Level 2 Highway and in Schedule 4 of the IGP for public and private intermunicipal transit. The regional transportation network is demonstrated in Figure 13 of the ACS, which includes roads, pathways and transit.</p> <p>Details of the local and regional transportation networks are outlined in Section 7.0 of the Conceptual Scheme. The plan area can be accessed off Highway 1A at Bearspaw Road and 12 Mile Coulee Road. Interim improvements to the Highway 1A and 12 Mile Coulee Road intersection are proposed with a Continuous Flow Intersection (CFI) prior to the permanent interchange upgrade.</p> <p>All interior roads will be designed to Rocky View County standards.</p>
<p><b>3.5.2.1 Transmission Corridors</b></p> <p>Does the proposed statutory plan or statutory plan amendment area include transmission corridor right-of-ways and/or related infrastructure identified on Schedule 5 and/or 6 of the IGP within the statutory plan area boundary? If so, does the proposed statutory plan or existing statutory plan amendment:</p> <ul style="list-style-type: none"> <li>○ Identify the transmission corridor rights-of-way or related infrastructure on maps;</li> <li>○ Provide a rationale, servicing agreements, and supporting policies for crossing, accessing and/or connecting to regionally significant transmission corridor rights-of-way or related infrastructure; and</li> <li>○ Provide mitigation measures and policies to address identified/potential adverse impacts on regionally significant transmission corridor rights-of-way or related infrastructure?</li> </ul>	<p>As demonstrated in Schedule 5 of the IGP, the plan area is nearby public wastewater and private water facilities and an intermunicipal water line. As outlined in Section 9 of the Conceptual Scheme, water servicing will be provided by Blazer Water Systems and sanitary services will be connected to the Bearspaw Regional Wastewater Treatment Plant, and these network connections have been detailed in Figures 20, 21, 22 &amp; 23.</p> <p>The plan area is bounded on the eastern edge by a power transmission line demonstrated in Schedule 6 of the IGP. The plan area does not contain this ROW.</p>