



# REVITALIZE BRAGG CREEK

*A PLAN THAT COMES WITH ACTION*

HAMLET OF BRAGG CREEK REVITALIZATION PLAN - DECEMBER 2015





## ACKNOWLEDGMENTS

We would like to thank Rocky View County Reeve and Council for their support of the Bragg Creek Revitalization Plan.

A big thank-you to all the community members who took part in our engagement workshops, open houses, design charrettes, or sent their comments to us during the visioning process. We look forward to your active participation in implementing this Plan.



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- 1.2 Plan Guide
- 1.3 Hamlet Recommended Actions

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- 2.1 Implementation Framework
- 2.2 Implementation Matrix

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Full Size Sketches

## PLAN SUMMARY: A PLAN FOR ACTION

A plan that comes without action is merely a dream—this Plan is different. It begins with the actions necessary to attain the goals and vision crafted by the Bragg Creek community. The highly engaging and broad community plan-making process started by confirming the vision described in the Greater Bragg Creek Area Structure Plan and considering the full range of possibilities for the community. The right balance between proper growth, change and conserving the precious community character were of utmost importance in developing the Hamlet Revitalization Plan. Better connecting the community, protecting it from further flooding, as well as building a thriving and resilient local economy, were also tantamount to directing positive change.

Each part of the community is an important building block in the Plan. Together, they form the identity of Bragg Creek, and it is through joint action that the Hamlet becomes stronger as a whole. This practical and wide-reaching action plan will fulfill the community vision with the contribution and commitment of the Bragg Creek Community working with the support of Rocky View County as well as other invested parties.

Each community member has a role in Bragg Creek's revitalization and growth. No area or member has been left out. People in the community must believe working together can make a difference and organize by getting involved in one or more of the community improvement areas:

1. Hamlet Wide
2. Hamlet North
3. Hamlet Core
4. Heritage Mile
5. Hamlet West
6. Hamlet Expansion

Organization for success is already underway. Rocky View County is committed to implementation of the plan by supporting the continuing organization within the community through meetings and facilitation, as well as creating further resources to complete the necessary infrastructure improvements aligned with annual capital budgets. The County has set the stage with funding confirmed for updated Design Guidelines and staged improvements on the Heritage Mile Trailhead & Park. However, initiation and completion of some of the projects within the action plan will require additional funds and resources, including other private and public funding. The spectrum of these funding opportunities is connected to the actions in the Plan.

In the end, this Bragg Creek Revitalization Plan will test the resilience of the community as it did during the flood of 2013, but this time it is about positive change. The Plan will help create a renewed community along the Elbow River and inspire a collective vision that not only makes a difference for existing residents and businesses but, more importantly – these actions will create an insightful pathway of invigorated health for generations to come.

## Key Recommended Actions List

### HAMLET WIDE

- ➔ 1. Prepare Hamlet Design Guidelines
- ➔ 2. Connect the Community
- ➔ 3. Manage Flood Hazard

### HAMLET NORTH

- ➔ 4. Encourage Residential Infill
- ➔ 5. Improve Trails, Wayfinding & River Access

### HAMLET CORE

- ➔ 6. Increase Density & Housing Diversity
- ➔ 7. Develop Recreation & Public Space
- ➔ 8. Enhance Public Realm

### HERITAGE MILE

- ➔ 9. Encourage Residential Infill
- ➔ 10. Develop Trailhead & Park
- ➔ 11. Enhance White Avenue

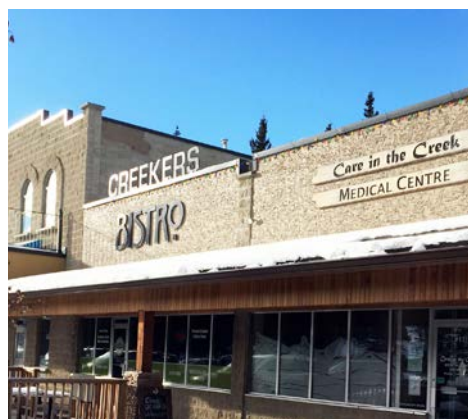
### HAMLET WEST

- ➔ 12. Improve Connectivity

### HAMLET EXPANSION

- ➔ 13. Determine Steps for Future Development







# PART 1: THE PLAN





## 1.0 ACTION PLAN

### 1.1 Plan Approach

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### 1.3 Hamlet Recommended Actions

## 2.0 IMPLEMENTATION

### 2.1 Implementation Framework

### 2.2 Implementation Matrix

## 1.0 ACTION PLAN





## 1.0 ACTION PLAN

### 1.1 Plan Approach

This Plan was developed through extensive consultation with the community of Bragg Creek and County Staff. Key recommendations represent months of conversations, community workshops, and feedback combined with urban design and professional planning expertise. A full description of the engagement process is outlined in Part 2, Section 1.4.

The Plan vision is to invigorate the community and economy of Bragg Creek for long-term health and resilience. Plan recommendations build on the principle that successful community revitalization is often led by public realm improvements. Private investment follows thereafter and creates the necessary elements for success. Specifically, a high quality and inviting public environment can be traced to six economic benefit streams:

- Attracting business
- Increasing land / property values
- Attracting visitors
- Increasing tourism
- Improving productivity
- Enhancing image

The main opportunities for transforming the Hamlet have centered on the power of urban design and land use planning to reach the vision and goals of the community, which were identified in three basic building blocks:

**Bragg Character:** The community has a definitive character both in physical form as well as in its social fabric and identity. Reinforcing this 'Bragg Character' through strengthened design guidelines and public realm improvements was viewed by many citizens and stakeholders as critical.

**Connected Community:** Community members are seeking greater physical and social connection to each other, and for those visiting the Hamlet. "Connect the disconnected" became a common phrase heard throughout the Plan process. This means not only improving pedestrian routes, but also social communication channels between various citizen groups, stakeholders and between the County and Hamlet residents.

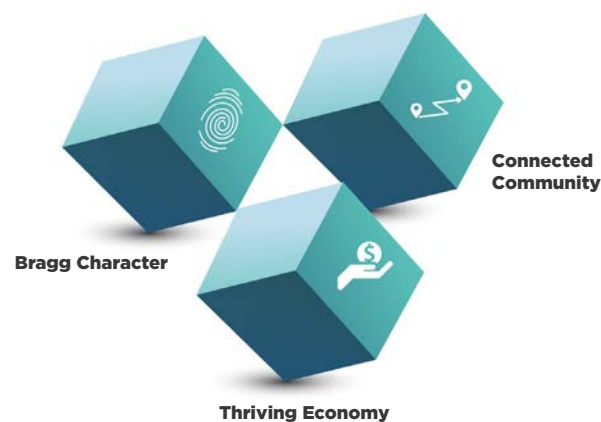
**Thriving Economy:** The struggles of local businesses are real. Improvements to the local economy are critically important. Initiatives to address this may be policy amendments that make businesses more attractive in the hamlet, better public spaces and hamlet recreation opportunities to encourage tourists to linger longer, and a diversified housing stock to ensure the hamlet reaches a critical mass to sustain local business.

### 1.2 Plan Guide

The Revitalization Plan is about taking action and improving the community—one realistic step at a time. For this reason, we have split the document into two separate parts, "Part 1: Action Plan" and "Part 2: Background to the Plan". Part 1 provides a set of key recommended actions and focuses on implementation, while Part 2 provides the rationale and background studies, which includes months of consultation and idea building in partnership with the community.

The set of recommended actions are intended to inspire local initiative and provide a framework for change. It is to be used by developers (when preparing a development application), Rocky View County (to identify bylaws, plans and policies that may need to be amended), and local business owners, land owners and residents—to understand the vision for the hamlet and generate leadership and cooperation among the varied and passionate groups who currently operate within the community.

Outlining a set of actions that can be implemented now, or in the short and medium term will help Rocky View County elected officials, Rocky View Staff, developers and the public to understand the shared goals and vision for the community and ensure the Hamlet remains a dynamic place to live and visit. The Implementation Matrix in Section 2.2 provides further detailed steps on how the community can make this plan a reality and implement the recommended actions identified in this Plan.





## 1.3 Hamlet Recommended Actions

The Bragg Creek Revitalization Plan approach focuses on four key areas: physical improvements, economic improvements, policy amendments and community and culture. The following set of recommendations, together, form a strategy for a revitalized Bragg Creek and are to be used as a guide for future development decisions, infrastructure spending, policy direction, and inspiring local leadership and initiative.

The recommendations have been organized into character areas as means of preserving the unique characteristic of each Hamlet area which exists today, and to encourage future development to maintain and further enhance these positive attributes through the key actions presented in this document.

**Hamlet Wide** Bragg Creek is known as the ‘Gateway to the Kananaskis’, and has a lot to offer in terms of natural amenities and quaint hamlet character with unique shopping and dining opportunities. Future development should look to strengthen the Bragg Creek brand and build on the existing qualities of the Hamlet through enforceable design guidelines, creating a connected and walkable community, and managing the flood risk presented by the Elbow River.

**Hamlet North** is residential in character with large treed lots. Given its proximity to the commercial core and existing parcel sizes, goals for the area should be to provide infill development that respects the existing residential context – providing much needed housing diversity and affordability.

The **Hamlet Core** is physically compact and the commercial heart of the Hamlet. Future development should aim to enhance this quality, improving pedestrian connections and public space to foster a truly vibrant downtown area. The Elbow River is a prominent feature, and new development should embrace its power as a public amenity—strengthening its connection to the downtown core.

**Hamlet Heritage Mile** is a secondary commercial area of historical significance, with a substantial residential component. Connectivity is a major concern and future improvements should consider streetscape enhancements and how to manage parking effectively, in addition to residential infill.

**Hamlet West** is more rural in nature than the other Hamlet areas, with large existing residential lots. While the area is west of the Elbow River, it remains relatively close in terms of walkable distances. Improvements should focus on bridging the connection to the Hamlet Core, providing a secondary means of egress and eventual development of the Elkana Ranch Lands.

The **Hamlet Expansion** area is part of the South Policy Area that lies between HWY 22 and Bragg Creek Provincial Park. It is slated to accommodate an appropriate range of residential and institutional land uses and the logical extension of transportation connections into the Hamlet. Before any development proceeds a comprehensive land use strategy supported by technical and servicing studies is needed.



## Character Areas

HAMLET WIDE



HAMLET NORTH



HAMLET CORE



HAMLET HERITAGE MILE



HAMLET WEST



HAMLET EXPANSION





## Area Characteristics

- Trailhead community
- Small Hamlet feel
- Unique shopping and dining opportunities
- Pedestrian-scaled core
- Character housing (treed lots)
- Proximity to Elbow River
- Gateway to Kananaskis

## Summary of What We've Heard...

- Improve pathways & connections
- Diversify housing and improve affordability
- Business and economic development
- Beautification & community enhancement
- Improve infrastructure & safety
- Flood mitigation
- Bring Bragg Creek together/central community hub
- Build on local energy + initiatives

## Key Visions for the Hamlet

- Foster a distinct & unique Bragg Creek character and identity
- Create a connected and walkable community
- Sustain a thriving local economy
- Bring the community together



# 01



## PREPARE HAMLET DESIGN GUIDELINES

Strengthen existing design guidelines in order to achieve a sense of visual consistency and character that makes the Hamlet of Bragg Creek a truly special place to live and visit.

### Potential Scope of Design Guidelines



SITE PLANNING



WAYFINDING + SIGNAGE



BUILDING FACADE



STREETScape DESIGN



BUILDING MATERIALS



BUILDING HEIGHTS



ARCHITECTURAL STYLE



FLOOD-RESILIENT DESIGN



RECOMMENDED ACTION	KEY STEPS	KEY PERSONNEL	FUNDING OPPORTUNITIES
Prepare more robust and enforceable Hamlet Design Guidelines	<ul style="list-style-type: none"> <li>Consult the Community</li> <li>Draft Guidelines</li> <li>Council Approval</li> <li>Enforceable Guidelines embedded into Statutory Plans or Bylaws (e.g. LUB)</li> </ul>	RVC Administration	Rocky View County Budget for Hamlet Design Guidelines confirmed

# 02



## CONNECT THE COMMUNITY

Improve the pedestrian experience in the Hamlet through pathway and trail upgrades, seating areas, making it easier to get around via wayfinding, and better connections to the abundance of trails in the area.

### Bragg Creek

GATEWAY TO KANANASKIS

#### HERITAGE MILE LOOP

Shops  
Restaurants  
Hotels  
Parking & Staging Areas  
Public Washrooms  
River lookouts  
Bragg Creek Community Centre  
Balsam Avenue Bridge

#### NORTH BRAGG LOOP

River lookouts  
Residential

#### WEST BRAGG LOOP

Residential  
Pedestrian Bridge

#### PROVINCIAL PARK LOOP

Hiking Trails  
Camp Sites  
Natural Scenery  
Picnic Areas  
Banded Peak School

#### TRANSCANADA TRAIL

**West**  
West Bragg Hiking Trails  
Picnic Areas  
**North East**  
Redwood Meadows  
Camp Kiwanis

(Above) Potential wayfinding signage showcasing what is available in each area.



#### LEGEND



HERITAGE MILE LOOP  
(2000 METERS / 25 MINUTE WALK)



RIVER LOOKOUT



FUTURE ALIGNMENT (2800 METERS)



NORTH BRAGG LOOP  
(1650 METERS / 20 MINUTE WALK)



FUTURE ALIGNMENT  
(1850 METRES)



RIVER LOOKOUT



WEST BRAGG LINK  
(800 METERS / 10 MINUTE WALK)



TRANSCANADA TRAIL



BRAGG CREEK PROVINCIAL PARK LOOP  
(7 KILOMETERS / 2 HOUR AVERAGE WALK)



FUTURE ALIGNMENT



RIVER LOOKOUT



PARKING / STAGING AREA



TRAILHEAD



POTENTIAL PEDESTRIAN BRIDGES

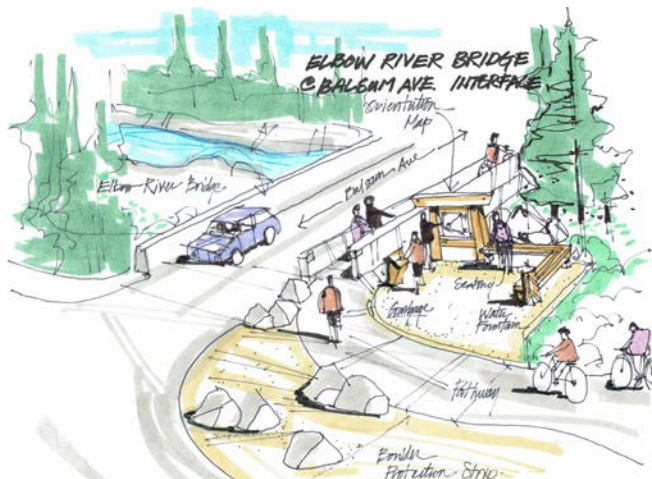
## CIRCULATION & CONNECTIVITY PLAN



Trail connections and Trailhead designs are conceptual in nature and may be subject to change depending on future subdivision and development



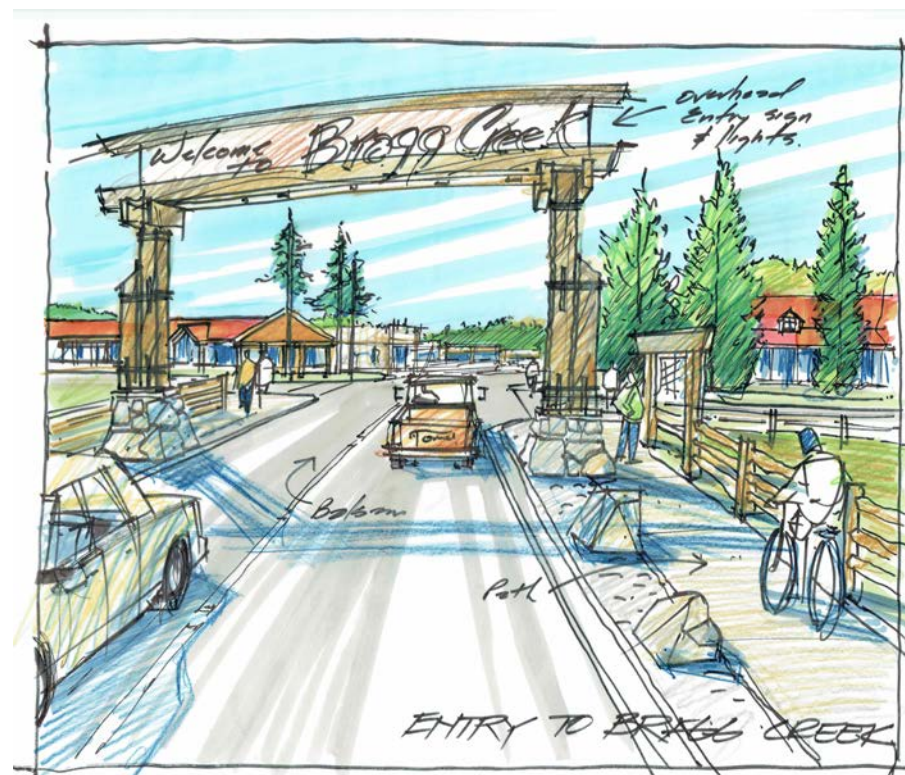
RECOMMENDED ACTION	KEY STEPS	KEY PERSONNEL	FUNDING OPPORTUNITIES
Develop looped pathway connections with staging points at key locations within the Hamlet	<ul style="list-style-type: none"> <li>Confirm looped pathway system design, routes and trailheads and embed into County plans and strategic priorities.</li> <li>Establish construction priorities and secure grant funding / County budget for staged completion</li> <li>Implement staged improvements</li> </ul>	<ul style="list-style-type: none"> <li>RVC Administration</li> <li>Greater Bragg Creek Trails Association</li> </ul>	<ul style="list-style-type: none"> <li>Green Municipal Fund</li> <li>Potential County Budget</li> </ul>



1 BALSAM BRIDGE TRAILHEAD



2 TRADING POST TRAILHEAD



3 GATEWAY TRAILHEAD

# 03



## MANAGE FLOOD HAZARD

Identify flood prone areas and minimize the risks and costs associated with flooding. Provide guidelines for the use/non-use of flood prone areas.

### A. SHARED RESPONSIBILITY

Responsibilities for managing flood hazards are shared among provincial and local levels of government and individual land owners.

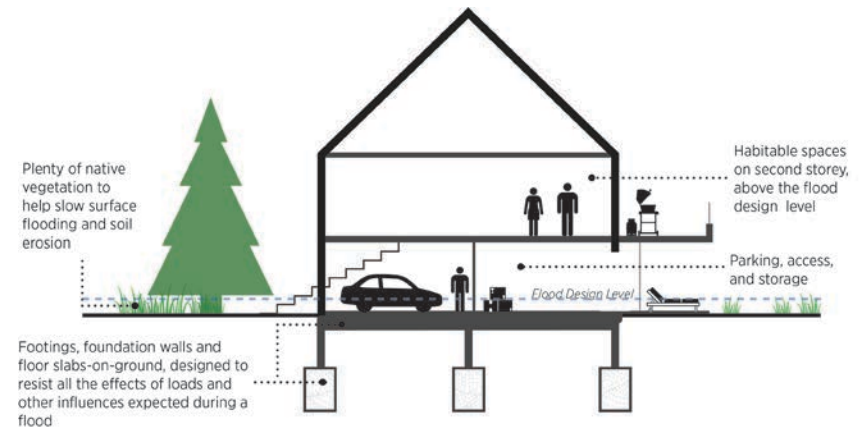
- 1. Provincial Government :** Provide support to local governments on the management of flood prone areas through identification/designation of flood hazard areas and funding dedicated to flood mitigation.
- 2. Municipal Government :** Implement development control measures in flood prone areas that result in construction which can withstand flooding, and can/or easily be restored after inundation.
- 3. Individual landowners:** Landowners are subject to applicable planning legislation and bylaws, however they are also responsible for exercising good judgment in taking the flood hazard into account when they develop on their property.

One approach is to obtain the newly launched insurance coverage that protects homeowners in Alberta against damage caused by overland flooding.

### B. FLOOD-RESILIENT DESIGN

Encourage building and design for flood resiliency

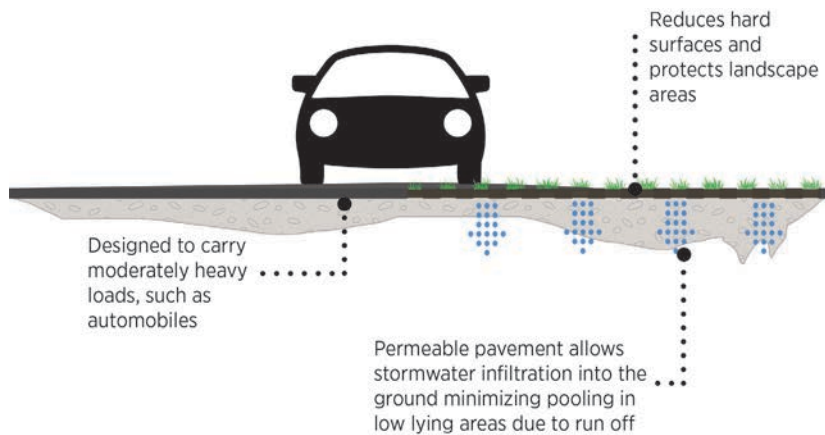
#### Flood-Resilient Housing Design



New homes can adapt to the flood hazard and endure minimal impact in future events with new flood-resistant and environmentally friendly features.

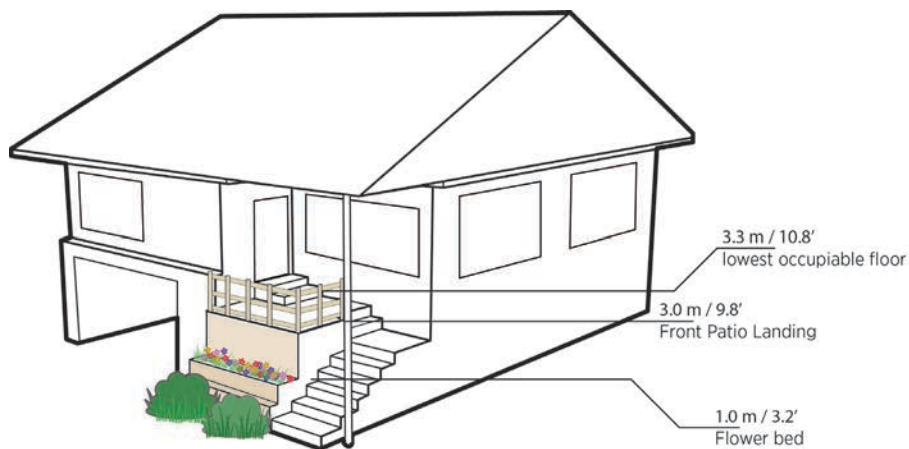
RECOMMENDED ACTION	KEY STEPS	KEY PERSONNEL	FUNDING OPPORTUNITIES
Implement Structural and Non-Structural measures that result in development which can withstand flooding	<ul style="list-style-type: none"> <li>Embrace Flood resilient design</li> <li>Provide certainty regarding future mitigation projects</li> </ul>	<ul style="list-style-type: none"> <li>Province of Alberta</li> <li>RVC Administration</li> <li>Individual landowners</li> </ul>	<ul style="list-style-type: none"> <li>Provincial Government Funding</li> <li>Municipal Sustainability Initiative</li> </ul>





Permeable paving for parking areas, driveways, and road shoulders can be used for flood alleviation and storm water management.

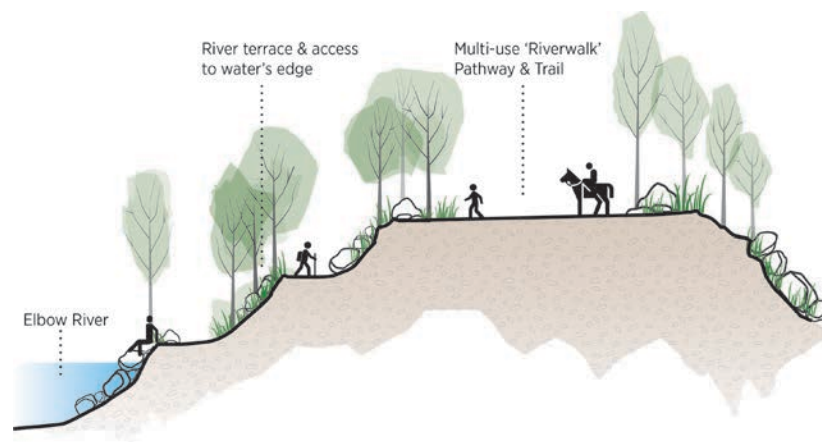
### Flood-Resilient Landscaping



Where the first floor is greater than 900mm (36") above grade, the elevation difference should not be abrupt, but should be split by means of landscaping terracing, exterior stairs, interior level changes such as foyers, or a combination of all the above.

### C. STRUCTURAL MITIGATION

Recommendation that structural dykes respect the Elbow River, and address it as a public amenity.



1. River Vantage Points - *Riverwalk, Calgary* 2. Event Spaces - *Buena Vista River Park Colorado*  
3. Multi-Use Pathways *Boundary Bay Dyke Trail, Vancouver* 4. Wayfinding & Signage *Boundary Bay Dyke Trail, Vancouver*



## Area Characteristics

- Large existing treed lots
- Proximity to the commercial core
- Flood risk potential
- Proximity to the Elbow river

## Summary of What We've Heard...

- Designated parking areas & river access
- Defined distinctions between local roads, grassed areas, and private properties
- Safer walking experience along Wintergreen Road
- Opportunity for some increased housing diversity & affordability

## Key Visions for Hamlet North

- Increased affordability and housing diversity
- Formal riverfront access & look-outs
- Improved pathways & connections



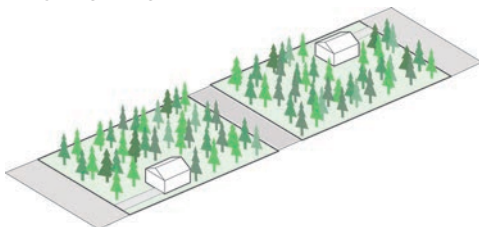
# 04



## HAMLET NORTH: ENCOURAGE RESIDENTIAL INFILL

A diversity of housing types can be achieved through implementing several residential infill strategies. The illustrations below highlight potential infill options for laned parcels that are common to Hamlet North.

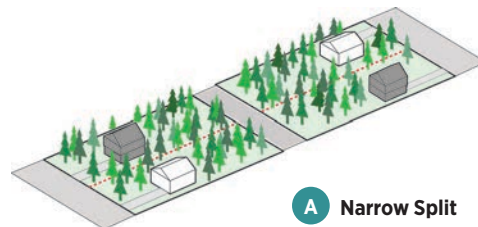
### EXISTING PARCEL



Housing Legend

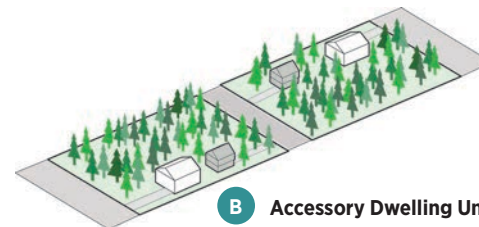


### STRATEGIES



#### A Narrow Split

Parcels with a back lane can be subdivided into a narrow split, where the new infill house will be accessed via the main roadway.



#### B Accessory Dwelling Unit

Parcels with a rear back lane may develop the addition of Accessory Dwelling Units, where it can be accessed via the rear back lane.

### EXISTING BLOCK

AVERAGE PARCEL SIZE: 1.00 ACRE  
# OF DWELLINGS : 10



ESTIMATED POPULATION: 25

### SHORT-TERM (2 - 5 YEARS)

AVERAGE PARCEL SIZE: 0.91 ACRES  
# OF DWELLINGS : 14



ESTIMATED POPULATION: 35

### MEDIUM-TERM (5-10 YEARS)

AVERAGE PARCEL SIZE: 0.77 ACRES  
# OF DWELLINGS : 18



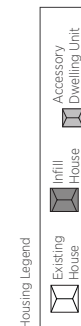
ESTIMATED POPULATION: 45

### LONG-TERM (10+ YEARS)

AVERAGE PARCEL SIZE: 0.72 ACRES  
# OF DWELLINGS : 20



ESTIMATED POPULATION: 50



RECOMMENDED ACTION	KEY STEPS	KEY PERSONNEL	FUNDING OPPORTUNITIES
Encourage re-subdivision of existing serviced parcels and the development of infill suites through more favourable policies	<ul style="list-style-type: none"> <li>Create new hamlet overlay district with Accessory Dwelling Units (ADUs) as a permitted use</li> <li>Amend ASP minimum lot size of 1850m<sup>2</sup> (0.457 ac) for fully serviced parcels to align with LUB</li> </ul>	RVC Administration	Existing County Operating Budget

# 05



## HAMLET NORTH: IMPROVE TRAILS, WAYFINDING & RIVER ACCESS

Connect the un-connected in Hamlet North and incorporate wayfinding signage and riverfront access—taking advantage of the untapped potential of the river as a public resource and ability to invite further tourism.



Example Trails Development



Example Wayfinding / Branded Signage



Potential River lookout Location



Example Lookout

### A. Trail & Pathway Development

Potential future flood mitigation in North Bragg may create the opportunity to utilize municipally owned land for trails development.

A looped pathway connection to the Hamlet core dubbed the “North-Loop” provides access to natural areas and provides safety for trail users by separating vehicular and non-vehicular activities.

### B. Thematic Wayfinding Signs

Supported by the development of Hamlet Design Guidelines, and Hamlet Connector Plan, the North-Loop Walking Trail could employ a common theme and design.

### C. Riverfront Access

River lookout points located along the “North-Loop” could take advantage of natural vistas and vantage points to provide enjoyable and multi-use interpretive experiences for visitors and residents alike.

RECOMMENDED ACTION	KEY STEPS	KEY PERSONNEL	FUNDING OPPORTUNITIES
Pursue trail development in Hamlet North and incorporate wayfinding signage and river access points (e.g. Improve Wintergreen Rd from Balsam Ave to Yoho Tinda Rd for increased pedestrian safety)	<ul style="list-style-type: none"> <li>Investigate grant funding opportunities and potential partnerships</li> <li>Identify alignments and key locations for access</li> </ul>	<ul style="list-style-type: none"> <li>RVC Administration</li> <li>Greater Bragg Creek Trails Association</li> </ul>	<ul style="list-style-type: none"> <li>Green Municipal Fund</li> <li>Community Initiatives Program</li> </ul>





## Area Characteristics

- Hamlet commercial core
- Major transportation connections
- High traffic area
- Highway attraction
- Connection to the river
- Existing vacant land

## Summary of What We've Heard...

- Outdoor community hub
- Accessible and user friendly sidewalks
- Mixed-use town centre
- Beautification & community enhancement
- Seniors accommodation
- Overnight accommodation
- Relationship to the River
- Additional housing/new housing types
- Flood mitigation
- Public park spaces, washrooms, parking

## Key Visions for the Hamlet Core

- Compact, walkable, mixed-use hamlet core
- Improve pathways & connections
- Create central open spaces & gathering areas
- Establishing riverfront public access
- Increasing density, affordability and housing diversity
- Celebrate Bragg character & unique identity

## Bragg Creek Hamlet Core Concept Revitalization Plan

This image is a conceptualized vision of the Hamlet Core from the April 2015 design charrette. This vision represents elements citizens wanted to see in the core combined with design expertise from urban planners. Future development should include these recommended elements (e.g. open space vs. building mix); however actual design and development may look different.



### Recommended Land Uses & Design Strategies

#### Improved Pathways / Pedestrian Connections

1 2 3 4 5 6

#### Central Open Space / Gathering Area

7 8

#### Riverfront Public Access

9 10

#### Increased Density and Housing Diversity

11 12 13 14 15 16 17 18 19

#### Celebrate Bragg Character & Identity

20



## 06



## HAMLET CORE: INCREASE DENSITY and HOUSING DIVERSITY

Improve housing diversity, increase density, and cater to a variety of specific housing needs, through the addition of live/work units, row housing, commercial/residential mixed-use developments, independent seniors living units, and overnight accommodation.



**A.** Live/Work Units **B.** Row Houses **C.** Commercial/Residential Mixed-Use **D.** Senior Housing **E.** Potential 2nd Storey Residential Units on Existing Malls **F.** Overnight Accommodation

RECOMMENDED ACTION	KEY STEPS	KEY PERSONNEL	FUNDING OPPORTUNITIES
Increase Hamlet Core density and Housing Diversity	<ul style="list-style-type: none"> <li>Update/Complete Hamlet Design Guidelines</li> <li>Amend ASP policy limiting Herron property density to 4 units per acre (UPA)</li> <li>Amend ASP policies to allow overnight accommodations greater than 10 units</li> <li>Work with developers to attract/incentivize Hamlet Core investment</li> </ul>	<ul style="list-style-type: none"> <li>RVC Administration</li> <li>Local Developers/ Landowners</li> </ul>	<ul style="list-style-type: none"> <li>Existing County Operating Budget</li> <li>Canada-Alberta Agreement for investment in Affordable Housing</li> <li>The Alberta Real Estate Foundation funding</li> </ul>



## HAMLET CORE: DEVELOP RECREATION & PUBLIC SPACE

Increase the amount and quality of “places for staying”—inviting space that people want to use— and strengthen the sense of community as well as economic, social and environmental value within the Hamlet.

### A. Town Square / Plaza

The development of a town square and public plaza will create a central gathering area for the community, helping to improve accessibility and enjoyment for all. Aesthetic improvements will also lead to more positive perceptions of the area, especially for visitors, and in turn stimulate the local economy.



BEFORE



AFTER

RECOMMENDED ACTION	KEY STEPS	KEY PERSONNEL	FUNDING OPPORTUNITIES
Prepare a Conceptual Scheme for the Hamlet Core that includes a variety of public space and recreation opportunities	<ul style="list-style-type: none"> <li>Partner with local landowners and prospective developers</li> <li>Determine open space/recreation requirements</li> <li>Prepare detailed design</li> </ul>	<ul style="list-style-type: none"> <li>Local Developers / Landowners</li> <li>RVC Administration</li> </ul>	<ul style="list-style-type: none"> <li>Canadian Cultural Spaces Fund</li> <li>Legacy Fund</li> <li>Small Communities Fund</li> <li>Community Facility Enhancement Program (CFEP)</li> <li>The Agrispirit Fund</li> </ul>



## B. Trailhead Staging Area & Adventure Centre

The development of a staging area and parking trailhead in the Hamlet Core could introduce public washrooms, improved parking arrangements, and accommodate tour buses. Additionally, the trailhead/ staging area could improve wayfinding and serve as an orientation and destination point for tourists and locals. A more advanced hub, such as an Adventure Centre with showers, equipment rentals and local guiding outfitters could be developed down the line as part of a phased approach to push visitors to spend more time in the hamlet.



## C. Open Green Space & Water Recreation

The creation of a centralized open space for festivals and cultural events and water recreation areas with direct access to the Elbow River opens up opportunities for recreational activities that are located right in the heart of the Hamlet. The creation of a whitewater park in the river could also attract visitors to the area, stimulate the local economy, and re-establish the relationship to the river.





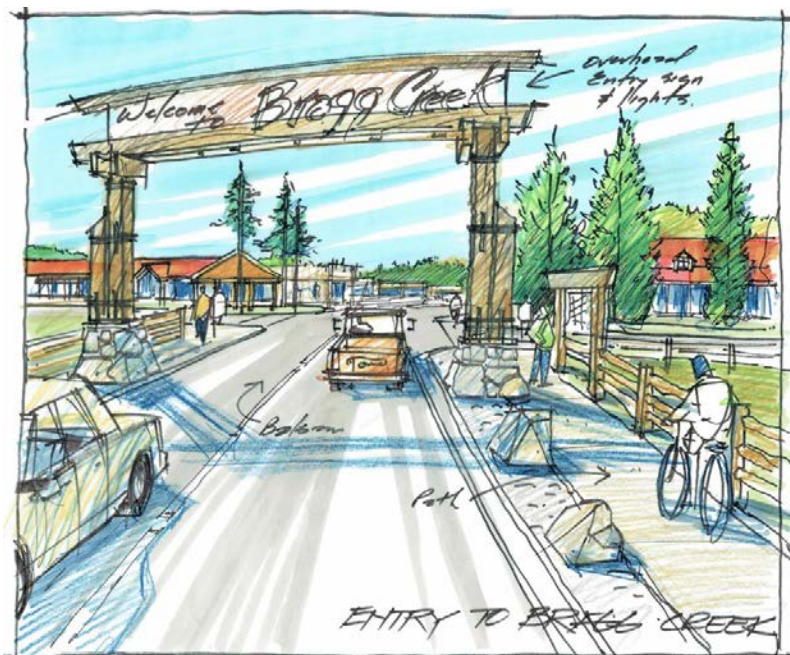


## HAMLET CORE: ENHANCE PUBLIC REALM

Focus on improving the image and quality of the public realm, enhancing local and tourist perceptions and attracting private sector investments.

### A. Gateway Signage

As Bragg Creek is often just a through-point for visitors to Kananaskis, a potential gateway structure would signify the entrance into Bragg Creek, and establish a “sense of arrival” upon entering the Hamlet—creating an idea separate from Kananaskis that is vital to economic growth.



Examples of Gateway Signage

### B. Balsam Avenue & Streetscape Enhancements

Streetscape improvements to Balsam Avenue could significantly improve the pedestrian experience, increase the visual appeal of the streetscape, and enhance the connectivity and accessibility of the surrounding area drawing tourists to more shops and the river—a major destination element of the visitor experience.

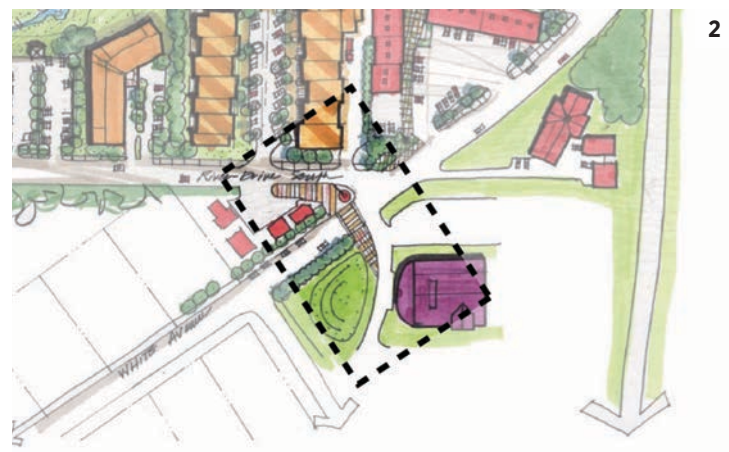
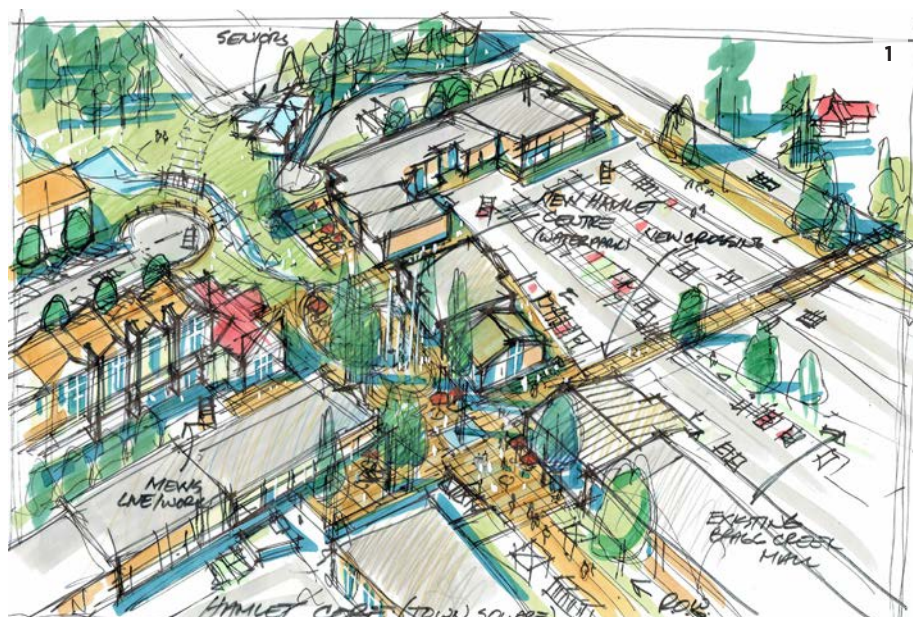


Streetscape design elements

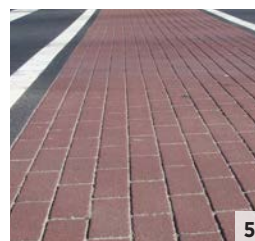


## C. Pedestrian Connections

The development of a pedestrian corridor between Balsam Avenue, the Bragg Creek Community Centre, and the Town Square should serve as a vital link, enabling locals and tourists alike to connect between these significant areas.



1. Visualization of Pedestrian Corridor 2. Enhanced connection between Hamlet Core & Community Centre 3. Raised Street-Crossings 4. Safety Islands 5. Textured Crosswalks & Pavements 6. Comfortable Pedestrian Conditions



RECOMMENDED ACTION	KEY STEPS	KEY PERSONNEL	FUNDING OPPORTUNITIES
Initiate a public realm enhancement strategy	<ul style="list-style-type: none"> <li>Update/Complete Hamlet Design Guidelines</li> <li>Determine funding sources/ potential partnerships</li> <li>Prioritize public realm enhancement projects</li> </ul>	<ul style="list-style-type: none"> <li>RVC Administration</li> <li>Local Landowners</li> </ul>	<ul style="list-style-type: none"> <li>Green Municipal Fund</li> <li>Small Communities Fund</li> <li>Municipal Sustainability Initiative</li> </ul>



## Area Characteristics

- Commercial/retail area
- Within the floodplain and floodway
- “Heritage Mile” identity
- Connections to Hwy 22/66
- Proximity to Bragg Creek Provincial Park
- Large residential lots

## Summary of What We’ve Heard...

- Safer controlled intersections
- Improved street/landscaping
- Public realm enhancements along White Avenue
- Increased retail and overnight accommodations
- Smaller lot sizes
- Recreational uses on County owned land

## Key Visions for Heritage Mile

- Enhanced public realm & pedestrian experience (Streetscape design & lighting)
- Introduce a variety of housing types and infill opportunities
- Development of trailhead and park with connections to the Elbow River





## HERITAGE MILE: ENCOURAGE RESIDENTIAL INFILL

Heritage Mile presents unique opportunities to introduce a variety of housing types and infill strategies that respect the existing character of the area, while supplementing the growing needs of the community.

### EXISTING PARCEL

### STRATEGIES

DUAL ACCESS PARCELS



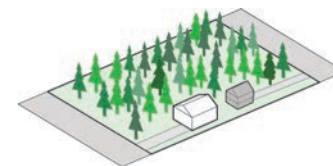
#### A Narrow Split

Dual access parcels can be subdivided into narrow splits, where the new infill development can be accessed via the main road.



#### B Wide Split

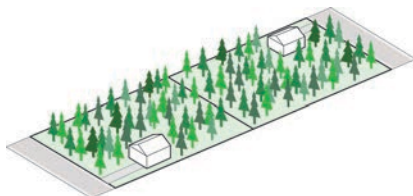
Dual access parcels can be subdivided into wide splits, where the new infill development can be accessed via the opposing road, in relation to the existing house.



#### C Accessory Dwelling Unit

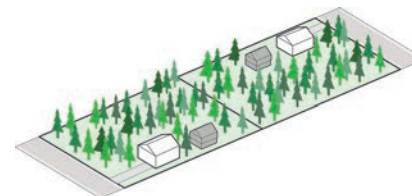
Dual access parcels have the capacity to host the addition of an accessory dwelling unit that can be accessed via the opposing road, in relation to the existing house.

SINGLE ACCESS PARCEL



#### A Narrow Split

Single access parcels can be subdivided into narrow splits, where the new infill development can be accessed via the main road, fronting each parcel.



#### B Accessory Dwelling Unit

Single access parcels have the capacity to host the addition of an accessory dwelling unit that shares access with the existing house.

Housing Legend



RECOMMENDED ACTION	KEY STEPS	KEY PERSONNEL	FUNDING OPPORTUNITIES
Encourage re-subdivision of existing serviced parcels and the development of infill suites through more favourable policies	<ul style="list-style-type: none"> <li>Create new hamlet overlay district with Accessory Dwelling Units (ADUs) as a permitted use</li> <li>Amend ASP minimum lot size of 1850m<sup>2</sup> (0.457 ac) for serviced parcels to align with LUB</li> </ul>	RVC Administration	Existing County Operating Budget

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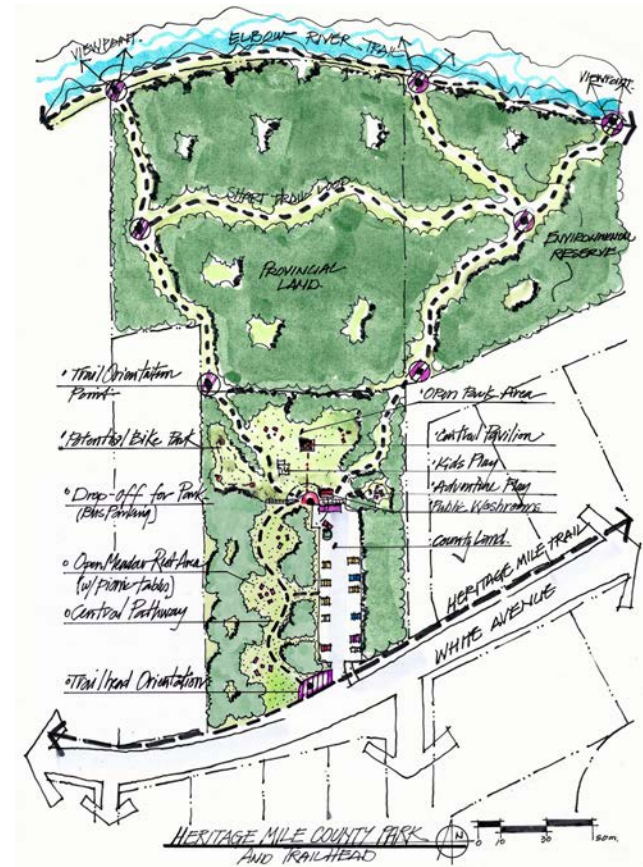
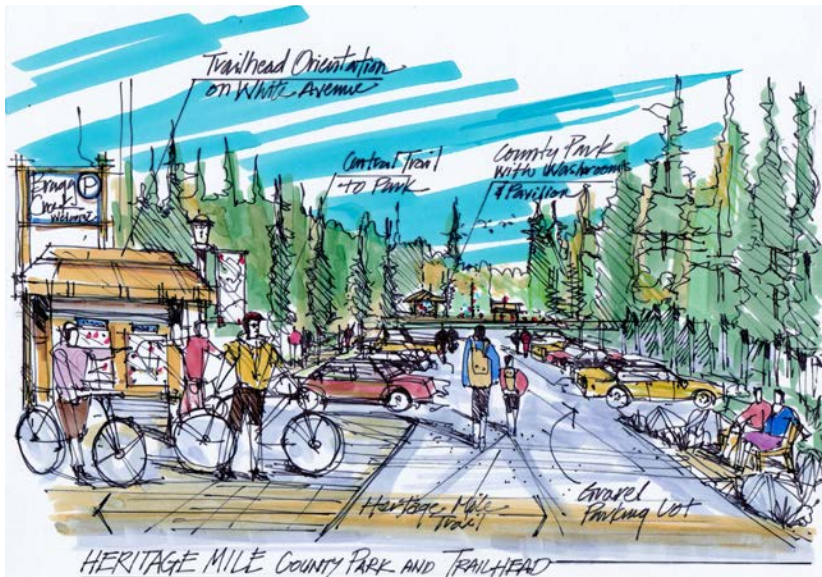


## HERITAGE MILE: DEVELOP TRAILHEAD & PARK

Develop a staging point with appropriate parking areas and amenities for trail users along White Avenue and incorporate parks and open space in the design.

### Trailhead & Park Area

County owned lands adjacent to White Avenue have the potential to become the “Heritage Mile Park and Trailhead”, including pedestrian access, orientation points, and public amenities like washrooms, trails connections and open space development (bike park, kids play area, etc.). *Update: Rocky View County has begun initial improvements to this site through landscaping work and the creation of a small formalized parking area.*



RECOMMENDED ACTION	KEY STEPS	KEY PERSONNEL	FUNDING OPPORTUNITIES
Develop a “Heritage Mile” Trailhead & Park Area	<ul style="list-style-type: none"> <li>Conduct a parking needs assessment</li> <li>Engage the local community</li> <li>Prepare detailed design</li> </ul>	<ul style="list-style-type: none"> <li>RVC Administration</li> </ul>	<ul style="list-style-type: none"> <li>Strategic Transportation Infrastructure Program (STIP)</li> <li>AgriSpirit Fund</li> <li>Community Facility Enhancement Program (CFEP)</li> </ul>

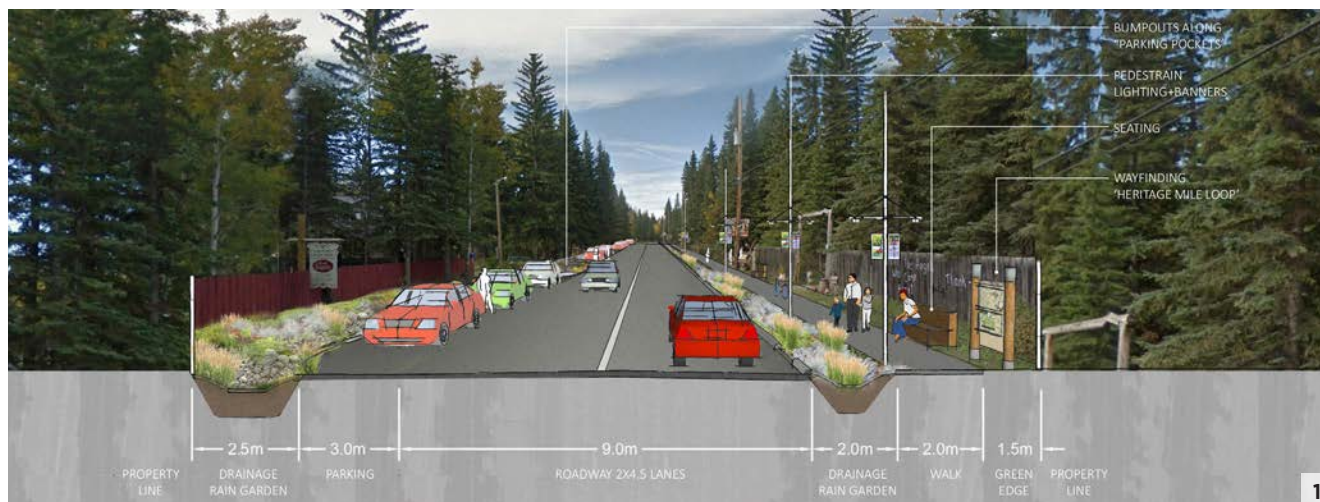


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## HERITAGE MILE: ENHANCE WHITE AVENUE

White Avenue is a main commercial corridor and important pedestrian connection in the Hamlet. Future development should work towards solutions that increase overnight accommodation opportunities and improve its comfort and safety as a walking route for visitors and locals alike, acknowledging its potential to invite economic prosperity to the area as well as improve stormwater management in the process.



1. White Avenue Visualization
2. Rain Gardens
3. Wayfinding & Orientation
4. Streetscape Elements
5. Overnight Accommodation

RECOMMENDED ACTION	KEY STEPS	KEY PERSONNEL	FUNDING OPPORTUNITIES
Initiate White Avenue streetscape improvements and increased overnight accommodation opportunities	<ul style="list-style-type: none"> <li>Determine funding sources</li> <li>Finalize an improved White Ave right-of-way design</li> <li>Amend ASP policies to allow overnight accommodations greater than 10 units</li> </ul>	<ul style="list-style-type: none"> <li>RVC Administration</li> <li>Alberta Transportation</li> <li>Local Developers/ Business Owners</li> </ul>	<ul style="list-style-type: none"> <li>Strategic Transportation Infrastructure Program (STIP)</li> <li>Municipal Sustainability Initiative</li> <li>Green Municipal Fund</li> </ul>



## Area Characteristics

- Historical meeting place
- Proximity to West Bragg trails and Elbow river
- Area is less prone to flooding
- Large existing residential lots

## Summary of What We've Heard...

- Improved signage and wayfinding along Centre Avenue to the Hamlet core
- Re-establish the connections between pedestrian, the Elbow river (via Trails), and the Hamlet core

## Key Visions for Hamlet West

- Improve the connections between West Bragg, the Hamlet core and the river





## HAMLET WEST: IMPROVE CONNECTIVITY

Link Hamlet West with Environmental Reserves (access to areas that offer interpretive and natural experiences) and the Hamlet Core (via a trail link system and the development of a pedestrian bridge crossing).

### A. Provide a second point of egress

Linking the Hamlet with lands west of the Elbow River via a pedestrian bridge crossing would satisfy existing policy directives of the existing Greater Bragg Creek ASP and would fill a vital link in joining Hamlet West to the proposed pedestrian loop connectivity plan.



### B. Hamlet West Pedestrian Link

Improved pathway conditions linking Hamlet West to both the Core and Environmental Reserve (ER) walking trails would provide an accessible and safe walking route, and align with the trails system vision of linking the entire community together.



1. Pedestrian Bridge Examples 2. Hamlet-West Link to the Core 3. Environmental Reserve Lands

RECOMMENDED ACTION	KEY STEPS	KEY PERSONNEL	FUNDING OPPORTUNITIES
Improve connections to the Hamlet Core	<ul style="list-style-type: none"> <li>Engage area residents</li> <li>Utilize cooperative partnerships including provincial government bodies</li> <li>Ensure future Elkana Ranch Lands development is integrated into pathway connections plan</li> </ul>	<ul style="list-style-type: none"> <li>RVC Administration</li> <li>Province of Alberta</li> <li>Greater Bragg Creek Trails Association</li> </ul>	<ul style="list-style-type: none"> <li>Municipal Sustainability Initiative</li> <li>Small Communities Fund</li> </ul>



## Area Characteristics

- Located above the flood risk area
- Proximity to the school
- Topographically diverse landscape
- Proximity to the Hamlet Core & Bragg Creek Provincial Park

## Summary of What We've Heard...

- ASP identified land for future developments (Including: residential, light industrial, institutional & community services/ facilities)
- Some landowner resistance to change and intensification of the area
- Ideal location for new housing and lot types

## Key Visions for the Hamlet Expansion

- Area with diversity of housing types and lots, suitable for all-ages & attractive for young families
- Conserving and maintaining the existing natural beauty of the area
- Potential for non-residential development (light-industrial, local commercial, institutional uses)





## HAMLET EXPANSION: DETERMINE FUTURE STEPS FOR DEVELOPMENT

Provide clear direction on the requirements for future development, including a new Area Structure Plan which addresses land use, transportation and open space — supported by technical and servicing studies — or a comprehensive amendment to the Greater Bragg Creek (ASP) which addresses these development concerns.)

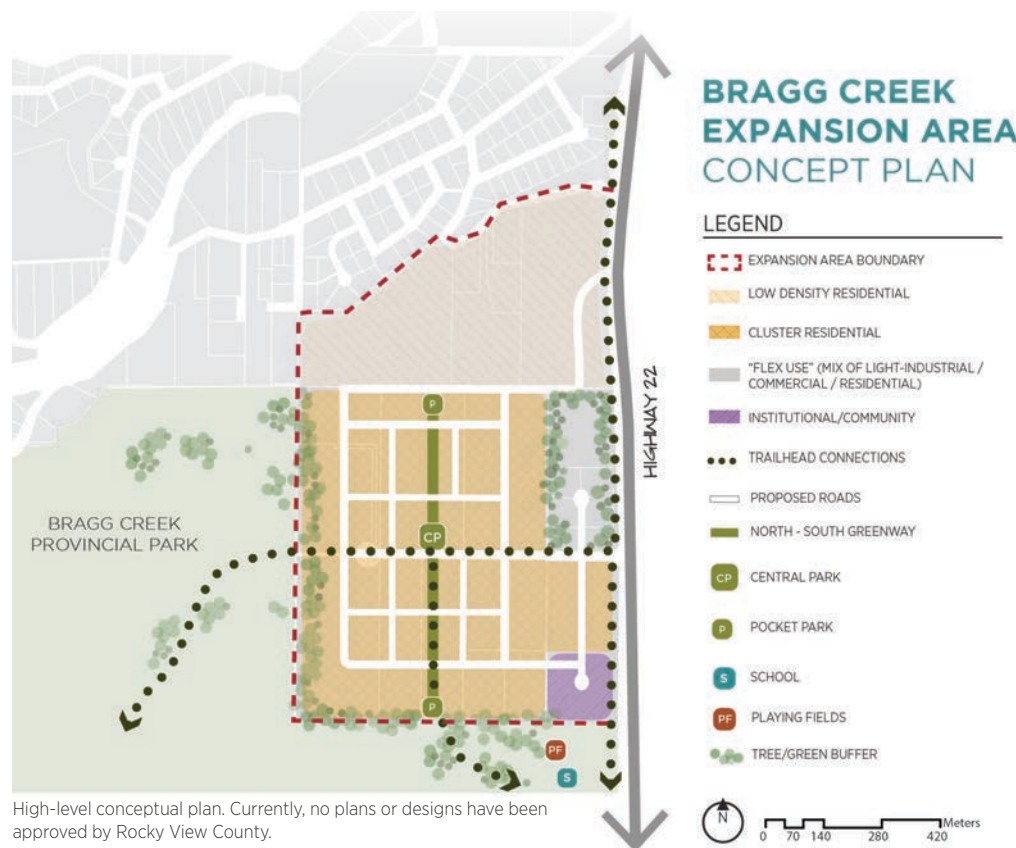


Examples of Cluster Housing



Potential Precedents

A large portion of the Expansion Lands have potential to become residential cluster housing, as a way to provide diverse housing types. These compact housing clusters may be ideal options for families, as well as those looking to be close to nature.



RECOMMENDED ACTION	KEY STEPS	KEY PERSONNEL	FUNDING OPPORTUNITIES
Determine steps for allowing future development	<ul style="list-style-type: none"> <li>Consult with the landowners</li> <li>Determine steps for future development to avoid uncoordinated/unplanned growth (e.g. Area Structure Plan, Conceptual Scheme, etc.) and minimize disturbances to existing residents</li> </ul>	<ul style="list-style-type: none"> <li>RVC Administration</li> <li>Landowners / Local Developers</li> </ul>	TBD

## 2.0 IMPLEMENTATION





## 2.1 IMPLEMENTATION FRAMEWORK

This section outlines an implementation strategy that will guide the pursuit of the Hamlet Revitalization Plan and key actions to be realized. The strategy identifies key steps, priority, key personnel, measures of success and a general time frame for implementation. Leadership, funding/partnership opportunities, and next steps are also discussed.

### A COLLECTIVE COMMUNITY APPROACH

Revitalization is a process conducted by community members. A collaborative effort between Rocky View County and committed local stakeholders is critical to the success of this plan. Community improvement will come through joint action—County assistance and local people changing attitudes, mobilizing existing skills, and using community assets in new ways. By participating together the community becomes more vital, not just economically but as a strong functioning community in itself.

A significant first step in mobilizing community capacity would come from the formation of an **Implementation Committee**:

This committee would be leaders and motivators for implementation. The Committee's mandate would be to choose action items from the Revitalization Plan on an annual or semi-annual basis and coordinate with the various groups in the community to determine who is responsible for driving them and how they might be accomplished.

Another crucial role of the Implementation Committee would be to manage communication between the multiple groups in Bragg Creek. As is, there is no central hub to collect and distribute local information. A central website containing all the relevant information, goals, milestones and successes would be instrumental in fostering a stronger relationship amongst the diverse groups within the community and making better use of the collective resources, skills and knowledge that can be deployed to move the plan forward.



## FUNDING & PARTNERSHIP OPPORTUNITIES

Implementing some of the actions outlined in this Plan will require funding mechanisms for Rocky View County, as well as development incentives to attract high quality investment within the Hamlet. The following is a list of potential funding sources and proactive policy tools which can be pursued:

### Residential Development, Infill, and Housing

**The Canada-Alberta Agreement for Investment in Affordable Housing** between the Alberta Ministry for Seniors and the Canada Mortgage and Housing Corporation has been extended to 2019. Most of the funding is directed to provincially owned seniors' housing; however there could be potential for Rocky View County to approach the Province on a partnership with Rocky View County.

**The Alberta Real Estate Foundation** funds projects that fit the four areas in which they enhance the real estate industry and benefit to Albertans: education & research; affordable housing; land stewardship & environment; and industry leadership & others.

**Density Bonusing** allows municipalities to increase density within a zone in exchange for amenities such as the protection of environmentally sensitive areas, construction recreation or other necessary facilities, and the provision of affordable housing.

**Housing agreements** are enforceable agreements entered into by a municipality with a corporation, either non-profit or for-profit, to maintain the subject housing as affordable.

**Housing reserve funds/trust funds (HRF)** are distinct funds established to receive public revenues, which can only be spent on housing. A key characteristic of Heritage Reserve Funds is that they receive ongoing revenues from dedicated sources of public funding such as development fees or loan repayments.

### Infrastructure, Planning, Design

**The Small Communities Fund** under the **New Building Canada Fund** from Infrastructure Canada provides funds to projects of national, regional, or local significance that promote economic growth, job creation, and productivity in communities with less than 100 000 people.

**The P3 Canada Fund** from PPP Canada provides incentives to attract investment from private sector, innovation, and government consideration of P3s for infrastructure procurements.

**The Strategic Transportation Infrastructure Program (STIP)** from Alberta Transportation provides financial assistance for municipalities to develop and maintain key transportation infrastructure.

**Municipal Sustainability Initiative** from Alberta Municipal Affairs provides funding for local infrastructure priorities.

**Municipal Government Act (MGA) Permitted Taxes and Levies** are additional ways to generate revenue for communities. These include: Redevelopment Levy (MGA s.647, Local Improvement Tax (s.391-409), Special Taxes (s.382-387) and Community Revitalization Levy (s.381). While revenue opportunities can prove significant, struggling communities may feel the additional tax burden is counter-productive to revitalization goals.

### Public Realm Improvements and Pedestrian Accessibility

**The Green Municipal Fund** from the Federation of Canadian Municipalities (FCM) provides grant and loans to support transportation projects that enable more diverse and efficient methods of travel.

**Community Facility Enhancement Program (CFEP)** under the Alberta Lottery Fund provides financial assistance to build, purchase, and repair or upgrade any recreational, culture or community wellness facilities.

**The AgriSpirit Fund** from Farm Credit Canada is to support rural communities with less than 150,000 people by way of medical and child care facilities, rescue equipment, playgrounds, food banks, recreation centers.

### Open Space, Tourism, and Heritage

**The Research and Innovation Branch** of Alberta Culture and Tourism provides tourism developers with help identifying potential equity funding sources, financing solutions, and investor relations.

**Legacy Fund** for capital projects commemorating locally significant events by non-profits or municipalities intended for the public. Up to \$500,000.

**Canadian Cultural Spaces Fund** can fund up to 50% of projects by non-profits or heritage organizations that increase public access to arts and heritage.

**The Cooperative Marketing Program** through Travel Alberta provides funds of less than and greater than \$100,000 to market events and promote local businesses.

**The Community Initiatives Program** from the Alberta Lottery Fund provides project or programming funding up to \$75,000 for non-profits and municipalities.

**The Heritage Grants & Scholarships** from Alberta Culture provide matching grants as well as technical and advisory assistance for the conservation of historic places, undertaking historical research, producing local history books and installing interpretive markers



## FUNDING & PARTNERSHIP SPREADSHEET

PURPOSE		PROGRAM NAME	PROVIDER	AMOUNT RANGE
Residential Development, Infill, and Housing	Investment	Density Bonusing		N/A
	Affordability	Housing Agreements		N/A
		Housing Reserve Funds (HRFs) & Trust Funds		N/A
		Canada-Alberta Agreement for Investment in Affordable Housing	Alberta Ministry of Seniors	N/A
	Innovation	Alberta Real Estate Foundation	Alberta Real Estate Foundation	N/A
Infrastructure, Planning, Design	Economic Growth	The New Building Canada Fund - Small Communities Fund	Infrastructure Canada	\$50,000 to \$3,000,000; max 33.33% of total expenditures
	Infrastructure	P3 Canada Fund	PPP Canada	25% of eligible costs
		Strategic Transportation Infrastructure Program	Alberta Transportation	TBD
		Municipal Sustainability Initiative	Alberta Municipal Affairs	Calculated based on many factors with base funding of \$120,000
Public Realm Improvements and Pedestrian Accessibility	Trails, streets, and wayfinding	Green Municipal Fund	Federation of Canadian Municipalities	N/A
	Facilities	AgriSpirit Fund	Farm Credit Canada	\$5,000-\$25,000
		Community Facility Enhancement Program	Alberta Lottery Fund	max. \$125,000
Open Space, Tourism, and Heritage	Economic Growth	Research and Innovation Branch - Misc. Support	Alberta Culture and Tourism	N/A
	Community Programming & Festivals	Legacy Fund	Canadian Heritage	up to \$500,000
		Canada Cultural Spaces Fund	Canadian Heritage	up to 50%
		Community Initiatives Program	Alberta Lottery Fund	up to \$75,000 max. 50% of Total Project Cost
		Cooperative Marketing Program	Travel Alberta	Over \$100,000
	Heritage	Heritage Grants & Scholarships	Alberta Culture and Tourism	up to \$100,000 (Provincial Historic Resources) and \$50,000 (Municipal Historic Resources)

## NEXT STEPS

Community Revitalization, as a process of cooperative action, rethinking, and organization is ongoing and never done. Success will depend on the long-term commitment of Rocky View Council, County Staff and the community to work collaboratively towards the vision presented by the Plan. Key steps include:

- Council Approval
- Community Organization
- Action on specific community initiatives
- Monitoring Success



### Council Approval

The first step in moving forward will be the full endorsement of the Plan through Council approval. This will lay the foundation for the Plan, putting into motion pivotal first steps such as budget allocations and policy amendments required to facilitate specific community initiatives.



### Community Organization

The community needs to be organized to follow through on action. The formation of the Implementation Committee will play a vital role in progressing the Plan. This includes gaining consensus on priority projects, delegating roles and responsibilities and maintaining community interest through a centralized communication hub.



### Action

Subsequent steps will require an ongoing reinvestment of time and effort towards bringing specific initiatives to fruition. This includes reconciling the support from “above”—County funding and influence—with the need to foster grassroots leadership and community initiative to get the job done.



### Monitoring Success

Monitoring the changes across the Hamlet on an ongoing basis will help the community recognize its achievements and determine where improvements are required. Importantly, it allows the County to make informed decisions regarding resources, corresponding policy, and delivery of community priorities.




Success, in particular, also needs to be recognized and celebrated no matter how small. Monitoring allows the community to recognize their achievements, stay motivated and progress towards further goals.

\*Within the implementation matrix are measures of success to be used as an aid to any future monitoring strategy.



## 2.2 IMPLEMENTATION MATRIX

The following charts outline the key actions associated with the implementation of the Revitalization Plan. The proposed priority and targeted timeframes are based on a combination of perceived support, “easy wins”, resources, funding allocations, and biggest impact for the investment. Actual project implementation will be determined in concert between Rocky View County and the Implementation Committee. Identified Hamlet Wide Recommendations represent the highest priorities and are embedded throughout the recommended actions for each character area. Thus, a more general approach has been taken to outlining these implementation steps. For more detailed summaries, reference the identified recommended actions for each individual character area in the following pages.

Recommended Action	Priority Level 1=High 5=Low	Key Steps Involved	Key Personnel	Measure of Success / <i>What People Say</i>	Targeted Timeframe		
					Now	Short-Term	Medium-Term
HAMLET WIDE							
<div>Prepare more robust and enforceable Hamlet Design Guidelines</div> <div></div>	1	<div>1. Consult the Community</div> <div>2. Draft Guidelines</div> <div>3. Council Approval</div> <div>4. Enforceable Guidelines embedded into Statutory Plans or Bylaws (e.g. LUB)</div>	<div>• RVC Administration</div>	<div>Enforceable Guidelines that protect the existing character of the Hamlet and contribute to a strong sense of place.</div> <div><i>“Bragg Creek is a charming community to live and visit”</i></div>	<div>✓</div>		
<div>Develop looped pathway connections with staging points at key locations within the Hamlet</div> <div></div>	2	<div>1. Confirm looped pathway system design, routes and trailheads and embed into County plans and strategic priorities.</div> <div>2. Establish construction priorities and secure grant funding / County budget for staged completion</div> <div>3. Implement staged improvements</div>	<div>• RVC Administration</div> <div>• Greater Bragg Creek Trails Association</div>	<div>The community has established a community trails system that improves overall accessibility, comfort and legibility in the Hamlet.</div> <div><i>“Bragg Creek is a highly walkable community with all areas easily accessed and connected to the Hamlet Core”</i></div>	<div>✓</div>		
<div>Implement Structural and Non-Structural measures that result in development which can withstand flooding</div> <div></div>	2	<div>1. Define appropriate development in the floodway</div> <div>2. Embrace Flood resilient design</div> <div>3. Provide certainty regarding future mitigation projects</div>	<div>• Province of Alberta</div> <div>• RVC Administration</div> <div>• Individual landowners</div>	<div>Responsibilities for managing flood hazards are shared among provincial and local levels of government and individual land owners.</div> <div><i>“The risks and costs associated with flooding have minimized”</i></div>	<div>✓</div>		

Recommended Action	Priority Level 1=High 5=Low	Key Steps Involved	Key Personnel			Measure of Success / What People Say	Targeted Timeframe		
			Project Leader(s)	Assist / Support	Major Stakeholder(s)		Now	Short-Term	Medium-Term
HAMLET NORTH									
<a href="#">Create a North Area walking loop</a>  <i>*See policy 6.3.4 (b), 6.3.4 (d) of the Greater Bragg Creek ASP</i>	1	<ol style="list-style-type: none"><li>1. Incorporate wayfinding signage</li><li>2. Investigate grant funding opportunities</li><li>3. Create a physical separation between pedestrian and vehicle traffic</li><li>4. Introduce seating, garbage cans and other pedestrian amenities</li></ol>	<ul style="list-style-type: none"><li>• RVC - Municipal Lands</li><li>• Trails Association</li></ul>	<ul style="list-style-type: none"><li>• RVC - Infrastructure &amp; Operations</li><li>• Community Groups - (Chamber of Commerce, Recreate the Creek)</li></ul>	<ul style="list-style-type: none"><li>• Hamlet Residents</li><li>• Trails Users</li><li>• Local Developers / Land Owners</li></ul>	Increase in pedestrian safety and number of pathway users  <i>"People know where to go for an enjoyable walk in the Hamlet"</i>	✓		
<a href="#">Improve Wintergreen Road from Balsam Ave to Yoho Tinda Rd to improve pedestrian access and safety</a>  <i>*See policy 6.3.4 (b) of the Greater Bragg Creek ASP</i>	2	<ol style="list-style-type: none"><li>1. Engage Yoho Tinda &amp; area residents</li><li>2. County to partner with Trails Association to determine appropriate location, feasibility and design of future pathway</li><li>3. Remove traffic barrier at Balsam bridge to ease pedestrian access</li></ol>	<ul style="list-style-type: none"><li>• RVC - Municipal Lands</li><li>• Trails Association</li></ul>	<ul style="list-style-type: none"><li>• RVC - Infrastructure &amp; Operations</li></ul>	<ul style="list-style-type: none"><li>• Hamlet Residents</li><li>• 'Recreate the Creek'</li></ul>	Safe and accessible walking route for Hamlet residents  <i>"My kids can walk safely to the Hamlet core separated from Wintergreen Rd traffic"</i>		✓	
<a href="#">Create formal river access points for pedestrians and river users</a>	3	<ol style="list-style-type: none"><li>1. Identify key locations (possibilities include terminus of Pine Ave &amp; Spruce Ave)</li><li>2. Assess needs of river and trails users</li><li>3. Identify funding and partnership opportunities between the province, RVC and community groups</li><li>4. Phased implementation of river access points</li></ol>	<ul style="list-style-type: none"><li>• RVC - Municipal Lands</li></ul>	<ul style="list-style-type: none"><li>• Travel Alberta</li><li>• Trails Association</li><li>• RVC - Economic Development</li></ul>	<ul style="list-style-type: none"><li>• Hamlet Residents</li><li>• Alberta Environment</li><li>• Trails Users</li></ul>	Improved access and public enjoyment of the river  <i>"The river look-out points along the north loop provide great access to the river and are key focal points in our community"</i>			✓
<a href="#">Construct a pedestrian bridge across the Elbow River, at the old bridge site, connecting Pine Ave and Yoho Tinda Road</a>  <i>*See policy 6.2.4 (a) and 6.3.4 (b) of the Greater Bragg Creek ASP</i>	3	<ol style="list-style-type: none"><li>1. Prepare a feasibility study</li><li>2. Explore grant funding opportunities / partnerships</li><li>3. Appoint a consultant team to prepare detailed design</li></ol>	<ul style="list-style-type: none"><li>• RVC - Infrastructure &amp; Operations</li></ul>	<ul style="list-style-type: none"><li>• Alberta Infrastructure</li><li>• Trails Association</li></ul>	<ul style="list-style-type: none"><li>• Trails users</li><li>• Bragg Residents</li><li>• Alberta Environment</li></ul>	Yoho Tinda residents are provided with an essential second point of emergency egress and a pedestrian connection to be enjoyed.  <i>"I'm better connected to my community and I have an emergency plan in case of major events"</i>			✓
<a href="#">Create a distinction between local roads and landscaped areas</a>	3	<ol style="list-style-type: none"><li>1. Clearly define existing road right-of-ways and existing encroachments</li><li>2. Consult roads department on feasible design and implementation</li><li>3. Encourage planting and landscaping with native plants to maximize water infiltration, reduce upkeep and maintenance and deter vehicular disturbances</li></ol>	<ul style="list-style-type: none"><li>• Recreate the Creek'</li></ul>	<ul style="list-style-type: none"><li>• RVC - Infrastructure &amp; Operations</li></ul>	<ul style="list-style-type: none"><li>• Hamlet Residents</li></ul>	Landscaped areas are protected from vehicle damage and unregulated parking  <i>"Vehicles no longer tear up grassed areas"</i>		✓	
<a href="#">Create an enhanced pedestrian connection between the commercial areas and the Bragg Creek Community Centre</a>	3	<ol style="list-style-type: none"><li>1. Determine funding sources to ensure implementation of an improved pedestrian crossing</li><li>2. Partner with AB Transportation to establish acceptable traffic calming measures</li><li>3. Create design that considers future Master Plan redevelopment for the Bragg Creek Community Centre</li></ol>	<ul style="list-style-type: none"><li>• Bragg Creek Community Association &amp; Centre</li></ul>	<ul style="list-style-type: none"><li>• RVC - Infrastructure &amp; Operations</li><li>• AB Transportation</li></ul>	<ul style="list-style-type: none"><li>• Hamlet Residents</li></ul>	Improved pedestrian safety and visual link between the core commercial areas and the Bragg Creek Community Centre  <i>"The Bragg Creek Community Centre is a highly accessible and important social destination in the community"</i>		✓	



Recommended Action	Priority Level 1=High 5=Low	Key Steps Involved	Key Personnel			Measure of Success / What People Say	Targeted Timeframe		
			Project Leader(s)	Assist / Support	Major Stakeholder(s)		Now	Short-term	Medium-term
Provide increased housing diversity and affordability through Secondary Suites and Garden Suites	2	<ol style="list-style-type: none"> <li>Investigate the creation of a new hamlet overlay district with Accessory Dwelling Units (ADUs) as a permitted use:</li> </ol> <ul style="list-style-type: none"> <li>Secondary Suites and Garden Suites allowed, subject to the appropriate development criteria</li> </ul>	• Hamlet Residents / Land Owners	• RVC - Planning and Development	• Hamlet Residents (Existing/ Prospective)	<p>Increase in the number of residents and housing options in the Hamlet</p> <p><i>"Now that I have downsized, my children can afford a place to live and I can continue to age in my community"</i></p>	✓		
Allow re-subdivision of existing parcels	1	<ol style="list-style-type: none"> <li>Facilitate re-subdivision of existing serviced parcels in the hamlet by amending ASP policy 7.2.2 c) which limits minimum lot size to 1850m<sup>2</sup> (0.457 ac)</li> </ol>	• Hamlet Residents / Land Owners	• RVC - Planning and Development	• Hamlet Residents (Existing/ Prospective)	<p>Increase in the number of new infill developments and an overall reduction in the average lot size (towards a hamlet wide average &gt;0.457 ac to qualify for official Hamlet status and be eligible for additional provincial grants</p> <p>Provision of a minimum of 25 new single detached homes (hamlet wide) in a five year period</p> <p><i>"I subdivided my lot and now I can continue to afford to live in the community I love"</i></p>	✓		
<b>HAMLET CORE</b>									
<p>Add multi-unit residential (rowhouse, townhouse and stacked townhouse) and live-work (mixed-use units)</p> <p><i>*See policy 7.2.3 (c) of the Greater Bragg Creek ASP</i></p>	1	<ol style="list-style-type: none"> <li>Complete Hamlet Design Guidelines including max height and flood resistant development standards</li> <li>Remove / Amend policy barriers and regulations in the Greater Bragg Creek ASP and RVC Land Use Bylaw</li> </ol> <ul style="list-style-type: none"> <li>Amend ASP to allow comprehensive residential development on all lands in the Hamlet Core</li> <li>Amend ASP density limit of 4 units per gross developable acre</li> </ul> <ol style="list-style-type: none"> <li>Preparation of a Master Site Development Plan or Conceptual Scheme for large parcels of land that may wish to develop housing (e.g. Herron property)</li> </ol>	• Local Developers / Land Owners	• RVC - Planning and Development	• Hamlet Residents • Business Owners	<p>Provide a minimum of 10 multi-unit residential units in the next 3-5 years.</p> <p><i>"I can now afford a townhouse in Bragg Creek"</i></p> <p>Provide a minimum of 15 live-work apartment units in the next 3-5 years</p> <p><i>"Mixed-use development has contributed to a lively and vibrant commercial district"</i></p>	✓		
Expand overnight accommodation opportunities	1	<ol style="list-style-type: none"> <li>Complete Hamlet Design Guidelines including max height and flood resistant development standards</li> <li>Remove / Amend policy barriers and regulations in the Greater Bragg Creek ASP and RVC Land Use Bylaw</li> </ol> <ul style="list-style-type: none"> <li>Amend ASP policies to allow overnight accommodations greater than 10 units</li> </ul> <ol style="list-style-type: none"> <li>Preparation of a Master Site Development Plan or Conceptual Scheme for large parcels of land that may wish to develop overnight accommodations (e.g. Herron property)</li> </ol>	• Local Developers / Land Owners	• RVC - Planning and Development	• Hamlet Residents • Business Owners	<p>Increase in the number of overnight visitors and economic growth in the area.</p> <p><i>"I had my wedding in Bragg Creek and everyone had a place to stay"</i></p>	✓		
<p>Add second-storey residential units above the existing Bragg Creek malls</p> <p><i>*See policy 7.2.4 (a) of the Greater Bragg Creek ASP</i></p>	2	<ol style="list-style-type: none"> <li>Complete Hamlet Design Guidelines including max height and flood resistant development standards</li> <li>Investigate the creation of a new Hamlet overlay district in the land use bylaw which facilitates the development of residential dwelling units above existing commercial buildings in the core</li> </ol>	• Local Developers / Land Owners	• RVC - Planning and Development	• Business Owners • Chamber of Commerce	<p>Redevelopment of Bragg Creek malls and increase in number of affordable housing units.</p> <p><i>"Now that I live in Bragg Creek, I no longer have to drive from Calgary for my job at the restaurant"</i></p>	✓		

Recommended Action	Priority Level 1=High 5=Low	Key Steps Involved	Key Personnel			Measure of Success / What People Say	Targeted Timeframe		
			Project Leader(s)	Assist / Support	Major Stakeholder(s)		Now	Short-Term	Medium-Term
<p>Create a river whitewater park on the Elbow River</p> <p><i>*See policy 5.1.4 (a) of the Greater Bragg Creek ASP</i></p>	2	<ol style="list-style-type: none"> <li>1. Complete a feasibility study</li> <li>2. Partner with Alberta Whitewater Association, Alberta River Surfing Association, Travel Alberta and Alberta Environment on funding and design</li> <li>3. Host events and Festivals</li> </ol>	<ul style="list-style-type: none"> <li>• Alberta Whitewater Association</li> <li>• Alberta River Surfing Association</li> </ul>	<ul style="list-style-type: none"> <li>• Herron property Land Owner</li> <li>• Travel Alberta</li> </ul>	<ul style="list-style-type: none"> <li>• Alberta Environment</li> </ul>	<p>Creation of a high quality whitewater park that provides significant economic benefits to the surrounding area and improves public enjoyment of the Elbow river</p> <p><i>"I love using the whitewater park in Bragg Creek for river surfing and kayaking"</i></p>		✓	
<p>Add senior's independent living units</p>	3	<ol style="list-style-type: none"> <li>1. Complete Hamlet Design Guidelines including max height and flood resistant development standards</li> <li>2. Remove / Amend policy barriers and regulations in the Greater Bragg Creek ASP and RVC Land Use Bylaw <ul style="list-style-type: none"> <li>• Amend ASP to allow comprehensive residential development on all lands in the Hamlet Core</li> <li>• Amend ASP density limit of 4 units per gross developable acre</li> </ul> </li> <li>3. Preparation of a Master Site Development Plan or Conceptual Scheme for large parcels of land that may wish to develop senior's housing (e.g. Herron property)</li> </ol>	<ul style="list-style-type: none"> <li>• Local Developers / Land Owners</li> </ul>	<ul style="list-style-type: none"> <li>• RVC - Planning and Development</li> </ul>	<ul style="list-style-type: none"> <li>• Bragg Creek Snowbirds</li> </ul>	<p>Provide a minimum of 20 senior's independent living units in the next 3-5 years.</p> <p><i>"I'm grateful to be able to age in the community"</i></p>	✓		
<p>Create a public plaza / village square connecting the two hamlet malls</p> <p><i>*See policy 6.3.4 (b) of the Greater Bragg Creek ASP</i></p>	3	<ol style="list-style-type: none"> <li>1. Create a partnership between the mall owners and the County for expansion of the 6m R.O.W</li> <li>2. Include new development standards in the Hamlet Design Guidelines to encourage adjacent retail businesses to orientate towards a new public plaza</li> <li>3. Explore funding opportunities</li> <li>4. Appoint a Landscape Architect / Urban Designer to prepare detailed design</li> <li>5. Encourage events programming and community festival use</li> </ol>	<ul style="list-style-type: none"> <li>• Local Developers / Land Owners</li> </ul>	<ul style="list-style-type: none"> <li>• RVC - Planning and Development</li> <li>• RVC - Infrastructure &amp; Operations</li> </ul>	<ul style="list-style-type: none"> <li>• Business Owners</li> <li>• Bragg Creek Chamber of Commerce</li> <li>• Hamlet Residents</li> </ul>	<p>Creation of a centralized public gathering space with improved aesthetic quality that encourages people to stay awhile and spurs an increase in tourism revenue.</p> <p><i>"I love eating lunch in the new village square. It's such a nice place to relax and hang out with friends"</i></p>		✓	
<p>Create a central open / green space that leads to the river</p> <p><i>*See policy 5.2.3 (d) of the Greater Bragg Creek ASP</i></p>	3	<ol style="list-style-type: none"> <li>1. Engage the owner of the Herron property and provide incentives for the dedication of open space in any proposed development</li> <li>2. Determine open space requirements and programming opportunities</li> <li>3. Explore funding opportunities</li> <li>4. Appoint a Landscape Architect / Parks planner to prepare a detailed design</li> </ol>	<ul style="list-style-type: none"> <li>• Herron property Land Owner</li> </ul>	<ul style="list-style-type: none"> <li>• RVC - Municipal Lands</li> <li>• RVC - Planning and Development</li> </ul>	<ul style="list-style-type: none"> <li>• Hamlet Residents</li> <li>• Business Owners</li> </ul>	<p>Creation of a public park for community use with improved river access and recreational opportunities</p> <p><i>"I love walking along the greenspace to the river. They've kept the trees and the natural feel of the area"</i></p>		✓	
<p>Develop a central staging area with parking and public amenities</p> <p><i>*See policy 6.2.5 (d), 6.2.5 (i), of the Greater Bragg Creek ASP</i></p>	3	<ol style="list-style-type: none"> <li>1. Conduct a master parking study to identify parking demand and determine a phased approach so it is sized correctly</li> <li>2. Create an off-site parking levy for all new development in the hamlet core</li> <li>3. Partner with river recreation groups for funding opportunities</li> <li>4. Install public washrooms, seating areas, wayfinding, and garbage bins as part of the phased implementation</li> </ol>	<ul style="list-style-type: none"> <li>• Land Owner / Developers</li> <li>• River Recreation Groups</li> </ul>	<ul style="list-style-type: none"> <li>• RVC - Planning and Development</li> <li>• RVC - Municipal Lands</li> <li>• Travel Alberta</li> </ul>	<ul style="list-style-type: none"> <li>• Business Owners</li> <li>• Hamlet Residents / Trails Users</li> </ul>	<p>Improved parking management and a staging point in the Hamlet core for day-use visitors</p> <p><i>"Public parking facilities in the Hamlet core are clearly identified, and easy to use"</i></p>		✓	



Recommended Action	Priority Level 1=High 5=Low	Key Steps Involved	Key Personnel			Measure of Success / What People Say	Targeted Timeframe		
			Project Leader(s)	Assist / Support	Major Stakeholder(s)		Now	Short-Term	Medium-Term
<b>Initiate Balsam Avenue streetscape improvements</b>  <i>*See policy 6.2.2 (b), 6.2.2 (f), 6.2.5 (k) of the Greater Bragg Creek ASP</i>	3	<ol style="list-style-type: none"> <li>Determine funding sources to ensure implementation of streetscape improvements</li> <li>Finalize an improved Balsam Ave cross-section design</li> <li>Hire engineers and consultants to design cross-section improvements and build streetscape improvements</li> </ol>	<ul style="list-style-type: none"> <li>RVC - Infrastructure &amp; Operations</li> </ul>	<ul style="list-style-type: none"> <li>RVC - Planning and Development</li> <li>RVC - Economic Development</li> </ul>	<ul style="list-style-type: none"> <li>Bragg Creek Chamber of Commerce</li> <li>Business Owners</li> </ul>	<p>Improved pedestrian experience and visual appeal along Balsam Avenue resulting in increased pedestrian traffic</p> <p><i>"Balsam Avenue is a safe, comfortable and interesting commercial main street in the hamlet"</i></p>	✓		
<b>Create a pedestrian connection between Balsam Avenue, the Village Square and other commercial areas</b>  <i>*See policy 6.3.4 (b) of the Greater Bragg Creek ASP</i>	3	<ol style="list-style-type: none"> <li>Engage the Bragg Creek Mall owner and provide incentives (e.g. density bonusing) for property improvements that enhance the pedestrian experience and safety</li> </ol>	<ul style="list-style-type: none"> <li>Bragg Creek Mall Owner</li> </ul>	<ul style="list-style-type: none"> <li>RVC - Planning and Development</li> </ul>	<ul style="list-style-type: none"> <li>Hamlet Residents</li> <li>Business Owners</li> </ul>	<p>Creation of an important pedestrian link between the main commercial street and future community hub</p> <p><i>"It's much more enjoyable to walk between the shops now. I could spend all day browsing the stores"</i></p>		✓	
<b>Design and construct a Hamlet "Gateway" structure</b>  <i>*See policy 6.2.1 (d) of the Greater Bragg Creek ASP</i>	3	<ol style="list-style-type: none"> <li>Partner with Travel Alberta to develop funding opportunities</li> <li>Complete Hamlet Design Guidelines</li> <li>Partner with landowners and possibly Tsuu T'ina First Nation and AB Transportation to determine the appropriate location</li> <li>Hold a public competition for the vision and design (optional)</li> </ol>	<ul style="list-style-type: none"> <li>RVC - Economic Development</li> </ul>	<ul style="list-style-type: none"> <li>Travel Alberta</li> <li>Arts &amp; Design Community</li> <li>Land Owners</li> </ul>	<ul style="list-style-type: none"> <li>AB Transportation</li> <li>Tsuu T'ina Nation</li> </ul>	<p>Enhanced gateway and sense of arrival into Bragg Creek</p> <p><i>"The entry to Bragg Creek is a source of pride for hamlet residents, identifying the community as a welcoming destination for visitors and business"</i></p>		✓	
<b>Create an enhanced pedestrian connection between the commercial areas and the Bragg Creek Community Centre</b>  <i>*See policy 6.3.4 (b) and 6.3.4 (k) of the Greater Bragg Creek ASP</i>	3	<ol style="list-style-type: none"> <li>Determine funding sources to ensure implementation of an improved pedestrian crossing</li> <li>Partner with AB Transportation to establish acceptable traffic calming measures</li> <li>Create design that considers future Master Plan redevelopment for the Bragg Creek Community Centre</li> </ol>	<ul style="list-style-type: none"> <li>Bragg Creek Community Association &amp; Centre</li> </ul>	<ul style="list-style-type: none"> <li>RVC - Infrastructure &amp; Operations</li> <li>AB Transportation</li> </ul>	<ul style="list-style-type: none"> <li>Hamlet Residents</li> </ul>	<p>Improved pedestrian safety and visual link between the core commercial areas and the Bragg Creek Community Centre</p> <p><i>"The Bragg Creek Community Centre is a highly accessible and important social destination in the community"</i></p>		✓	

Recommended Action	Priority Level 1=High 5=Low	Key Steps Involved	Key Personnel			Measure of Success / What People Say	Targeted Timeframe		
			Project Leader(s)	Assist / Support	Major Stakeholder(s)		Now	Short-Term	Medium-Term
HAMLET HERITAGE MILE									
Allow re-subdivision of existing parcels	1	1. Facilitate re-subdivision of existing serviced parcels in the hamlet by amending ASP policy 7.2.2 c) which limits minimum lot size to 1850m <sup>2</sup> (0.457 ac)	• Hamlet Residents / Land Owners	• RVC - Planning and Development	• Hamlet Residents • Business Owners	Increase in the number of new infill developments and an overall reduction in the average lot size (towards a hamlet wide average >0.457 ac)  Provision of a minimum of 25 new single detached homes (hamlet wide) in a five year period  "I subdivided my lot and now i can continue to afford to live in the community I love"		✓	
Provide increased housing diversity and affordability through Secondary Suites and Garden Suites  *See policy 7.2.4 (a) of the Greater Bragg Creek ASP	2	1. Investigate the creation of a new hamlet overlay district with Accessory Dwelling Units (ADUs) as a permitted use: • Secondary Suites and Garden Suites allowed, subject to the appropriate development criteria	• Hamlet Residents / Land Owners	• RVC - Planning and Development	• Hamlet Residents • Business Owners	Increase in the number of residents and housing options in the Hamlet  "Now that I have downsized, my children can afford a place to live and I can continue to age in my community"		✓	
Expand overnight accommodation opportunities	2	1. Complete Hamlet Design Guidelines including max height and flood resistant development standards 2. Remove / Amend policy barriers and regulations in the Greater Bragg Creek ASP and RVC Land Use Bylaw • Amend ASP policies to allow overnight accommodations greater than 10 units • Amend LUB to allow short-term private visitor accommodation as a permitted secondary use in a secondary suite • Preparation of a conceptual scheme for large parcels along the Heritage Mile	• Local Developers / Land Owners	• RVC - Planning and Development	• Hamlet Residents • Business Owners	Increase in the number of overnight visitors and economic growth in the area  "Overnight tourism is a vital component of the economic prosperity of Bragg Creek, offering a memorable experience to visitors and contributing to the areas acclaim as the "Gateway to the Kananaskis"		✓	
Initiate White Avenue streetscape improvements  *See policy 6.2.1 (f), 6.2.2 (b) and 6.2.2 (f) of the Greater Bragg Creek ASP	2	1. Determine funding sources to ensure implementation of streetscape improvements 2. Finalize an improved White Avenue right-of-way including designated parking, improved drainage, pedestrian-scaled lighting, wayfinding, seating and landscaped areas in partnership with AB Transportation	• Local Developers / Business Owners • RVC - Infrastructure & Operations	• AB Transportation • RVC - Planning and Development • RVC - Economic Development • Bragg Creek Chamber of Commerce	• Hamlet Residents • Business Owners	Improved pedestrian experience and visual appeal along White Avenue resulting in increased pedestrian traffic  "White Avenue is a safe, comfortable and interesting commercial main street in the hamlet"	✓		
Develop a "Heritage Mile" trailhead with parking and public amenities on County-owned land  *See policy 6.3.4 (c) of the Greater Bragg Creek ASP	3	1. Conduct a needs assessment to determine parking demand and facility needs 2. Engage the local community for input on the proposed works 3. Appoint a consultant team to prepare detailed design 4. Install public washrooms, seating areas, wayfinding, and garbage bins as part of the phased implementation	• RVC - Municipal Lands	• RVC - Planning and Development • Community Association	• Hamlet Residents • Business Owners • Trails Users	Improved parking management and a staging point / orientation centre along Heritage Mile for day-use visitors  "Heritage Mile Park and Trailhead provides essential visitor services and is a major staging point for trails users and day-use visitors in the Hamlet"		✓	

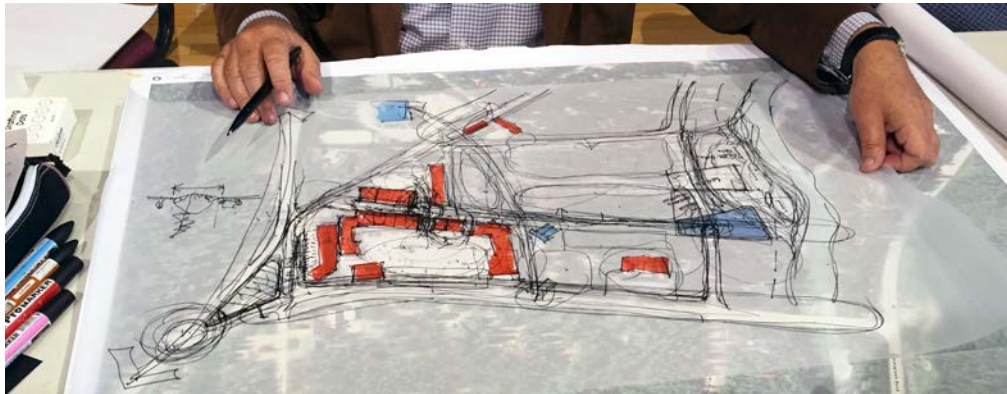


Recommended Action	Priority Level 1=High 5=Low	Key Steps Involved	Key Personnel			Measure of Success / <i>What People Say</i>	Targeted Timeframe		
			Project Leader(s)	Assist / Support	Major Stakeholder(s)		Now	Short-Term	Medium-Term
HAMLET WEST									
<b>Improve pedestrian connections to the Hamlet Core</b>  <i>See policy 6.3.4 (b) of the Greater Bragg Creek ASP</i>	1	1. Engage West Bragg area residents 2. County to partner with Trails Association to determine appropriate location, feasibility and design of pathway 3. Incorporate wayfinding signage and the phased development of a Balsam Bridge Trailhead including seating, garbage cans and other pedestrian amenities	<ul style="list-style-type: none"><li>RVC - Municipal Lands</li><li>Trails Association</li></ul>	<ul style="list-style-type: none"><li>RVC - Infrastructure &amp; Operations</li></ul>	<ul style="list-style-type: none"><li>Trails users</li><li>Bragg Residents</li></ul>	Safe and accessible walking route for West Bragg residents to the Hamlet core  <i>"My kids can walk safely to the Hamlet core separated from Center Ave traffic"</i>	✓		
<b>Provide a second point of emergency egress by building a pedestrian bridge across the Elbow River</b>  <i>See policy 6.2.4 (a) and 6.3.4 (b) of the Greater Bragg Creek ASP</i>	2	1. Prepare a feasibility study 2. Explore grant funding opportunities / partnerships 3. Appoint a consultant team to prepare detailed design	<ul style="list-style-type: none"><li>RVC - Infrastructure &amp; Operations</li></ul>	<ul style="list-style-type: none"><li>Alberta Infrastructure</li><li>Trails Association</li></ul>	<ul style="list-style-type: none"><li>Trails users</li><li>Bragg Residents</li><li>Alberta Environment</li></ul>	West Bragg Residents are provided with an essential second point of emergency egress and a pedestrian connection to be enjoyed.  <i>"I'm better connected to my community and I have an emergency plan in case of major events"</i>			✓
<b>Improve trails connection to Environmental Reserve lands</b>	3	1. Engage West Bragg area residents & Trails Association 2. Identify on Bragg Creek & Area Trails Map 3. Incorporate into Hamlet wide wayfinding strategy	<ul style="list-style-type: none"><li>RVC - Municipal Lands</li><li>Trails Association</li></ul>	<ul style="list-style-type: none"><li>RVC - Infrastructure &amp; Operations</li></ul>	<ul style="list-style-type: none"><li>Trails users</li><li>Bragg Residents</li></ul>	Improved access and celebration of the areas abundant trails system  <i>"The Elkana Estates and Two Pine walking trails are an enjoyable walk within a short distance from the Hamlet Core"</i>		✓	
<b>Development of the Elkana Ranch Lands for comprehensive residential development</b>  <i>See policy 7.2.3 (b) of the Greater Bragg Creek ASP</i>	4	1. Preparation of a Master Site Development Plan or Conceptual Scheme 2. Partner with the County to provide piped servicing	<ul style="list-style-type: none"><li>Local Developers / Land Owners</li></ul>	<ul style="list-style-type: none"><li>RVC - Planning and Development</li><li>RVC - Infrastructure &amp; Operations</li></ul>	<ul style="list-style-type: none"><li>Bragg Residents (Existing/ Prospective)</li></ul>	Increase in the number of residents and housing options in Bragg Creek  <i>"I can afford to live in Bragg Creek"</i>			✓
HAMLET EXPANSION									
<b>Determine steps for allowing future development</b>  (e.g. New Area Structure Plan (ASP) which addresses land use, transportation and open space — supported by technical and servicing studies — or a comprehensive amendment to the Greater Bragg Creek (ASP) which addresses these development concerns.)	1	1. Consult with the community to address landowner concerns regarding phasing 2. County to provide direction to landowners on requirements and steps for future development to avoid uncoordinated/unplanned development 3. Determine who funds infrastructure + planning (e.g. ASP) 4. Investigate grant funding for development	<ul style="list-style-type: none"><li>Local Developers / Land Owners</li></ul>	<ul style="list-style-type: none"><li>RVC - Planning and Development</li><li>RVC - Infrastructure &amp; Operations</li></ul>	<ul style="list-style-type: none"><li>Hamlet Residents / Land Owners</li></ul>	Creation of a clear land use plan to accommodate a diverse range of land uses and provide increased housing opportunities.  <i>"I have an area to run my small-business and can continue to live and work in the community"</i>		✓	

A photograph of a weathered wooden fence with vertical planks. Handwritten in light-colored paint or chalk are the words "To All The Angels" on the top line, "Who Came" on the second line, and "Thank-You" on the third line. Below "Who Came", the word "Here!" is partially visible. A dark silhouette of a person is visible behind the fence, centered between the second and third lines of text. The bottom of the image shows a layer of dry, brown grass or straw.

# **PART 2: BACKGROUND TO THE PLAN**





## 1.0 INTRODUCTION

- 1.1 Plan Purpose
- 1.2 Focus Areas
- 1.3 Plan Area
- 1.4 The Plan Process
- 1.5 Engagement Findings

## 2.0 ANALYSIS

- 2.1 Physical Analysis
- 2.2 Market Analysis
- 2.3 Policy Framework



## 1.0 INTRODUCTION



## 1.1 PLAN PURPOSE

The Hamlet Revitalization Plan is an action plan that identifies opportunities and concrete actions that can be undertaken in order for the Hamlet to reach the communities' vision described in the Greater Bragg Creek Area Structure Plan (ASP) and remain a dynamic place to live and visit.

The vision is:

*The Hamlet of Bragg Creek has an expanded, yet vibrant commercial core that attracts residents and visitors on a year round basis. It is known as a place to go for a friendly and unique shopping experience. The commercial core lies at the centre of a thriving residential community, reflecting a consistent, natural, somewhat elegant, country atmosphere that complements adjacent residential development and is in harmony with the natural environment within which the hamlet is located.*

*The Revitalization Plan provides an implementation framework that:*

- ➔ provides recommendations on how future land use needs in the hamlet core can be addressed;
- ➔ identifies financing and partnership opportunities;
- ➔ identifies other bylaws, plans and policies that may need to be amended to address the Plan; and
- ➔ leverages the community's initiative and leadership as the source of change.

## 1.2 FOCUS AREAS

The approach to developing the Hamlet Revitalization Plan recognizes that the physical, financial, human, social and environmental are intrinsically linked to the success of Bragg Creek in terms of economic potential, quality of life for residents, attractiveness for visitors, and long term financial sustainability. On this basis, four focus areas were identified and ultimately defined the parameters of the implementation framework: physical improvements, economic improvements, policy amendments, and community & culture.





### 1.3 THE PLAN AREA

The Plan area is comprised of two boundaries: the existing Hamlet boundary and the Expansion Lands as identified in the Greater Bragg Creek Area Structure Plan. Each are described in more detail below.

The existing Hamlet boundary is identified to the right. It includes the commercial core; the Hamlet's two main streets, Balsam Avenue and White Avenue; Balsam Avenue bridge; residential development nestled into the trees; and two major properties identified for comprehensive residential development, The Elkana Ranch lands and Herron property. Bisecting the area is one of Bragg Creek's best, albeit hazardous attributes – the Elbow River.

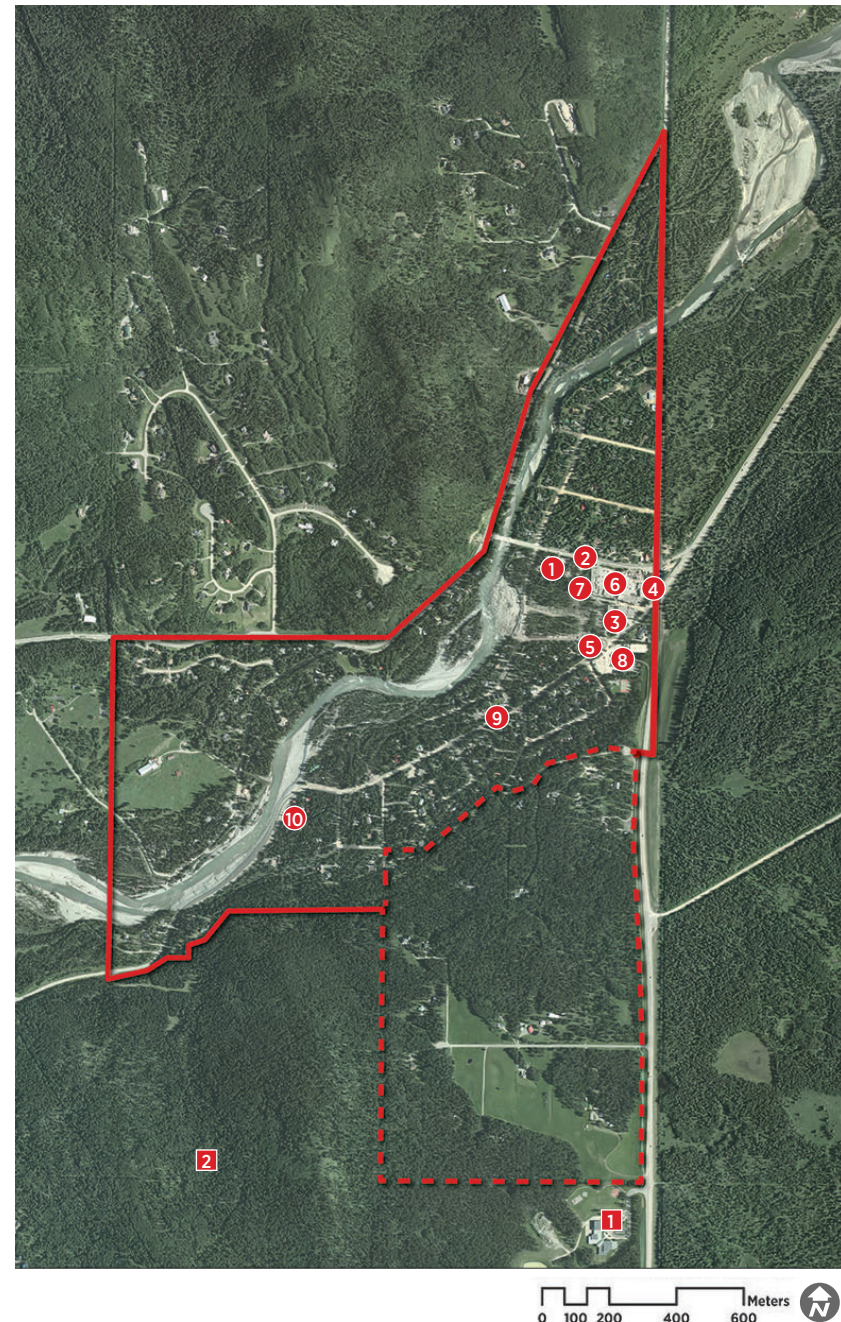
Key features include:

- ❶ Old West Mall
- ❷ Balsam Avenue
- ❸ Bragg Creek Village Centre (Commercial)
- ❹ Trading Post Mall
- ❺ Front Porch Square (Commercial)
- ❻ Bragg Creek Shopping Centre
- ❼ Snowbirds Seniors' Centre
- ❽ Bragg Creek Community Centre
- ❾ White Avenue
- ❿ The Trading Post

The Hamlet Expansion Lands are located to the South of the existing Hamlet boundary between Highway 22 and Bragg Creek Provincial Park. This area has been allocated as a growth area outside the existing Hamlet to accommodate an appropriate range of residential and institutional land uses. Larger parcels sizes and agricultural / ranching uses characterize the area at this time.

Key features include:

- ❶ Banded Peak School (adjacent)
- ❷ Bragg Creek Provincial Park (adjacent)



## 1.4 THE PLAN PROCESS

This section discusses the Revitalization Plan timeline and consultation process. The Plan process is summarized below. To achieve the goals of this plan a collaborative approach was undertaken with community input and feedback vital in developing clear priorities for action, common issues of interest and identifying local “champions”.

The engagement program, which began early in the process and extended throughout each phase of the Plan, centered on allowing the community to lead the process, recognizing that people build motivation and community capacity through participation and active involvement in decision-making and implementation. Major milestones included: a stakeholder workshop with local representatives, a 3-day interactive community design workshop, and a community affirmation and directions workshop.

### ➔ THE PROCESS:

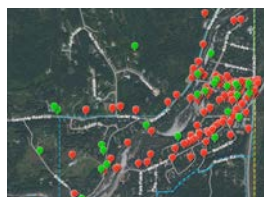
#### Tasks Completed



#### Phase 1: Gain Understanding

The intent of Phase 1 was to develop an in-depth understanding of where the Hamlet has been, and where it is now. The current policy and regulating framework was reviewed and the physical condition of the plan area was documented. As part of this information gathering, the first phase involved meetings with different County departments, and informal coffee chats with local groups, realtors, and developers, providing the framework for the Plan process.

- ✓ Project Initiation Meeting
- ✓ Community Walkabout Tour
- ✓ Informal Coffee Chats
- ✓ Policy Framework Review
- ✓ Evaluation of Current Physical Conditions
- ✓ Demographic, Housing and Commercial Analysis
- ✓ Public Consultation Plan



#### Phase 2: Analyze and Identify

The objective of this phase was to synthesize the work undertaken in Phase 1 and focus discussions on community concerns—what people are motivated about. This work was informed by a series of public input opportunities and stakeholder workshop. Data gathered and ideas developed during this phase were analyzed and debated—leading to clear priorities for action.

- ✓ Information Synthesis
- ✓ Project Website Launch + Community Mail-out
- ✓ Interactive Online Mapping Survey
- ✓ Community Sounding Boards
- ✓ Informal Coffee Chats
- ✓ Project Team Meet & Greet Event
- ✓ Stakeholder Workshop



#### Phase 3: Implement Strategies

This phase focused on developing a comprehensive community strategy: actions that progress key issues in the community. Actions items were developed at the Interactive Community Workshop and transformed into a comprehensive vision for the hamlet, including land use, connectivity, built form and open space. Subsequent stages included outlining implementation steps and re-affirming those actions with the community.

- ✓ Hamlet “Office Hours”
- ✓ “What We’ve Heard Report”
- ✓ 3-day Interactive Community Design Workshop
- ✓ Preparation of Draft Revitalization Plan Framework
- ✓ Community Affirmation & Directions Workshop



#### Phase 4: Monitor Progress

The Implementation Committee will be tasked with prioritizing actions as well as tracking progress of the Plan. Monitoring of progress may include assistance from a number of stakeholders, including Chamber of Commerce, Rocky View County and citizens. Measurable goals should be determined by the Implementaiton Committee to ensure quantifiable progress can be shown.

- ✓ Initiate Implementation Committee
- ✓ Determine Terms of Reference for Committee
- ✓ Prioritize Actions
- ✓ Undertake Actions
- ✓ Create measurable goals or outcomes
- ✓ Partner with stakeholders to track and measure progress



## PUBLIC ENGAGEMENT HIGHLIGHTS

- **179** individual comments on the online interactive map
- **155** individual ideas on the community sounding boards
- **24 hrs** of one-to-one conversations during “hamlet office hours”
- **20** participants in the March Stakeholder Workshop
- **100+** participants in the April Community Design Workshop
- **65** participants at the June Community Directions Workshop

More details about the consultation process are contained in Appendix B

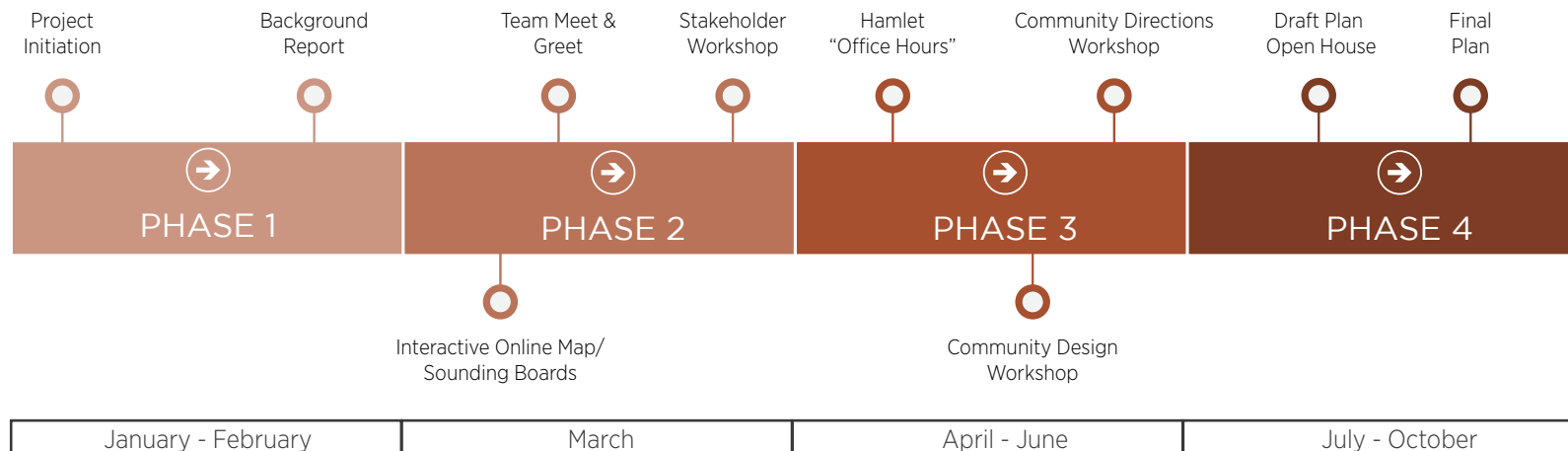


Figure 1.4 - 1: Revitalization Plan Timeline + Milestones

## 1.5 ENGAGEMENT FINDINGS

### KEY THEMES

The objectives of the community engagement process were to solicit input and feedback from the community to help shape a shared vision and prioritize goals and strategies for the plan. Some of the key themes included:

- ➔ Address sidewalk repair, connectivity and maintenance along with beautification efforts to restore the Hamlet's two main streets—Balsam Avenue and White Avenue, also known as the 'Heritage Mile';
- ➔ Provide a diversity of housing options for a existing and prospective Hamlet residents, including Seniors accommodations.
- ➔ Improve the economic viability of the Hamlet through increased retail spending, day-trip visitors and the development of overnight accommodations;
- ➔ Improve the overall Hamlet aesthetic and strengthen the "Bragg Creek brand";
- ➔ Provide much needed public infrastructure improvements to ensure the Hamlet remains a safe and enjoyable place to live.





## 2.0 ANALYSIS



## 2.1 PHYSICAL ANALYSIS

### LOCATION AND PROFILE

The Hamlet Revitalization Plan study area is located approximately 30km southwest of Calgary within the West Rocky View region of Rocky View County. The site is bounded on the north by provincially owned lands, Tsuu T'ina Reserve to the east, the MD of Foothills to the south and Kananaskis Country to the west—earning it the reputation of “The Gateway to the Kananaskis”. Within a 45 minute drive to the City of Calgary, the hamlet has convenient access via Highway 22 from the north and south and Highway 758 providing a route to the Bragg Creek Provincial Park, a popular day-use area.

The study area is approximately 250.7 hectares (619.5 acres) in size and has a population of approximately 454 people. The study area includes both the Hamlet Boundary and Hamlet Expansion Boundary, as defined in the Greater Bragg Creek ASP.

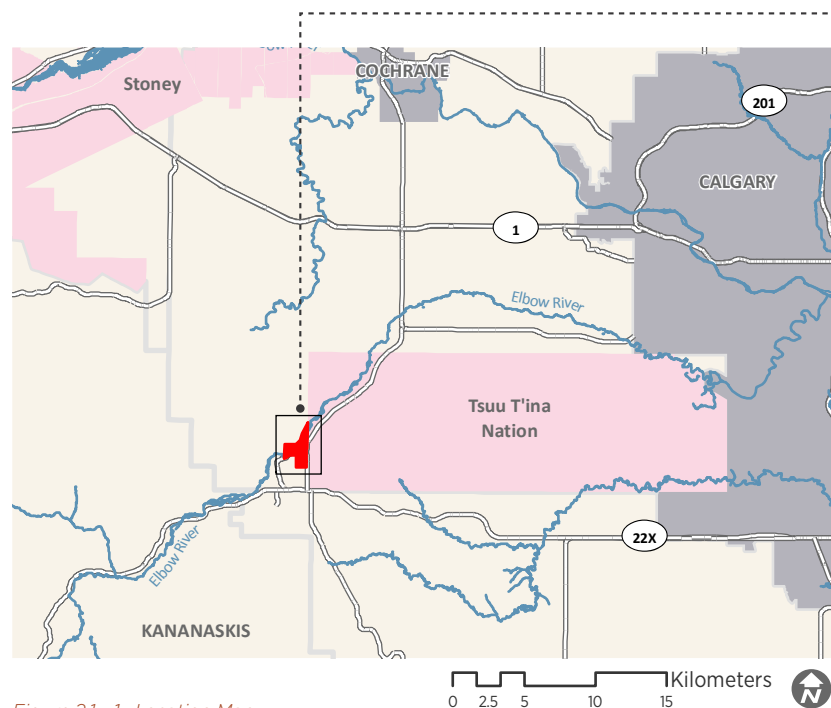
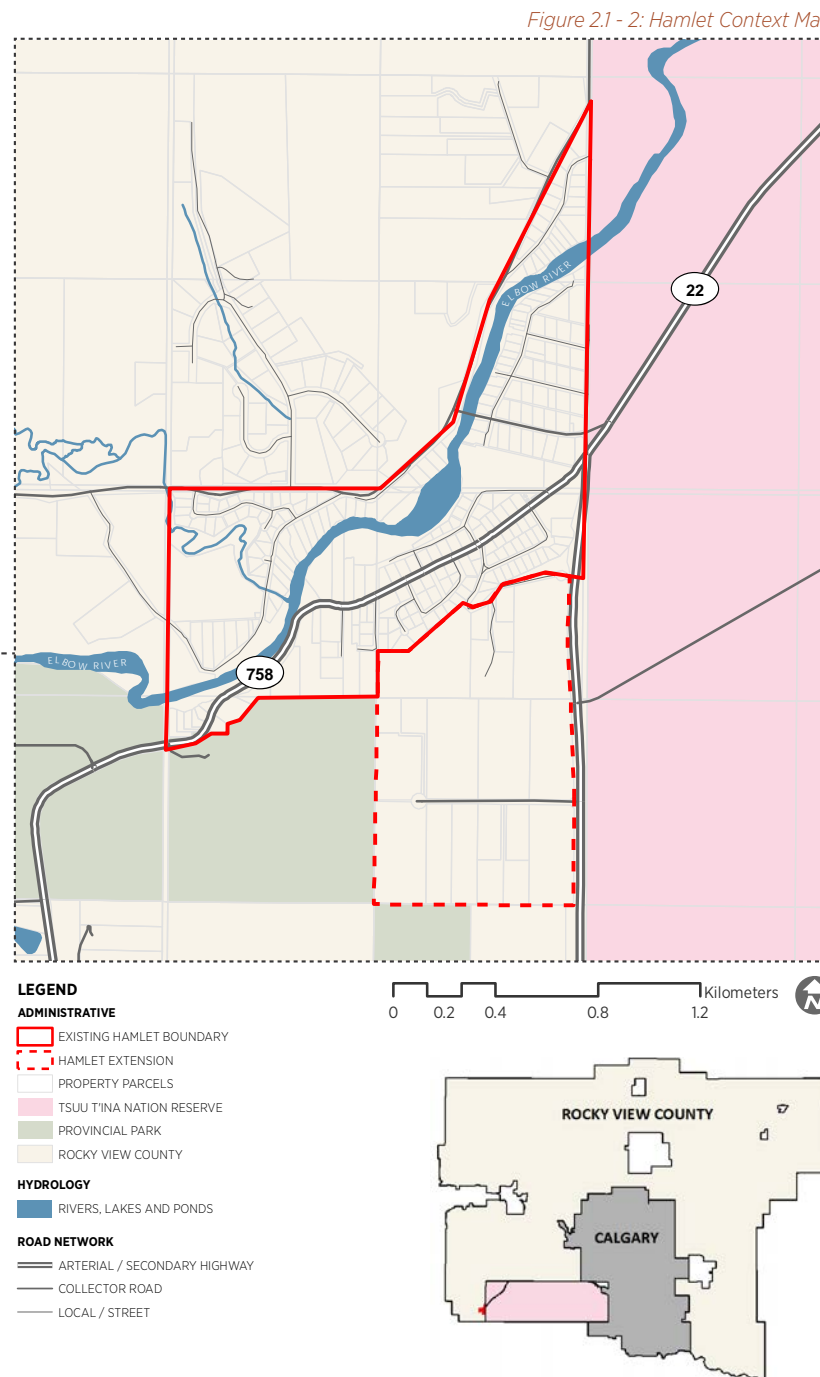


Figure 2.1 - 1: Location Map





## LAND USE

The existing Hamlet boundary consists of 295 individual lots ranging in size from 0.1 acres to 12 acres. Only 12.2% of lots within the existing hamlet boundary come in under 0.457 acres (1850 m<sup>2</sup>). This has important implications for achieving official Hamlet status whose designation is an important qualifier for accessing a number of provincial funds. The Municipal Government Act requires that an unincorporated community may be designated a Hamlet if the majority of parcels are smaller than 0.457 acres (1850 m<sup>2</sup>).

The majority of the plan area is used for low density residential development. The other dominant land use within the plan area is hamlet commercial with most businesses located along White Avenue and Balsam Avenue —the primary roads through the hamlet. Retail is typified by a variety of business types including: small cafes and restaurants, local boutiques, artist's galleries, office space, recreation retailers, and grocery store.

The Hamlet Expansion lands is an area of land that has been allocated as a growth area outside of the existing Hamlet to accommodate an appropriate range of residential and institutional land uses. Larger parcels sizes and agricultural / ranching uses characterize this area at the present time.

## ADJACENT LAND USE

**East:** Immediately east of the study area is the Tsuu T'ina reserve. Highway 22 runs through this land to provide access to the hamlet, as well as linking nearby Redwood Meadows (approximately 5km north east).

**South:** To the south of the existing boundary and expansion lands are relatively unfragmented ranching and farming quarter sections with small pockets of residential development and Bragg Creek Provincial Park lands (accessed by Highway 758) . The Elbow Falls Area and Kananaskis Improvement District is located south of the plan area reached by Highway 66.

**West:** West of the Plan area are large acreage lots of a low-density character. Balsam Avenue provides the single point of egress linking these lands. West Bragg Creek trails is a popular destination drawing traffic past Balsam Avenue through to Township Road 232.

**North:** Directly north of the study area is a series of low density-large lot residential development accessed from the west side of Elbow River. This area also encompasses a large parcel of land protected as environmental reserve. Further north-west is the Wintergreen Resort, undergoing redevelopment to include a mix of amenities and residential lot types including an updated village core.

Average Lot Size **3.58 acres** (14488 sq.m)  
Median Lot Size **0.77 acres** (3116 sq.m)

PERCENTAGE OF LOTS LESS THAN  
**0.457 acres\* (1850 m<sup>2</sup>)**

**12.2%**



### LAND USE

	RESIDENTIAL
	HAMLET RESIDENTIAL
	RANCH & FARM
	HAMLET COMMERCIAL
	DIRECT CONTROL
	PUBLIC SERVICE

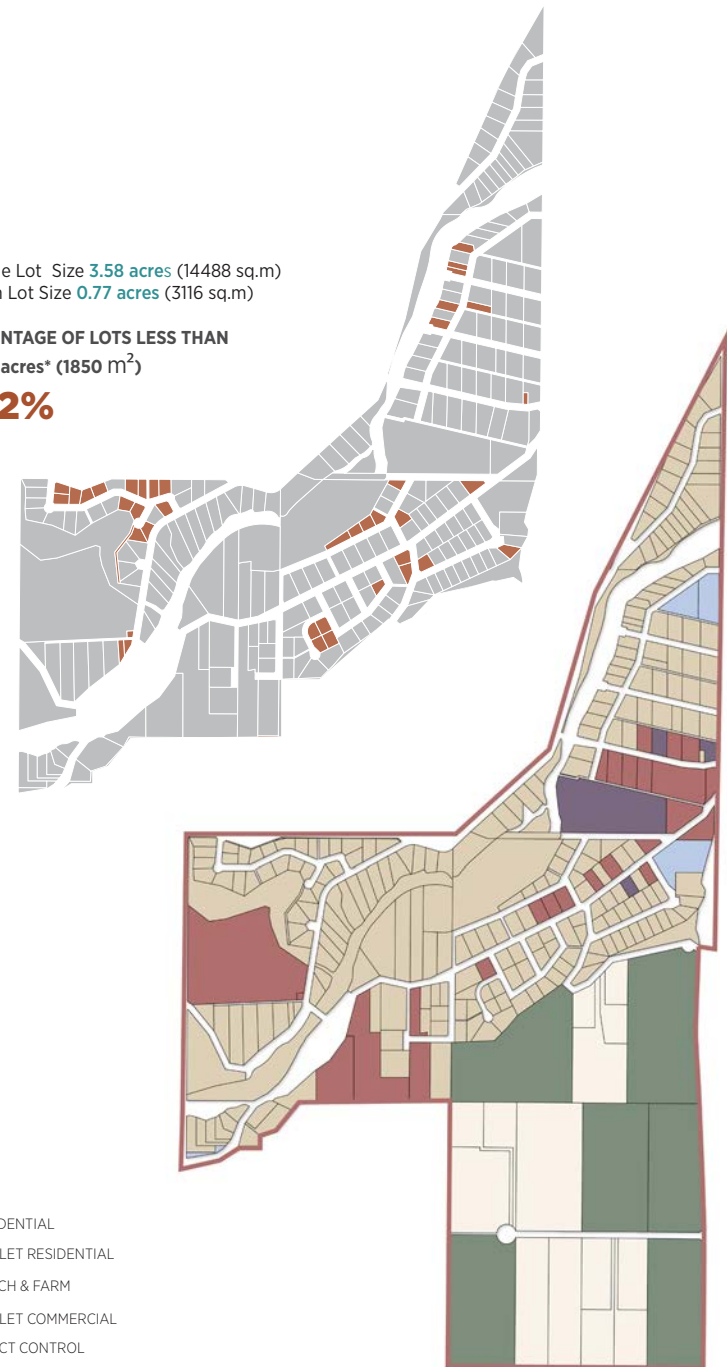


Figure 2.1 - 3: Land Use



Typical Hamlet Residential - Large parcels set in the trees



Typical Commercial - Strip Centres



Low lying areas adjacent to Elbow River

## TOPOGRAPHY

The majority of the existing hamlet boundary is low lying and relatively flat, with small changes in elevation. The Hamlet Expansion Lands is characterized by a steep change in elevation and includes both flat and hilly terrain. Figure 2.1 -4 details the existing contours for the Plan area. The established and most densely populated areas contains the lowest elevations and subsequently exposure to flood risk.

## FLOOD HAZARD

Both the Elbow River and the Bragg Creek are subject to periodic flooding, sometimes with devastating impacts as a large portion of the hamlet lies within the 1:100 year Elbow River floodplain (see Figure 2.1-4).

A significant portion of privately owned land designated Hamlet Residential (HR-1) lies directly within the floodway. The majority of the Hamlet, including all of the Hamlet's commercial development, lies within the flood fringe. Both of these zones were impacted greatly by the flooding of 2013 causing extensive and at its worse—irreversible damage.

Flood hazard mapping indicates the hamlet expansion lands area are clear of the flood hazard zone given its increased elevation and distance from the river.



Figure 2.1 - 4: Flood Hazard  
Information provided by the Informatics Branch - Feb 3, 2015



## OPEN SPACE

The Hamlet meets many of its open space needs through its proximity to several nature recreation areas and multitude of walking trails nearby. However, the Hamlet itself suffers from a complete lack of open space and undefined public realm. There are currently no central gathering spaces for events, recreation, or informal play. Much of the civic life and social opportunities that exist take place in local cafes, restaurants, or private residences. The only existing playground is somewhat hidden at the back of the Bragg Creek Community Centre.

An improved public realm is required to meet the immediate needs of residents. The Hamlet holds huge potential for new meeting spaces, amenity and play areas that connect to one of the most valued elements in Bragg Creek – the Elbow River. There exists an opportunity to embrace the power of the river as a public amenity, and future efforts should focus on strengthening this relationship.

## MOVEMENT

### Access & Arrival

The Hamlet is accessed via two provincial highways:

- Highway 22
- Highway 758

Highway 22 provides access from both the north and the east, while highway 758 leads traffic from highway 22 through the Hamlet to Bragg Creek Provincial Park.

The alignment between highways and municipal roads within the Hamlet has resulted in an unusual and confusing 4-way stop at the intersection of Balsam Ave, Highway 22 and Highway 758 – the main entry point to the community. Traffic congestion is a regular occurrence and has become a source of frustration for residents, business owners and visitors alike. Future development and population growth will compound the problem and a comprehensive

solution is needed to improve the design and function of the intersection.

### Primary Streets

Balsam Avenue is the main commercial street of the Hamlet. It runs East-West and connects directly with Highway 22 and Highway 758, terminating at Balsam Ave Bridge – the single point of egress to lands West of the Elbow River. In the North-South direction, White Avenue (HWY 758), also known as Heritage Mile, is the most prominent street. White Avenue holds historical significance as the original commercial strip and although under provincial jurisdiction functions as a key municipal road. Speeding and parking are identified as concerns along White Avenue, which in turn limits the potential for the strip to become a successful pedestrian-oriented destination.

Figure 2.1 - 5: Movement



## Paths & Trails

While Bragg Creek is well served by an extensive outside network of trails that connect the community to important scenic, recreational and historical locations, within the Hamlet there exists a potential for significantly enhanced pedestrian connections. At present, the paths along the two busiest streets – Balsam Avenue and White Avenue – are in a state of disrepair. Poor drainage, exposure to traffic and a lack of pedestrian amenities characterize these two streets. Devastation following the 2013 flood and recent municipal infrastructure work has worsened the situation with some sections of pathway missing or buried underground.

Linked pedestrian routes are required to improve connectivity between major commercial areas, the recreational trail system and residential areas to the Hamlet Core. Improved connectivity and accessibility would drastically improve the safety, livability and attractiveness of the Hamlet.



Poor Pathway Conditions -White Avenue

## Parking

Parking within the Hamlet is provided via surface lots. On street parking is not permitted within the Plan area. In general, likely due to its prominence along Balsam Avenue the vast majority of parking is accommodated at the Bragg Creek Mall. Public parking, as opposed to customer, is at a premium with a perceived conflict between business owners and day-use visitors of the local trails system. Additional parking struggles are located on White Avenue with a public concern over vehicles unlawfully parking their vehicles and damaging landscaped areas.

A good supply of parking in the right location is essential for nurturing business development and encouraging day-use visitors to spend their time in the community.

A parking management plan which re-examines on-street parking opportunities and additional parking areas located in close proximity to existing commercial areas is recommended.



Missed Connections Between Major Commercial Areas

## SERVICING & UTILITIES

Water and wastewater servicing within the Hamlet has been a continual health issue for the last thirty years. In 2013, grants came in for the construction of potable water and wastewater lines, ensuring the long-term security and reliability of water and wastewater services for the residents of the Hamlet of Bragg Creek.



Recent Water and Wastewater Servicing Lines



Primary Parking Area - Bragg Creek Mall



## 2.2 MARKET ANALYSIS

### PROJECTED RESIDENTIAL DEMAND

Bragg Creek's future residential occupancy demand in general, and by dwelling type specifically, is a function of the projected future population of the Hamlet, the age makeup of that population, and the distinct (and shifting) relationship between population by age and housing demand by product type as defined through primary household maintainer rates.<sup>1</sup>

The population of Bragg Creek has been forecast on the basis of the population growth rate in Rocky View County between 1996 and 2013, with adjustments made based on conversations with local area realtors. The population growth model projects that the population of Bragg Creek will double in the next 15 years, growing from 454 residents in 2014 to a total population of 908 residents in 2030. This is an average annual growth rate of 4.4%. It is also assumed that Bragg Creek will grow more rapidly at first as latent demand is met with new supply, and more slowly toward the end of the projection period as the market normalizes. Therefore, rather than projecting linear growth, the model begins

with a high rate of 6.6% per year, shifting gradually to a growth rate of 2.2% per year in 2030. It is assumed that the age composition of the population will become more similar to the age makeup of the population of Canmore in the coming decades.

In projecting housing demand, GPRA applied future household maintainer rates on the basis of the assumption that over time, the household maintainer 'profile' of Bragg Creek will become more similar to that of Canmore. Details on household maintainer rates, and the methodology underpinning the assumed near and long term maintainership profiles for Bragg Creek, can be found in *Appendix A: Bragg Creek Demographic, Housing and Commercial Demand Analysis*.

Over the next 15 years, about half of the demand for new housing in Bragg Creek will be for single-family housing; about 72 new units will be required by 2030. There will be an additional demand for 45 apartment units in low-rise structures, and 38 ground-oriented multi-family units such as row houses or duplexes.

No demand is projected for movable homes or high-rise apartments.

It should be noted that this housing demand projection does not account for the likely need for more supportive housing or retirement home options, particularly given that the population of seniors is projected to increase much more rapidly than other demographic groups. In general, offering a mix of housing types and tenures (rental and ownership) will contribute to a positive social mix.

<sup>1</sup>A primary household maintainer is the person in a household most responsible for paying housing costs. Dividing the number of people of a given age cohort who are household maintainers by the total number of people in that age cohort produces the age-specific household maintainer rate. This number represents that age cohort's propensity to be a maintainer of a household.

<sup>2</sup>Includes semi-detached houses, row houses, and all other types of attached houses

Projected demand for **new** housing in Bragg Creek by type and time period

	Single-detached house	Attached house <sup>2</sup>	Apartment	Total
<b>2015 - 2019</b>	25	10	15	50
<b>2020 - 2024</b>	25	15	15	55
<b>2025 - 2030</b>	22	13	15	50
<b>Total</b>	72	38	45	155

## PROJECTED RETAIL AND COMMERCIAL DEMAND

The retail environment in the Hamlet is typified by aging strip centres, with the largest anchored by a small community grocery store. Vacancy rates are high (9.1% overall and 20% at the main mall), and overall the appearance and tenant mix, as well as an apparent lack of property re-investment (particularly in the main mall property) suggest that the Hamlet's major retail clusters suffer from low sales, or lack of growth and change in the area has fostered a complacency amongst some property owners. Overall it is estimated that the Hamlet has 153,000 square feet of ground floor retail and service commercial space, including automotive-related space as well as 14,000 square feet of vacant space. The 'core' of the Hamlet, comprised of a cluster of 5 mall properties, accounts for nearly 100,000 of these square feet. The balance of space is located along Balsam Avenue west to River Road north, and scattered along White Avenue west to the Elbow River.



5 Years

Within 5 years, projected population growth in the Hamlet's trade area could warrant a net additional 11,000 square feet of commercial space. If 11,000 square feet of new commercial business were to enter the market by way of occupancy in currently existing vacant space, this would leave the Hamlet with only a 2% vacancy rate. To maintain a healthy market vacancy rate of 5-7% would require an additional 7,000 to 11,000 square feet added to the market.



15 Years

Within 15 years, population growth in the trade area is likely to warrant a net addition of nearly 19,000 square feet over the amount of occupied floor area in 2015. In order to absorb this amount of new commercial business into the market while maintaining a healthy market vacancy rate, Bragg Creek would need to add 13,000 to 19,000 square feet of new space in this period.

Looking at specific commercial categories' current and projected future level of under/over-supply, we find that there could be a net additional demand for up to 33,000 square feet over a 15 year period. The most prominent categories of projected future demand are: Personal and Professional services, Grocery, and Home Furnishings & Accessories. If all of this demand were added to the market and a target vacancy rate of 5-7% were maintained, Bragg Creek would require a net addition of 28,000 to 31,000 square feet of new space.

A key consideration going forward is whether the existing vacant space in the marketplace is suitable for future space users. How one answers this question, and what alternate plans may be put in place for some of the existing older commercial properties, will impact the amount of assumed additional space that could be supported. On the whole, it is reasonable to expect that the Bragg Creek Hamlet could see demand for the net addition of somewhere between **25,000 and 35,000 square feet** of new space within the next 15 years.

## OVERNIGHT ACCOMMODATION

Throughout the engagement process the issue of overnight accommodation has come up for debate and discussion. On the one hand, the community supports a more developed overnight accommodation market—in line with the Greater Bragg Creek Area Structure Plan's vision—and is eager to inherit the benefits of increased walk up traffic and the overall economic benefits it may bring. However, there are existing restrictive policies that limit the number of overnight units to a maximum of ten (10) and the community remains divided on whether or not it is appropriate to relax this policy to allow further units.

Evidently, the feasibility of overnight accommodations also requires assessment, and specifically an understanding of the market opportunity, needs of the market, and cost of development. A verdict on the maximum number of rooms allowed needs to account for the relationship between size of development and practicality of investment. There very well is a minimum number of rooms critical to the success of overnight accommodation units, and if the Hamlet wishes to attract development, the policies restricting maximum units should be relaxed in favor of more developer friendly policies, supported by other regulation like Hamlet Design Guidelines to ensure all development fits in with the existing Bragg Creek character.



### 3.0 POLICY FRAMEWORK





## 2.3 POLICY FRAMEWORK

The Hamlet of Bragg Creek Revitalization Plan must operate within the existing planning framework of the County and the Province. This section provides a summary of the policies and regulations that govern the use and development of Bragg Creek, and have helped shaped the Revitalization Plan.

### South Saskatchewan Regional Plan

The greater Bragg Creek area is located within the legislative jurisdiction of the South Saskatchewan Region. The South Saskatchewan Regional Plan (SSRP) came into effect September 1, 2014, and identifies strategic directions for the region over the next 10 years.

Particularly relevant to Bragg Creek, in light of flooding susceptibility, is the Province's policy towards addressing climate variability in the region. Policy 4.12 details the Province's will to support flood management planning and preparedness including assessment of flood risk. The outcome of the Hamlet of Bragg Creek Revitalization Plan will likely depend largely on the result of engineering studies currently being undertaken, the Province's distribution of municipal grants for flood hazard mitigation, and the geopolitical climate dictating regional-scale flood mitigation infrastructure projects – namely, the decision to develop the McLean Creek Flood Storage Site vs. the Springbank Offstream Flood Storage Site.

### Rocky View County: County Plan

Rocky View County adopted their County Plan in October 2013, providing a framework for addressing the various challenges of future growth, planning and development within the County. Bragg Creek is identified in the MDP Growth Management Map as one of several areas identified as the focus of residential growth for the next 10 to 12 years. The County Plan contains a number of policies intended to manage and shape the development of Hamlets, including policies related to supporting and encouraging a high quality built environment, a variety of housing forms, local employment and small business opportunities, and well designed public gathering places.

## Greater Bragg Creek Area Structure Plan (ASP)

The Greater Bragg Creek Area Structure Plan, adopted in 2007, provides development design guidance, establishes boundaries, and identifies future growth areas. The Hamlet vision communicates the following key intentions:

- Expanded commercial core
- Balance between nature and development
- Quality public spaces
- Compact neighbourhood structure
- Small-scale overnight accommodation
- Home-based businesses
- Diversified housing
- Responsible and sustainable development patterns

Specific policies important to enhancing the Hamlet, which the Revitalization Plan will help realize, include:

*5.1.4 (a) As future subdivision occurs, any area that is subject to flooding should be dedicated as Environmental Reserve.*

*5.2.3 (d) Public open spaces (Municipal Reserves) intended to provide for organized recreational activities should be located within close proximity to existing public facilities.*

*6.2.1 (d) Subject to Municipal budget considerations, the Municipality should encourage a partnership with the Province and the Tsuu T'ina Nation Reserve #145 to develop appropriate short and long-term strategies to improve the design and function of the intersection between Balsam Avenue, Highway 22 and Highway 758.*

*6.2.1 (f) The Municipality should investigate the merit of acquiring jurisdiction over the portion of Highway 758 (White Avenue) located within the Hamlet.*

*6.2.2 (b) Ongoing improvements and/or maintenance to the existing municipal road network should be implemented through the Municipality's road program and maintenance initiatives.*

*6.2.2 (f) In some cases, the Municipality should purchase additional rights-of-way from private landowners to facilitate improvements to the municipal road network.*

*6.2.4 (a) An additional Municipal access/egress shall be constructed to lands in West and North Bragg Creek.*

*6.2.5 (d) Additional public parking areas should be:*

- *located in close proximity to existing commercial areas;*
- *designed to incorporate pedestrian access'*
- *developed in an attractive aesthetic manner; and*
- *provided with appropriate lighting and landscaping to enhance their public safety.*

*6.2.5 (i) The contribution of "cash-in-lieu of parking" should be investigated as a mechanism to finance the development of additional public parking areas required by new commercial developments.*

*6.2.5 (k) Installation of low-level "pedestrian scaled" street lighting may be considered within the Hamlet's commercial areas.*

### 6.3.4 Future Trail Linkages

*(b) The trail system should link:*

- *the entire Community together (i.e. residential, commercial, and agricultural areas);*
- *the Hamlet with lands west of the Elbow River via a pedestrian bridge crossing;*
- *to other adjacent recreational amenities (e.g. Bragg Creek Provincial Park, Kananaskis Country, TransCanada Trail, etc).*

*(c) Staging points with appropriate parking areas should be established, subject to Municipal budget considerations, for trail users at key locations throughout the Plan area.*

*(d) Looped pathway connections should be encouraged.*

*(k) Implementation of pedestrian crosswalks should be considered at key intersections throughout the Plan area.*

### 7.2.3 Comprehensive Residential Development

*(b) Comprehensive residential development is encouraged on the Elkana Ranch Lands.*

*(c) Comprehensive residential development is encouraged on the Herron property.*

*7.2.4 (a) Residential dwelling units are encouraged as an accessory use within the commercial core, once municipal water and sewer servicing is available within the Hamlet.*

*7.2.5 (b) Once a funding commitment and a timetable for development of municipal water and wastewater systems to service the Hamlet Expansion area, the Municipality, subject to budget considerations, should undertake preparation of a comprehensive land use strategy (Hamlet Expansion Strategy) to accommodate Hamlet expansion within these lands. Until this strategy is prepared, future subdivision should be discouraged.*







**ROCKY VIEW  
COUNTY**  
Cultivating Communities

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