



# GATEWAY VILLAGE BRAGG CREEK

## Master Site Development Plan

Rocky View County, May 2021





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For as long as I can remember, Bragg Creek has been the Alberta gem just waiting to sparkle. Long recognized as “The Gateway to the Kananaskis”, Bragg Creek offers access to nature like no other community within 45 minutes of Calgary. With all of Bragg Creek’s natural beauty and charm, it is unfortunate it has always come up short, lacking overnight accommodations, multi-family residential, destination services and public amenities.

In 2015, Rocky View County commissioned its award winning Bragg Creek Revitalization Plan for the Hamlet Core and now with the flood protection well under way and water and sewer services complete, Bragg Creek is ready to make the next huge step in its evolution to meet the future with our exciting development, Gateway Village.

Nestled in centre of Bragg Creek between the beautiful Elbow River and the Cowboy Trail, Gateway Village is a 12.6 acre master-planned and comprehensively designed mixed-use, resort-style development featuring a unique blending of Rocky Mountain and rustic Bragg Creek architecture.

Our vision will not only celebrate and enhance the nostalgic history of Bragg Creek, but intensify it by establishing the Hamlet as an overnight destination. The Village will feature the re-creation of the former world-famous Steak Pit Restaurant. The plan also envisions the construction of The Wakesiah Lodge boutique hotel. Wakesiah was the home of Bragg Creek pioneer Ida May White and was the first place to offer overnight accommodations in the Hamlet. Wakesiah’s original log structure still stands on our adjacent lands along White Avenue. The Lodge will be a top-quality hotel that will include a conference centre, restaurant, health and wellness centre and spa. Also planned are complementary retail, commercial and residential units to be added to the rustic themed Old West Mall.

Gateway Village will, most importantly, fulfill the Hamlet’s long-time need for housing and will enable more people to live and work in the Hamlet by offering townhouses and apartments for both ownership and rental. All parts of the Village will be creatively integrated with beautifully landscaped open space and amenities featuring connected pathways, a village square, a large reflecting pond suitable for winter ice-skating. Strategically designed and located adjacent to the banks of the beautiful Elbow and with the Rockies as its backdrop will be a performance Amphitheatre. The Amphitheatre will provide both local and international artists an attractive venue to showcase their talent and help build upon the rich artistic culture of Bragg Creek.

Our team’s visionary proposal will see the County’s Revitalization Plan come to fruition and generate the much-needed economic benefits for Bragg Creek by attracting new businesses, visitors and guests to our Hamlet.

Thank you for allowing me to share our Vision with you and we hope you will join us and support our dream becoming a reality.



A handwritten signature in black ink, appearing to read 'Dick Koetsier'.

- Dick Koetsier, President  
Gateway Developments

# Vision

*Vision without action is merely a dream.*

*Action without vision just passes the time.*

*Vision with action can change the world. -- Joel A. Barker (American Futurist, Author and Lecturer)*

Gateway Village is a destination development that Bragg Creek and the County have been waiting for many years to happen.

Nestled in the Heart of Bragg Creek and next to the beautiful Elbow River and set against the natural backdrop of the Rocky Mountains, Gateway Village will create a special place providing a new lifestyle location to live, work, shop, dine and stay to be rejuvenated—and be re-connected to nature.

The revival of the legendary Steak Pit Restaurant will restore a portion of Bragg Creek legacy with its former nostalgic charm as locals and visitors to the Hamlet come to dine and to enjoy the river views while they gather in celebration feasting on perfectly grilled Alberta steaks, two-stepping to the tunes of the live Western band playing on its stage or nearby at the Amphitheater, each filling the air with sounds of fun and comfortable ambience.

The 120 room, **Wakesiah Lodge**, will welcome visitors and guests to take full advantage of its health and wellness centre, spa and conference facilities. The name *Wakesiah*, is believed to mean “near” or “not far” in coastal First Nation languages. The name was adopted by Ida May White in 1930 for her newly built log home where she was the first to offer overnight accommodations to campers and travellers in the Hamlet. Wakesiah’s original log structure still stands on our land along White Avenue. The Wakesiah Lodge will be a contemporary life-style facility that will offer boutique accommodations with a relaxing, healing and rejuvenating experience – a get-away-- just minutes away from the surrounding urban areas of Calgary and environs.

The condominiums, townhouses and rental apartment units will provide both young empty-nesters and families as well as senior residents as a long-awaited choice to live within the Heart of the Hamlet and with short walking distance to the development’s commercial and recreational amenities and those nearby.

The centerpiece of Gateway Village is the River Square which includes pedestrian connectivity via pathways from the existing shopping areas, passing by the waterfall features of the Pond onward to the major attractions as the Lodge, Amphitheatre and the Steak Pit Restaurant along the river’s banks to link to the public amenity spaces and pathway system atop of the recently built dyke.

The authentic Rocky Mountain architecture adopted to complement the rustic Bragg Creek style, is a perfect match of the visual expression for the Hamlet Core.

The Gateway Village stormwater practices and fire suppression system are to be well-integrated and are designed to be long-term sustainable solutions.

Altogether, the Gateway Village development programme and all its elements will create jobs not only during construction but also will create long-term jobs to promote a healthy and resilient local economy that benefits for Bragg Creek residents as well as the greater Rocky View County, thus, upholding the principles of The Bragg Creek Design Standards and fulfilling both the Revitalization Plan and Dick Koetsier’s Vision.

The Gateway Village development will be a hallmark of environmental, social and fiscal sustainability -- a true Win-Win-Win!

Natural

.....

Connected

.....

Context

Sensitive

.....

Sustainable

.....

Inviting

.....

Safe

.....

Resilient





# Exhibits & Tables

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## Exhibits

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E1.1	Gateway Village Concept Plan
E2.1	Context Map
E2.2	Location Map
E2.3	Site Attributes
E2.4	Typical Dyke Cross-Section along Gateway Village Lands
E2.5	Aerial View
E4.1	Gateway Village Master Plan
E4.2	Master Plan Aerial View
E4.3	Development Phasing
E5.1	Architectural Vocabulary
E5.2	Lighting Examples
E5.3	Signage Examples
E5.4	Street Furniture Examples
E6.1	Open Space Plan
E6.2	Gateway Village Open Space Amenity
E6.3	Landscaped PUL & Amphitheatre
E6.4	FireSmart Setbacks

E7.1	Vehicular & Multimodal Connectivity
E7.2	Study Intersections
E7.3	Proposed Surface Parking
E7.4	Gateway Drive - North
E7.5	Gateway Drive - South
E7.6	River Square
E8.1	Utility Servicing
E9.1	Public Participation Timeline
E9.2	Public Participation Statistics

## Tables

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T4.1	Plan Statistics
T7.1	Parking Requirements

## Appendices

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A-1	Ownership Table
A-2	Gateway Village Bragg Creek Design Standards - Checklist



# Table of Contents

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## Vision

1.0	Introduction	08	6.0	Open Space & Landscaping	32
2.0	Site Attributes	10	6.1	Gateway Village Open Space Amenity	34
2.1	Context and Location	10	6.2	Landscaped PUL and Amphitheatre	36
2.2	Opportunities and Constraints	12	6.3	Tree Management	37
3.0	Policy Compliance	16	7.0	Transportation and Connectivity	38
3.1	CMRB Interim Growth Plan, 2018	16	7.1	Vehicular Connectivity	38
3.2	RVC County Plan, 2013	16	7.2	Multi-modal Connectivity	38
3.3	Bragg Creek Revitalization Plan, 2015	16	7.3	External Road Network	40
3.4	Greater Bragg Creek Area Structure Plan, 2007/2016	17	7.4	Street Cross-Sections	41
3.5	Hamlet of Bragg Creek Design Standards, 2016	17	7.5	Parking	43
4.0	Development Plan	18	7.6	Implementation	44
4.1	Gateway Village Master Plan	18	8.0	Engineering and Servicing	45
4.2	Commercial Village	20	8.1	Utility Servicing	45
4.3	Hospitality Village	22	8.2	Fire Supression	45
4.4	Residential Village	23	8.3	Implementation	47
4.5	Plan Statistics	24	9.0	Public Participation	49
4.6	Implementation & Development Phasing	24			
5.0	Architecture and Urban Design	26			
5.1	Architectural Design	26			
5.2	Lighting	28			
5.3	Signage	29			
5.4	Street Furniture	30			
5.5	Implementation	31			

# 1.0

## Introduction

The 5.07 hectare (12.54 acre) Gateway Village lands located in the heart of Bragg Creek Hamlet Core, are owned by RJK Developments Ltd. and Richard Koetsier and are to be developed by Gateway Developments Ltd. (Gateway). The subject lands were significantly impacted by the 2013 Flood from the Elbow River which runs along the western boundary. Since the flood, Koetsier has collaborated with the County and the Province to enable the construction of the dyke on a portion of lands acquired from them fronting the Elbow River to provide flood protection for the Greater Hamlet in the future.

The 2013 Flood took a huge toll on the residents and businesses in the Hamlet of Bragg Creek and its economy. The proposed Gateway Village is a culmination of Koetsier's vision to revitalize the Hamlet's Core, revive its economy and recapture some of its old charm in a contemporary expression as a destination place. The Gateway proposal, which is in keeping with the County policies and plans, will be phased over time and is intended to create a new critical mass which will attract Bragg Creek residents, visitors from the Calgary region and tourists to Gateway.

Gateway Village will be a phased condominium development with full public access and will include the following collection of elements:

- **Commercial Village:** is located off Balsam Avenue and will consist of 2,400 square metres of commercial development including the Steak Pit restaurant adjacent to the Elbow River and dyke system. The Commercial Village will integrate the existing Old West Mall and develop a new building cluster around it with provision of over 30 rental housing units above the retail.
- **Hospitality Village:** consists of 120 room *Wakesiah Lodge*, a boutique hotel, conference and health and wellness centre and spa overlooking the Elbow River with a potential for expansion in the future.
- **Residential Village:** includes 140 residential units in a collection of grade-oriented townhouses and 3 and 4 storey apartments and condominium units.
- **Open Space Amenity:** offers a series of gathering spaces, water features and Pond, the River Square and Amphitheatre with landscaped open spaces and a collection of pathways enabling pedestrian connectivity throughout the site and linking into the public amenity area along the dyke.
- **Vehicular Connectivity:** primarily consists of Gateway Drive, a north-south private road that will connect Balsam Avenue to River Drive South and continues south to connect with White Avenue in the future. A supporting network of roads ensures legibility and wayfinding through the Commercial, Hospitality and Residential Village areas.

The Gateway Developments team has worked collaboratively with the County and has engaged the residents of Bragg Creek through a comprehensive public engagement process.







Commercial Village



Residential Village

Community Centre

Future Public Parking

Hospitality Village



E1.1 Gateway Village Concept Plan





# Site Attributes

## 2.1 Context and Location

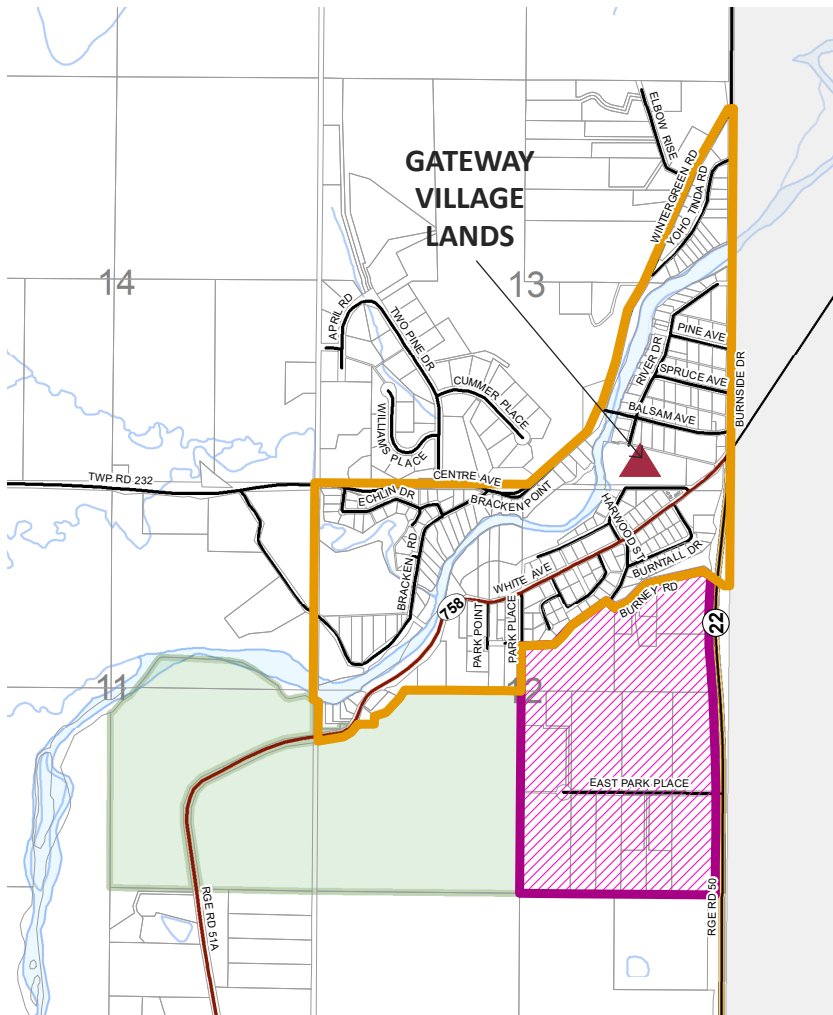
The Master Site Development Plan (MSDP) is for Gateway Village, a master-planned comprehensive mixed-use development located in Bragg Creek Hamlet Core.

Gateway Village lands will consist of 5.1 hectares (12.54 acres) upon the approval of the proposed road and laneway closures by the County Council and the provincial government and are bounded as follows:

- north by Balsam Avenue, a major road primarily characterized by local commercial development
- west by Elbow River and the flood mitigation dyke
- east by the lands owned by the County and occupied by the Snowbirds Seniors Fellowship Centre and existing commercial developments including the Bragg Creek Shopping Centre and the Banded Peak Mall
- south by River Drive South and the Front Porch Square and existing residential

RJK Developments Ltd. (and Richard Koetsier) own 4.74 hectares (11.72 acres) of the total 5.07 hectares (12.54 acres) MSDP area. The remaining 0.33 hectares (0.82 acres) is comprised by road and laneways as shown in Exhibit E2.2 Location Map. RJK Developments Ltd. has submitted a road closure application to the County (File: PL20200054), to close, acquire and consolidate the road and laneways with adjacent RJK ownership lands in order to allow for the site consolidation plan to permit the master-planned, comprehensive development to occur. Appendix A1 includes the Table with detailed breakdown of the parcels and associated areas.

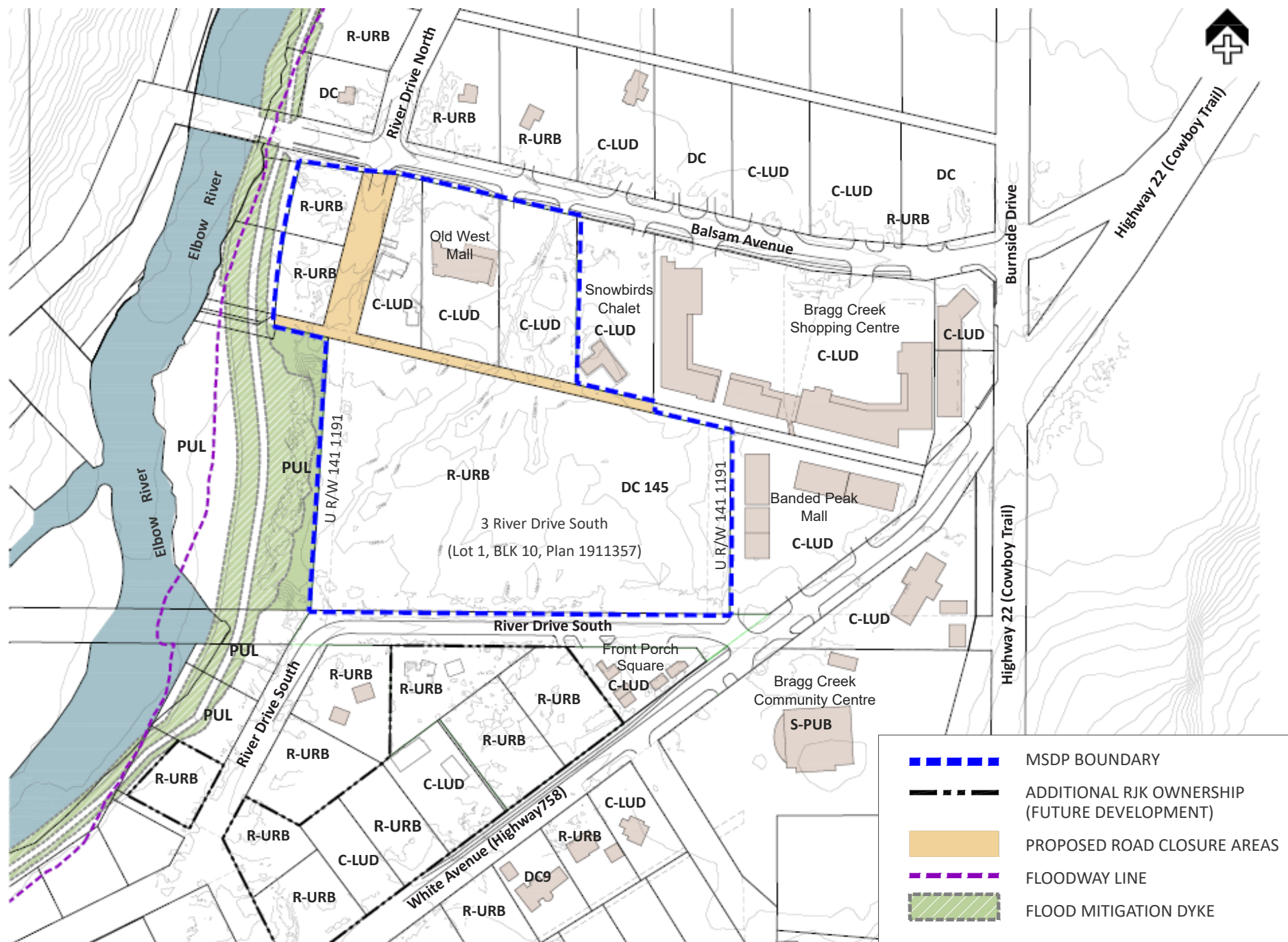
The existing land use designations on the MSDP area as per the New Land Use Bylaw, are primarily R-URB (Residential-Urban) and C-LUD (Commercial-Local Urban) with the exception of the easterly 3.0 acres of the principal site, 3 River Drive South (Lot 1, BLK 10, Plan 1911357) which is designated as a Direct Control DC-145 for a senior's development.



## E2.1 Context Map



## E2.2 Location Map



## Existing Context



Old West Mall



Commercial along Balsam Avenue



River View looking north



White Avenue looking south



## 2.2 Opportunities and Constraints

Located in the heart of Bragg Creek fronting onto the Hamlet's main street, Balsam Avenue and adjacent to the Elbow River, the Gateway Village lands are generally flat with elevations varying from 1296.5m to 1299.0m.

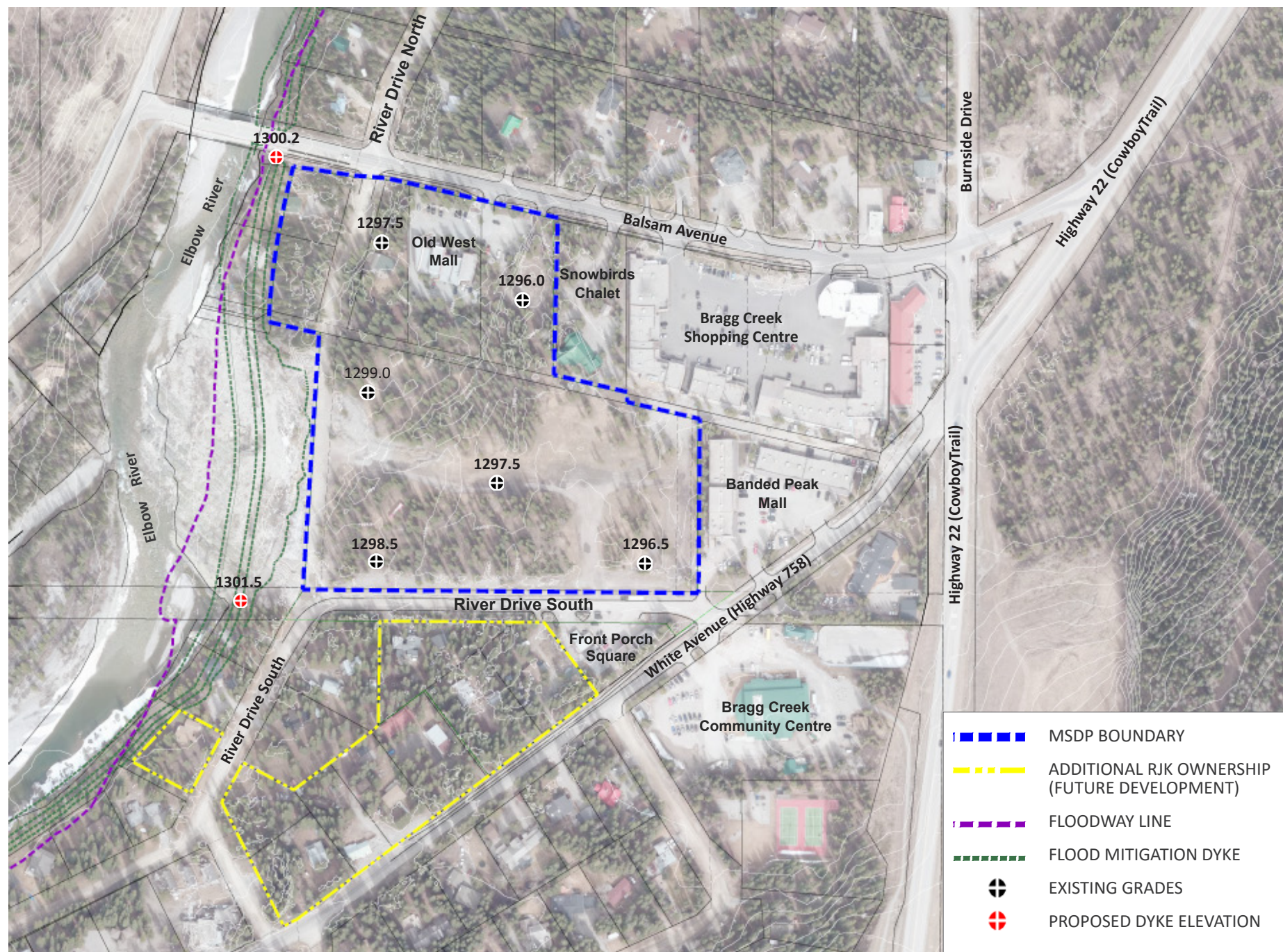
A majority of the lands are vacant, with the exception of the Old West Mall located at 27 Balsam Avenue. Portions of the lands are covered with existing vegetation which will be impacted by the need to grade the site to meet drainage requirements and the construction of all infrastructure and buildings. A Tree Management Plan is prepared by Scope Projects Inc. and included in Section 6.0 of this report.

Multiple access points are available off Balsam Avenue and River Drive South. Balsam Avenue is the main east-west local commercial street which connects to Centre Avenue and residential development west of the river across Balsam Bridge. River Drive South connects with White Avenue (Highway 758) which is characterized by both residential and commercial development and winds southwest as part of the Heritage Mile to connect through to the Trading Post, Bragg Creek Provincial Park and Kananaskis Country.

The Gateway Village lands are located adjacent to existing shopping centres to the east including Bragg Creek Shopping Centre, the Banded Peak Mall and the Front Porch Square. These existing commercial structures back on to Gateway Village making their integration with the proposed development very challenging. In addition to the commercial developments, Gateway Village shares adjacency with Snowbirds Seniors Fellowship Chalet on County land, which provides opportunities for potential integration or complementary development at a future date. There are also potential synergies with the Bragg Creek Community Centre located across White Avenue to the southeast. To the south, the existing low density residential may be anticipated to intensify over time.



## E2.3 Site Attributes





The Elbow River to the west provides the most significant amenity for the Gateway Village lands. The western portion of the principal site (3 River Drive South) was significantly impacted by the 2013 Flood. The 2013 Flood spawned the Bragg Creek Flood Mitigation Project which features a major dyke structure adjacent to the Gateway Village lands. This project was cost shared with the federal and provincial governments and managed by the County for the design and construction that was commenced in May 2020.

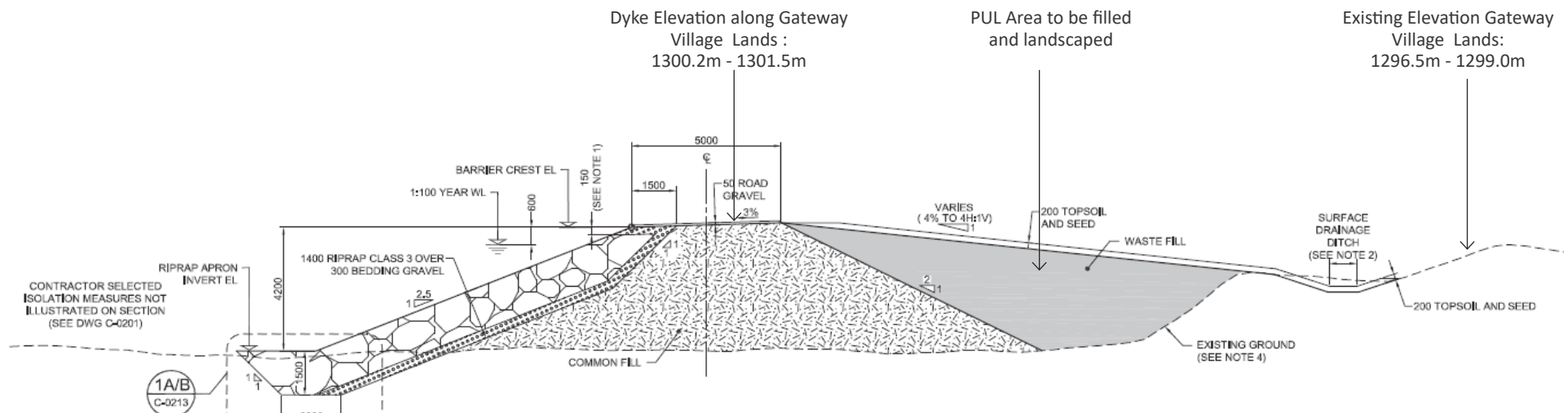
Gateway Village ground level views of the Elbow River will be impacted by the dyke, however, the second and third floors will have panoramic views of the river, the valley and Glasgow mountain to the southwest.

The dyke elevation along Gateway Village's west boundary varies from 1300.2m to 1301.2m, which is 1m to 2m higher than the existing site elevation as shown in the proposed cross-sections by Wood (see Exhibit E2.4). The crest of the dyke will have a pathway system which enhances connectivity along the riverbank through Gateway and to the Hamlet Core.

Gateway Developments has enabled the provision of dedicated Public Utility Lot (PUL) between Gateway Village and the dyke, which will be filled, compacted and landscaped by the County with the potential of creating a public amenity as shown in the cross-section below.

The Gateway Village lands fall outside the Floodway but are located within the Flood Fringe and are subject to regulations stated in Section 40.6 of the Land Use Bylaw (Clauses 200 – 202 of the new Land Use Bylaw), which require the first floor of all structures to be located 1:100 year flood level + 0.5m free board. Discussions are underway with Alberta Environment and Parks to confirm the Flood Fringe step elevations.

Two 10 metre north-south easements consisting of water and sanitary sewer utilities are located on the principal site, 3 River Drive South: U R/W 141 1191. Utility lines are also located within the proposed road closure areas of River Drive North. The existing utility lines will be required to be relocated to accommodate the construction of new services and structures for the development and the easements will be discharged.



## E2.4 Typical Dyke Cross-Section along Gateway Village Lands

(source: Wood)

## E2.5 Aerial View





# Policy Compliance

Gateway Village lands are subject to the policies of the RVC County Plan and Area Structure Plan that guides the development of the Hamlet of Bragg Creek. The lands also demonstrate compliance with the overarching policies of Calgary Metropolitan Regional Board (CMRB) Interim Growth Plan. The MSDP for the Gateway Village lands, however, is not required to be circulated to CMRB for approval. This section describes the RJK proposal's compliance with the existing policy documents.

## 3.1 CMRB Interim Growth Plan, 2018

The Gateway Village proposal for compact development which utilizes the existing infrastructure to intensify Bragg Creek Hamlet Core and integrate best practices for Elbow River conservation, upholds the three principles of CMRB's Interim Growth Plan, currently in effect until the new Growth Plan is approved:

*Principle 1: Promote the Integration and Efficient Use of Regional Infrastructure*

- Promote the integration of land-use and infrastructure planning
- Optimize the use of existing infrastructure when accommodating growth
- Encourage higher densities, greater intensity of use, the provision of community nodes,

*Principle 2: Protect Water Quality and Promote Water Conservation*

- Prohibit new development in the floodway

*Principle 3: Encourage Efficient Growth and Strong and Sustainable Communities*

- Promote the efficient use of land and cost-effective development
- Ensure settlement areas are planned and designed to encourage higher densities, appropriate to the local scale and context

## 3.2 RVC County Plan, 2013

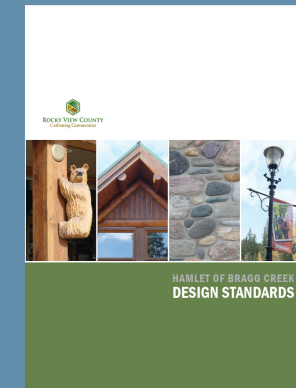
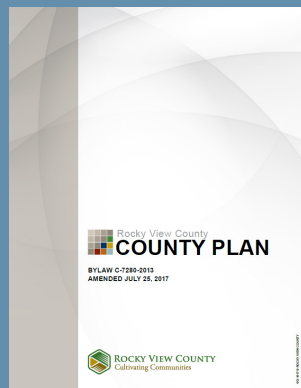
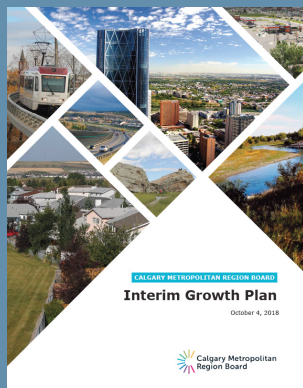
At the municipal level, the Gateway Village lands are subject to the overall policies of the County Plan. The County Plan is currently under review. The Gateway Village proposal meets the policy plan objectives especially as it relates to RVC's Growth Management Strategy:

- which supports residential growth to locate in the Hamlet of Bragg Creek, identified as a preferred residential growth area
- by increasing the County's business assessment base in order to reduce reliance on the residential tax base for long term operating costs
- by managing private development and County operations in a way that maintains and improves the quality of the natural environment

## 3.3 Bragg Creek Revitalization Plan, 2015

The Hamlet of Bragg Creek Revitalization Plan is a non-statutory document sponsored by the County resulting from post 2013 Flood public engagement process that confirmed the vision for Bragg Creek and set out in the Action Plan. In keeping with the intent of the Plan, the Gateway Village proposal supports the Vision and Goals of the community as identified in three basic building blocks: *Bragg Character, Connected Community and Thriving Economy*. The Gateway development will generate economic benefits and revitalize Bragg Creek by *Attracting Business, Attracting Visitors, Increasing Tourism and Enhancing Bragg Creek's Image*.

The Revitalization Plan identifies the Hamlet Core as 'physically compact and commercial heart of the Hamlet' that improves pedestrian connections and public space to foster a vibrant downtown area. The 2016 ASP amendments are in response to the Action Plan in the document and allow for comprehensively designed multifamily residential and greater than 10 units of overnight accommodation to make Bragg Creek a true destination location.



### 3.4 Greater Bragg Creek Area Structure Plan (ASP), 2007, Amended 2016

The Gateway Village proposal aligns with the vision for both residential and commercial development stated in Sections 7.2 and 7.3 of the ASP through the provision of comprehensive development which will create a year-round urban commercial core and provide low density multifamily units in selected areas where appropriate. Gateway Village Bragg Creek MSDP is in compliance with the following specific policies.

The low-density residential will provide “the much-needed affordable accommodation and housing that is better suited to an aging population that does not want to be displaced from the community”.

In keeping with the ASP Vision, the proposed development will create “comfortable and attractive public spaces which invite people to relax and extend their shopping and dining experience throughout the day and into the evening”.

Section 7.2.3 a): *Lands proposed for multi-residential development within the hamlet shall be located in the hamlet core as identified in Figure 10, and shall be supported by a conceptual scheme and/or master site development plan, to be adopted by Council.*

Section 7.3.3: proposed key uses below are in keeping with the Desirable Uses listed in this Section:

- Health Care Services
- Multi Use Buildings and Developments
- Overnight accommodation (e.g. Bed and breakfast home, motel, hostel, hotel, lodging houses, and country inns);
- Parking areas and structure
- Restaurants
- Retail stores
- Senior housing
- Tourism uses and facilities
- Tourism information services

### 3.5 Hamlet of Bragg Creek Design Standards, Amended 2016

Hamlet of Bragg Creek Design Standards is the key policy document which sets the public realm design standards for developments in Bragg Creek. The document provides standards for:

- Site Planning and Design,
- Commercial, Institutional, Mixed-Use and Multi-Unit Residential Development
- Streetscapes, Street Furniture, Wayfinding and Gateway Features, Civic Nodes and Public Open Spaces and Public Art

The Master Plan, architectural, open space and landscaping details are designed in consideration of the Design Standards.

Appendix A2 includes the completed checklist of Design Standards compliance.

# Development Plan

## 4.1 Gateway Village Master Plan

The Master Plan for Gateway Village is envisioned to create a destination development in the heart of Bragg Creek Hamlet Core as a special place to gather, connect, dine, live, work and stay. Working within the County's policy framework, the Master Plan is intended to create opportunities for the Hamlet to grow and enhance its amenities for the local community and the visitors to Bragg Creek. The development will respect the relationship with the Elbow River and the Rocky Mountains and enhance the iconic views by orienting the buildings towards the scenic natural backdrop.

The Gateway Village Master Plan will be a phased condominium development with full public access which includes a collection of three distinct Villages integrated with a comprehensively designed streets, connected pathways and complementary open space networks:

**Commercial Village:** Located in the northern portion of the site, the Commercial Village will establish the continuity of retail shops along Balsam Avenue in the redevelopment of the western-themed Old West Mall to feature a mixed-use expansion with opportunities for offices and living over 30 rental housing units above the ground floor retail. This Village will also be the new home to the revival of the cultural legacy of The Steak Pit Restaurant on the banks of the Elbow River.

**Hospitality Village:** A key driver of the development, *The Wakesiah Lodge* will be a 120 room boutique hotel complete with a conference centre, health and wellness and spa facilities and related recreation amenities. The Lodge will showcase a blended Rocky Mountain and rustic Bragg Creek (contemporary western) architecture. The buildings will be sited to capture the incredible views of the Elbow River Valley.

**Residential Village:** Gateway Village will feature opportunities for a downtown-living experience as the Residential Village will include apartment style condominiums and townhomes for rental and purchase all within casual walking distance of the project's shopping and recreational amenities and to the greater community's many walking, hiking and cycling trails and pathways.

The three Villages will be connected through comprehensively designed and landscaped open spaces and inter-connected pathways which will link the existing shopping developments through a series of gathering places, gazebo, and water features all linked via the River Square to the Amphitheatre immediately adjacent to The Steak Pit Restaurant and the Elbow River dyke and regional pathway system.

Gateway Drive, the main boulevard style street designed for both vehicular and pedestrian use will connect the Balsam Avenue Main Entry Gate to River Drive South and continue south to White Avenue in the future. The River Square, a multi-modal road will provide a second entrance from Balsam Avenue and will evolve into a pedestrian and bike friendly "woonerf" (a Dutch inspired road calming device). The street network and the connectivity within the three Villages will be further refined at the development permit stage.

Since Bragg Creek is the acknowledged "Gateway to Kananaskis Country", Gateway Village is planned and designed to provide a new and fresh approach with a high-quality development to bring out the best in the Hamlet and warrant this title.



## E4.1 Gateway Village Master Plan

*Subject to refinement at Development Permit Stage*





## 4.2 Commercial Village

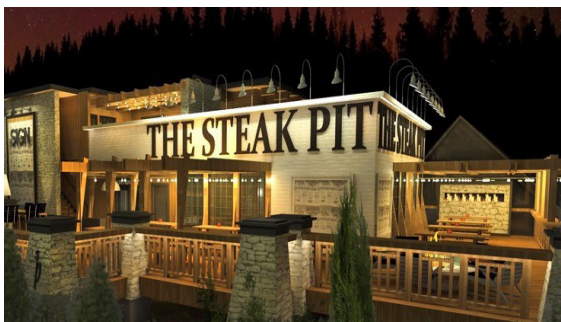
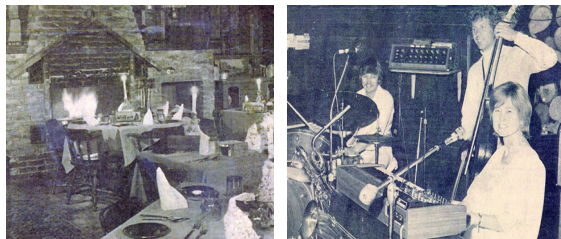
The Commercial Village is to be anchored by the revival of the world-renown signature restaurant *The Steak Pit*; the redevelopment of the heritage *Old West Mall* and its mixed-use redevelopment of retail and commercial units and residential apartments above and the *River Square*.

### Steak Pit Restaurant

**The Steak Pit Restaurant** will be the re-creation of the former iconic landmark in the Hamlet Core which will be strategically located immediately adjacent to Balsam Avenue, perched above the banks of the Elbow River and immediately adjacent to the River Square. The building's character and form will be reminiscent of the famous heritage restaurant formerly on White Avenue. The new Steak Pit, seating up to 200 people, will feature a generous outdoor patio. The restaurant will be again a social gathering and dining spot - a destination location for area diners and tourists alike seeking both an entertainment and the tops in an Alberta dining experience. This Village will also incorporate the Amphitheatre connecting with the Steak Pit Restaurant and will provide an outstanding outdoor entertainment venue featuring multi-tiered wood seating attached to natural stone terraced walls and the Steak Pit's patio will be designed to seamlessly integrate with the Amphitheatre.

### THE STEAK PIT RESTAURANT

will restore Bragg Creek's legacy and nostalgic charm



### Heritage Old West Mall Mixed-Use Redevelopment

**The Heritage Old West Mall Mixed-Use Redevelopment** will include 2,400 square metres of commercial retail including the existing 500 square metres in the Old West Mall with potential for rental housing and living space above. The two storeys of residential occupancy above the main floor retail will provide an excellent opportunity to create a live-work environment. The Old West Mall is an existing commercial building along Balsam Avenue and is one of the few historical-like buildings in the Hamlet Core. This building will be enhanced with additional complementary mixed uses and its architecture extended to create the Village block.

The south side of the Old West Mall will be a contemporary expression of the Bragg Creek architectural style by introducing the Rocky Mountain architectural components to better reinforce the Foothills and Mountain environment. Steep-sloped roof elements will create a baseline form, while the 'Western False Front' reflecting the western heritage will be highlighted at the corner points.



### THE HERITAGE OLD WEST MALL REDEVELOPMENT

will add vitality to the Hamlet Core





## E4.2 Master Plan Aerial View





## River Square

The **River Square** runs through the Commercial Village and provides a pedestrian focused connector and vehicular entrance off the south side of Balsam Avenue. The River Square will direct traffic to onsite parking and transition into a road surface finished in dimensional pavers, which features a woonerf to provide multi-modal access to the retail and public entertainment areas.

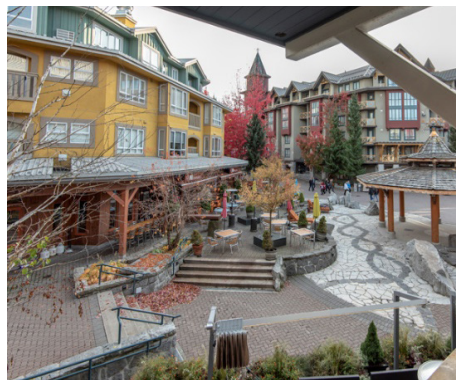
The River Square will be designed to control traffic flow and to create a safe and aesthetic space for pedestrians. The intent for the River Square is to be able to be closed to vehicular traffic on festive occasions so that the community can gather for art and music festivals, a farmer's market or other special community events.

The paving pattern will be developed to symbolize the flow of the river and its significance to the Hamlet. Additionally, interpretive historic signage will be incorporated throughout the River Square to highlight distinctive timelines or historic features of the site and the area.

The Amphitheatre will anchor the west end of the River Square. The mountain and valley views to the southwest will be the backdrop for the performance stage. The Amphitheatre will create a principal focal point of River Square bounded by the patios to the Steak Pit and the boutique hotel, a meeting place when not in use for performances and events.

### THE RIVER SQUARE

will function as a 'woonerf' to provide multimodal access and a place to gather



The proposed retail and commercial units along the River Square will also serve as an extension of the existing commercial and retail spaces in Bragg Creek designed to create a collective shopping and entertainment district along Balsam Avenue. The plans for the Commercial Village will be further refined at the development permit stage. In the future refinement of this concept, opportunities for consideration of on-street parking will be explored, as there is potential for creating accessible options for users with mobility challenges. In an effort to create a pedestrian-friendly environment through the River Square Plaza, the larger parking areas are located close to the vehicle entrances to the site off Balsam Avenue, to enable safer streets and reduce traffic through the Plaza. This also enables The Steak Pit to be sited closer to the heart of the development – with its entrance off the River Square, enhancing activity, framing the Plaza, the Amphitheatre and interfacing the Old West Mall and the Hotel. The visual impact of the parking areas along Balsam Avenue will be softened through the existing trees to be retained. The parking areas are deliberately set back from Balsam Avenue to enable the existing trees to grow in a woodland environment and create a visual buffer.

## 4.3 Hospitality Village

### Wakesiah Lodge

The boutique hotel, *The Wakesiah Lodge* and Conference Centre will fulfill the much-needed overnight and long-stay accommodation and meeting space in the Bragg Creek Hamlet Core and will bring employment opportunities

**THE WAKESIAH LODGE** will be a boutique hotel, with a Conference Centre and Wellness facilities





and tourism throughout the seasons. Currently, there are no major guest accommodation or assembly spaces suitable for hosting larger, more formal gatherings available in the area. This 4-storey development will also include a lobby, restaurant, conference rooms of various sizes, wellness centre and spa complete with fitness area on the lower floors. The upper levels will be designated for up to 120 guest rooms. The building will feature the Rocky Mountain style architecture, suited to the mountain setting and incorporate the Bragg Creek feeling at the lobby entrance. The lodge will be located adjacent to the Elbow River to provide guests with scenic views of the Rocky Mountains from their hotel rooms as well as outside on the terraced patio and decks.

The Wakesiah Lodge is anticipated to be built in two phases: the first phase will consist of the ground floor lobby, restaurant and 60 guest rooms which will make up the north wing. The subsequent 60 guest rooms, conference centre and leisure amenities will be built the second phase. The plans for the boutique hotel in the Hospitality Village will be further refined at the development permit stage.

A series of pathways will connect to the area walking trails and will also connect the Commercial Village to the Hamlet.



**THE RESIDENTIAL VILLAGE** will include apartments and townhouses to create choices for downtown living



## 4.4 Residential Village

The Residential Village will provide a range of housing options to the Greater Bragg Creek community and future residents by offering a choice of accommodation to empty nesters, young couples to raise a family and for seniors to age in place.

The Residential Village is projected to accommodate approximately 140 units in a mix of apartment and townhouse units for rental or purchase. The final design and number of units will be determined at the development permit stage. The development density will transition from a higher intensity four-storey form of the hotel, to three to four storey multi-family apartments, and further softening to the lower density townhouses of two and a half storeys that interface with River Drive South.

The residents on site will help enhance the rich culture and sense of community of Bragg Creek. The site design builds on the local neighbourhood context by providing landscaped 'front yards' and access from the street to pockets of landscaped green spaces. The plan envisions developing the residential scale to be greater in density on mid-site locations and feather-down towards River Drive South with townhouse in respect to the residential neighbourhood character to the adjacent homes.

To the east of the Residential Village, a major open green space is planned adjacent to a storm pond which will create a visual relief overlooking the landscaped storm pond. A natural shoreline of willow and a variety of aquatic plant materials will be planted thus enhancing the storm pond as a feature for the community.

Within the Residential Village, strategic pathways with inter-linked greenspace areas will be created to ensure pedestrian friendly spaces continue throughout Gateway Village. A cohesive design approach will reinforce the sense of community and establish Gateway Village as the new heartbeat of the Hamlet. With a close proximity to the Bragg Creek Community Centre, it is expected that the Centre will complement the amenities of the Residential Village and help build a strong sense of community for both.

## 4.5 Plan Statistics

### T4.1 Plan Statistics

Gateway Village Area Breakdown		
	Ha	Ac
<b>Gateway Village Area</b>	<b>5.07</b>	<b>12.54</b>
Commercial Village	1.41	3.48
Hospitality Village	1.50	3.71
Residential Village	1.25	3.09
North Pond & E-W River Square	0.39	0.96
Eastern Stormpond	0.52	1.28
<b>Landscaped PUL (County-Owned Lands)</b>	<b>0.61</b>	<b>1.51</b>

Note: The above areas are subject to refinement at the development permit stage

Gateway Village Projected Intensity		
<b>Commercial Village</b>	<b>Sqm</b>	<b>Sqft</b>
Existing Old West Mall	495	5,326
Steak Pit Restaurant	460	4,950
Commercial Redevelopment	1,445	15,548
<b>Total Commercial &amp; Retail</b>	<b>2,400</b>	<b>25,824</b>
Upper Floor Residential	32	units
<b>Hospitality Village</b>		
Hotel, Conference & Spa	9,990	107,492
<b>Occupancy</b>	<b>120</b>	<b>rooms</b>
<b>Residential Village</b>		
1 & 2 BR Apartments	106	units
Townhouses	34	units
<b>Total</b>	<b>140</b>	<b>units</b>

Note: The above projections are subject to refinement at the development permit stage

## 4.6 Implementation & Development Phasing

Gateway Village will be a phased condominium development on a consolidated parcel upon acquisition of the road and laneway allowance. As such the roads, the pond and all open space amenities within the development will remain in private ownership and will be maintained by Gateway Developments Ltd. (Gateway) or the Homeowners' Association when organized for such purpose.

The Gateway Village development and associated amenities will have a blanket public access easement and will be open for public use at all times.

The PUL Area located between Gateway Village and the dyke will be landscaped by the County's Flood Mitigation contractor and will remain in County ownership. The landscaping on the PUL area will be maintained by the County

until such time that Gateway builds the Amphitheatre in the Landscaped PUL area. Upon completion of the Amphitheatre, Gateway will be responsible for maintenance of the PUL lands. Gateway Developments Ltd. will enter into required agreements for development and maintenance of structures and associated pathways and landscaping within the PUL lands.

Development in Gateway Village will be subject to Development Permit applications for each phase / sub-phase and will be generally as described in Sections 4.0 and 6.0 of this document. The plans will be subject to refinement at the development permit stage and will be required to meet County standards in all respects of development.



## Development Phasing

The development of Gateway Village is anticipated to commence from the north off of Balsam Avenue and proceed south towards River Drive South in three potential phases as shown in Exhibit E4.3. Each phase in turn will have sub-phases in response to market demand. Market conditions will also result in future adjustments to the phase boundaries.

**Phase 1** will include the Commercial Village and associated infrastructure. The Steak Pit Restaurant is planned to be the first structure built, followed by Old West Mall Redevelopment. The North Pond amenity area, the River Square and the eastern storm pond will also be part of Phase 1.

**Phase 2** will include construction of the first wing of the Wakesiah Lodge consisting of 60 rooms, restaurant and related amenities. This phase will also connect Gateway Drive to River Drive South. Gateway Developments will build the Amphitheatre on the County owned PUL lands as part of Phase 2. The remaining PUL lands will be landscaped by the County in conjunction with the completion of the dyke.

**Phase 3** will be the Final Phase of development and will include completion of the 120 room hotel, conference centre, health and wellness centre and spa. Additional housing development in the Residential Village will also be part of Phase 3.

The Future Public Parking shown on RJK lands to the south is not required for the Gateway Village project but is intended to serve parking needs of the Hamlet Core area.

### E4.3 Development Phasing



- MSDP BOUNDARY
- .... PHASE BOUNDARY

# 5.0

## Architecture & Urban Design

### 5.1 Architectural Design

The Architectural design of Bragg Creek holds its historical roots in timber-frame construction, supporting the Western False Façade style, and a front porch walk-way. Building on these precedents, the Gateway Village development will seek to modernize this style and provide the chosen Rocky Mountain architectural elements to create suitable architecture for the Foothills environment and Kananaskis Country.

An emphasis on steep sloped roofs, gable roofs, exposed beams and brackets, large windows and balconies will be some of the key architectural elements to be included in the development. Buildings will take on a blended Rocky Mountain and rustic Bragg Creek appearance, reflecting some of the existing heritage buildings in Bragg Creek. The scale of these elements will be thoughtfully considered to ensure the proportions are well balanced when viewed from street level. In addition, the variation of forms and materials on the building façade will help to visually break up the scale of the larger buildings.

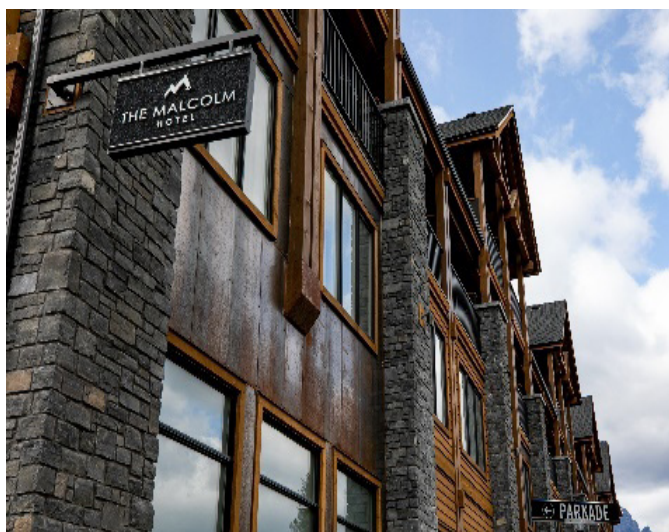
The 2.5 storey Townhome will be much more scale appropriate development that will transition to suit the residential neighbourhood, and enable more daylight access to the site. Large sloping roofs with gabled dormers will form the language of the second storey and loft levels. The multifamily apartments will also blend in to the neighbourhood rhetoric, with the 3-4 storey form enabling balconies and patios to add to the architectural tapestry. Stone clad bases will surround at-grade street facing facades for a more resilient finish and durability to built up snow.

The material palette will be comprised primarily of natural materials in warm earth tones found in nature. Stone, treated or stained wood and metal works in grey, brown and green will be the materials and colours of choice. Accent colours will be used in moderation for creating some visual interest without being overly distracting.



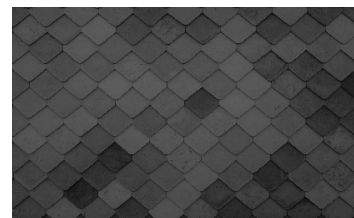
## E5.1 Architectural Vocabulary

**TIMBER TRIM FEATURES** will accentuate the Rocky Mountain and rustic Bragg Creek architectural character for both Commercial and Residential development



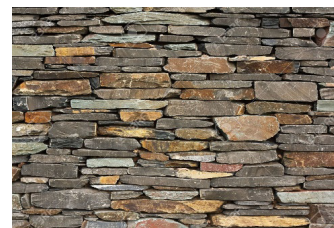
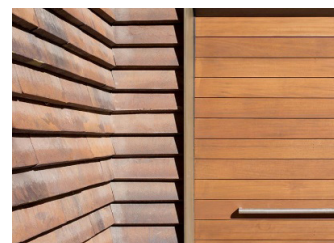
### ROOF FINISHES

will include Standing Seam metal roof and Shingles - Matte finished Metal or Asphalt, natural finish, muted tones



### WALL FINISHES

will include Board and Batten, Shingles, Lap Siding with Stacked Stone feature and/or base



## E5.2 Lighting Examples

### 5.2 Lighting

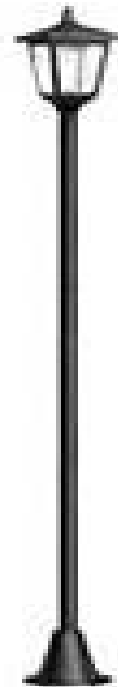
Lighting will play a crucial role in creating a place that is safe and comfortable for all members and visitors to the community. Crime Prevention through Environmental Design (C.P.T.E.D) principles will be considered when designing the lighting for Gateway Village.

Appropriate lighting design will include the selection light fixtures that complement scale and style of the Hamlet Core. All light fixtures and posts will strategically located to illuminate the streets while avoiding light pollution or glare. The development will be Dark Skies compliant as will all fixtures selected for Gateway Village.

Further lighting details and design will be determined at the development permit stage. A detailed Lighting Plan will be submitted with each development permit, as and where required.

#### LIGHTING

will be Dark Skies compliant and will complement the scale and style of the Hamlet Core





## E5.3 Signage Examples

### 5.3 Signage

Gateway Village will have a consistent visual appearance for the entrance gateway, wayfinding and business signs that will be complementary to the overall architectural theme of the development.

The purpose of the entrance Gateway feature is to create a memorable point of arrival and departure. The entrance feature will be located at the new intersection of Gateway Drive and Balsam Avenue. The Gateway entrance feature will be a tall architectural element built of stone, wood or metal that reflects the regional style.

Wayfinding signage will be in the vicinity of visitor parking and will provide key information such as landmarks and historical interpretive information embedded into the signage for visitors and guests.

Business signage will be a combination of fascia and covered walkway sign types to maintain consistency with the business signs approved for the Villages. The business signage will have a clean and simple aesthetic that clearly articulates the name and style of the business and also provide visual interest to the building.

**WAYFINDING SIGNAGE** will be consistent and will guide visitors and guests to important destinations



**BUSINESS SIGNAGE** will be a combination of fascia and covered walkway sign types

## E5.4 Street Furniture Examples

### 5.4 Street Furniture

The Street furniture throughout Gateway Village will be consistent in design and character, functional and accessible. The materials for the street furniture will be durable and made of recyclable materials where feasible as demonstrated in the following elements.

#### Seating

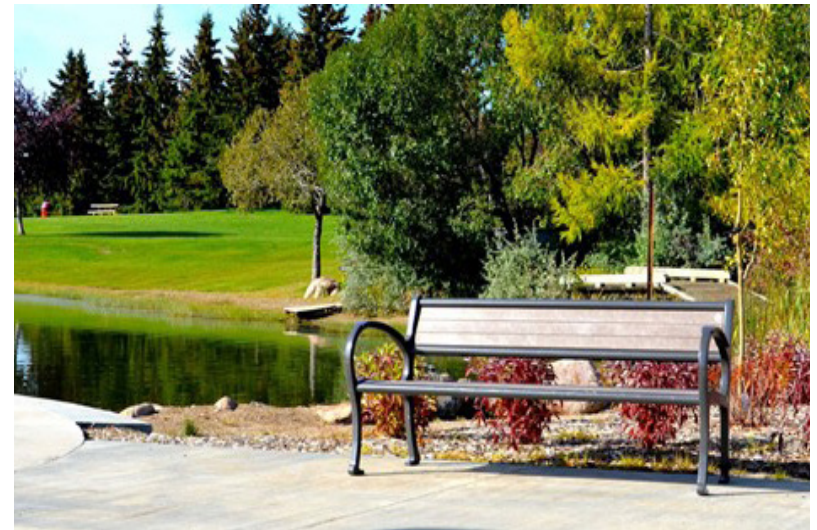
Walking Trails and gathering areas are a major component of the Gateway Village project. As a result, resting spots for patrons will be of utmost importance. Through the incorporation of comfortable and stylish park benches throughout the development, Gateway Villages will include welcoming rest spots in all the amenity areas.

The style of benches in Gateway Village will be similar to most mountain communities across Alberta. The benches will be made of 100% recycled plastic slats, which is resistant to rot, splinter or warp. This will ensure the longevity of the bench and allow for durability throughout the changing seasons in Bragg Creek.

Aesthetically pleasing and accessible to everyone, these benches also come in varying sizes to offer options for those either sitting by the pond, taking in the entertainment around the amphitheatre or needing to rest while shopping or strolling along the pathway system.

#### SEATING

benches will be similar to most mountain communities and will utilize 100% recycled and durable material





## Waste and Recycling

The importance of safe and sanitary waste/recycle receptacles is paramount in this wilderness settings. The proposed model is animal proof. The BearTight model has been certified bear resistant. In addition, both waste and recycle bins will complement the seating in style and functionality.

## Bike Racks

The biking community of Bragg Creek is abundant. To make sure that local and visiting cyclists have the opportunity to take a moment away from the ride; bike racks will be organized around Gateway Village. Sleek, stylish and accessible to all levels of riders, these bike racks will allow for the organization of bikes parked throughout the development

## Additional Elements

Additional elements such as gazebos and public washrooms will be designed to be consistent in design and materials. The design and details of these elements will be determined at the development permit stage as part of the Landscape Plan.

## 5.5 Implementation

Gateway will prepare a Design Guidelines booklet addressing the specifics of architectural and urban design elements included in Section 5.0 to be implemented by the developer.

The development in Gateway Village will be required to demonstrate compliance with developer implemented Design Guidelines as well as *Hamlet of Bragg Creek Design Standards*.

Each Development Permit application will be accompanied by completed *Hamlet of Bragg Creek Design Standards - Checklist* to demonstrate compliance.



**ALL STREET FURNITURE**  
will be consistent in style and functionality



# 6.0

## Open Space & Landscaping

The Gateway Village will provide Bragg Creek with an experience like no other in the Hamlet, with water features, public open spaces, pathways to trail networks, diverse plant material and many value-added amenities. This new community will revitalize Bragg Creek's Hamlet Core. The open space and trail network will connect the stormpond located at the east end to the Elbow River dyke and pathway system through the Gateway Village Open Space Amenity areas and terminating into the Amphitheatre and Landscaped Public Utility Lot on County owned lands located along the River's edge and dyke. Gateway Village privately owned open space amenity areas and pathways will be accessible to public at all times, and are designed with the intention of connecting to the existing shopping areas to the east.

Gateway Village development aspires to create a high quality public realm. Designed for year-round usage, the focal points of the Gateway Village Open Space Amenity area will be the multi-functional North Pond and Water Feature and the River Square. These features are designed to invite the public into the open space and utilize and enjoy the amenities provided. The inviting pathway systems will complement the unique shops, a signature restaurant and boutique hotel, all to provide the added sense of place. The three distinct villages will all bring focus and direction to various spaces for the public to enjoy. The comprehensive landscaped theme will continue into and include the storm pond area to the east.

The Landscaped Public Utility Lot and Amphitheatre are located at the terminus of the River Square, adjacent to the Steak Pit Restaurant and between Commercial Village and the Elbow River dyke. The Amphitheatre will have spectacular views of the Elbow River valley and the mountains as the scenic backdrop. The landscaped public utility lot will also seamlessly transition to the open space areas within Gateway Village via the network of pathways.

Connectively is of the utmost importance to ensure that Gateway Village integrates the spirit of Bragg Creek with public amenity spaces through thoughtful wayfinding features for visitors, guests and residents. The primary focus of the landscape is to provide a strong sense of community and more specifically, to incorporate the existing culture and history of the Hamlet while embracing the diverse new amenities.

The existing vegetation impacted by the need to grade the site for development will be replaced with new trees and shrubs of diverse variety to ensure all-seasons interest and greenery throughout the Villages.



## E6.1 Open Space Plan

*Subject to refinement at Development Permit Stage*





## 6.1 Gateway Village Open Space Amenity

The privately owned and maintained Gateway Village Open Space Amenity area will be open to public and is envisioned as a hub for Bragg Creek residents, shoppers, guests and tourists. This new beacon for the community incorporates numerous public spaces which will be designed to: firstly, establish a destination resort-like feel to the Hamlet and secondly, showcasing the abundance of natural sight lines and perspectives with landscaping to transform the outdoor experience for the public as they enjoy the various amenities of this development.

Key features of the Gateway Open Space Amenity are as follows.

### North Pond and Water Feature

The entry to Gateway Village will be located at the northeast entrance to the development. As traffic flows east to west on Balsam Avenue, patrons will be welcomed with a beautiful water feature that will act as not only a spectacular welcome sign but also an oxygenation and filtration system for the pond. This water feature located on private ownership, will have the Gateway Village signage incorporated into the natural stone structure with rushing water falls and boulders symbolizing the transition from the Rockies to the Elbow River. The water feature will invite visitors into the development as well, the pond will provide a sense of place and calm together with the opportunity to enjoy walking paths, indigenous plant materials and the coniferous trees that will surround the pond. Interspersed along the pathways, seating and gathering places such as a gazebo will be introduced for rest and relaxation as well as washrooms for public use. In the winter, the pond will offer the opportunity to be an attractive recreational area for skating.

### River Square

From the beautiful water feature, the development opens on to the River Square characterized by dimensional pavers. This is where the commercial spaces, the Steak Pit Restaurant and the boutique hotel will frame the River Square, designed as a major gathering space and to be utilized by the

Greater Bragg Creek community for farmers' markets, festival venues and other community activities.

The goal for this area will be to create hub-like atmosphere. Street benches will be nestled alongside planting beds rich with plant material to amplify the natural feel of the area. Visual connections to the additional public spaces from this area of the development are paramount and will be achieved by creating view points to the amphitheatre and throughout the River Square.

### Storm Pond

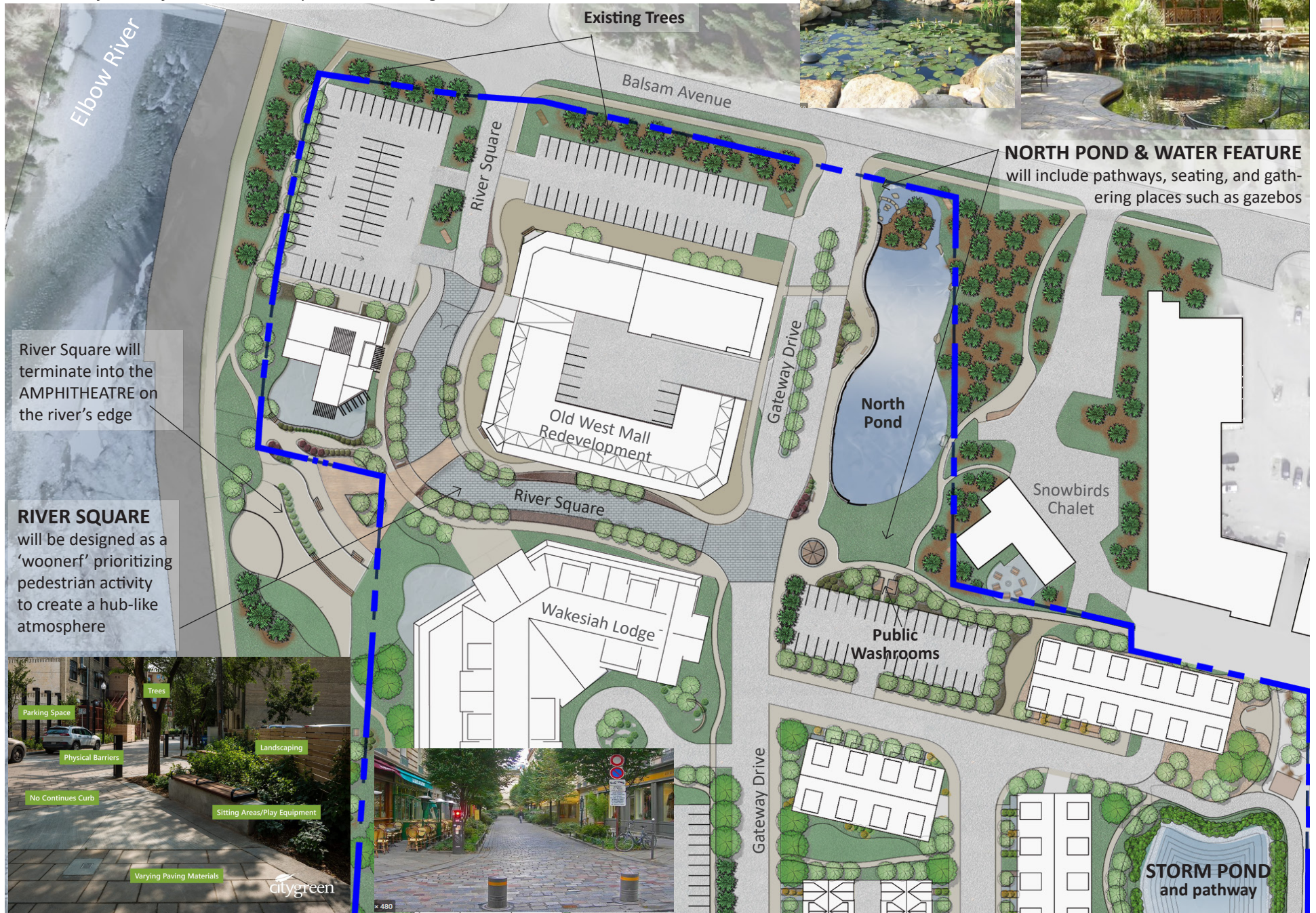
The Storm Pond will be strategically placed on the southeast portion of the development. Circumnavigating the storm pond will be a walking and cycling pathway that will be bordered with shrub beds to offer an enjoyable stroll within the Villages of Gateway. The storm pond serves as the collection for the management of the overland drainage and storage for the project. The Storm Pond will be privately owned and maintained.





## E6.2 Gateway Village Open Space Amenity

*Subject to refinement at Development Permit Stage*





## 6.2 Landscaped Public Utility Lot & Amphitheatre

The Gateway Village Open Space Amenity areas will flow seamlessly into the Landscaped Public Utility Lot (PUL) and Amphitheatre located along the Elbow River Dyke and pathway system on County owned lands. Through negotiations, RJK Developments Ltd. enabled the provision of the PUL lands to be 'filled, compacted and grass seeded to County standards' as provided in the approved Wood Environmental Solutions' Flood Mitigation Plans. The Landscaped PUL area will be maintained by the County until such time that Gateway Developments builds the Amphitheatre. The Amphitheatre, ~~to~~ will be built by Gateway Developments Ltd. on the PUL lands. Upon completion of the Amphitheatre, the Landscaped PUL lands as well as the Amphitheatre will be maintained by Gateway Developments or a Homeowners' Association as may be the case upon completion of the infrastructures and the requisite agreements.

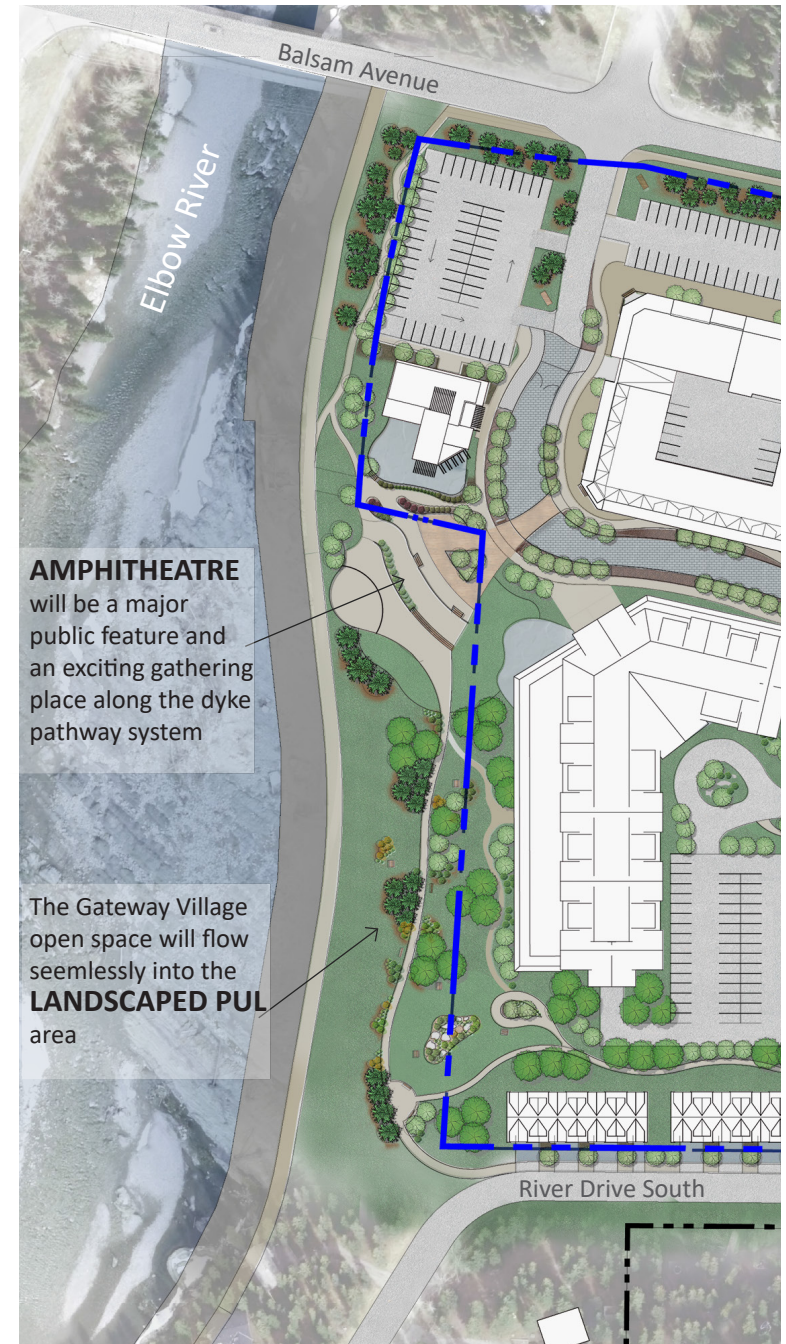
The Amphitheatre will be an important public feature for the Gateway Village development and an exciting gathering place along the dyke and pathway system for major part of the year. The stage and park setting will be tiered with areas designed to take in local entertainment, Sunday farmers markets, art kiosks and so much more. Natural stone retaining walls will create multiple layers for hard surface staging areas where picnic tables and benches are placed. Stairways will connect the multiple layers and planting beds sprinkled into the meeting place to soften the appearance.

From the Amphitheatre patrons can either walk or ride their bikes south through the park system that will be filled with planting beds. This will also act as one of the connective trails that will flow into the residential districts or out onto River Drive South.



## E6.3 Landscaped PUL & Amphitheatre

*Subject to refinement at Development Permit Stage*





## 6.3 Tree Management Plan

The intent of the Tree Management Plan is to ensure that trees are to be planted, protected, maintained, and ultimately removed or replaced in a way that is sustainable and socially acceptable by the community.

Tree management for this development will align with all rules and regulations set forth by Rocky View County's "Firesmart" design. Tree management will be paramount in adapting a new development in an existing, vibrant, setting rich with indigenous and coniferous tree species. Where possible, existing trees such as those along Balsam Avenue, will be integrated into pathway systems, ponds and greenspaces. However, site grading requirements will necessitate the removal of a majority of the vegetation on site and replanting of new trees. The addition of new tree species will align with the existing species in the area focused around developments such as the hotel, Steak Pit, storm pond and residential dwellings.

Tree Management Standards shall be cross-referenced with section 6.2.2 of the Rocky View County FireSmart Guidelines.

- a) Wherever possible, trees and accompanying vegetation shall be retained during site preparation and construction to retain the "cabin in the woods" aesthetic that is a unique characteristic of the hamlet.
- b) Building exterior shall be constructed of fire-resistant materials in accordance with the Alberta Building Code.
- c) Trees shall be relocated or replaced when:
  - i. Trees cannot be maintained (hazardous conditions)
  - ii. Proximity of trees are in proposed foundation footprint, or too close to proposed building foundation.
  - iii. Exceptions: on-site physical constraints; topography, limited building envelope, soil conditions, drainage and other factors determined by the development authority.
- d) Trees to be replaced shall fit the existing natural landscape character, as outlined in County's Parks and Pathways Guidelines.
- e) Existing trees are to be protected (snow fencing secured around edge of tree canopy) from soil compaction, storage construction materials, or damage due to equipment.
- f) Top soil is to be retained on site through means of stockpiling and redistribution. As part of site restoration, once the building construction is complete, top soil is to be seeded.

Standards for FireSmart designs are not standard-specific. All development must comply with the Alberta Building Code, as amended, and any applicable provincial regulations for proper use of building materials.

The Development Permit Application requests that FireSmart design standards are to be presented on a landscaping plan by a landscape architect or qualified person to perform such work. FireSmart design standards include, but are not limited to:

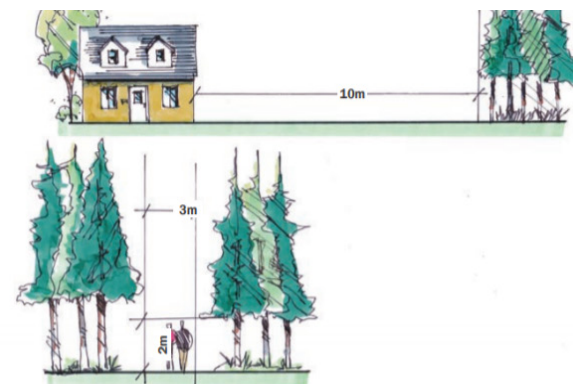
- i. Creation of a fuel-reduced buffer between structures and wildland vegetation;
  - ii. Tree spacing to reduce fire intensity; and
  - iii. Pruning tree branches within 2 metres (6.56 feet) of the ground.
- a) Conifer trees are not to be planted within 10 meters (32.8 feet) of a new development.
  - b) Redevelopment of existing structures should consider replacement of existing conifer trees within 10 metres of the building. Acceptable trees to plant include poplar, birch, aspen, cottonwood, maple, alder, ash, and cherry (see provincial FireSmart guidelines for the list of FireSmart vegetation).
  - c) Roofs shall be constructed of fire-resistant materials in accordance with the Alberta Building Code.

## E6.4 FireSmart Setbacks



### FireSmart Rules of Thumb Include:

- Keeping a fuel-reduced buffer between structures and flammable wildland vegetation;
- Spacing trees to reduce the intensity of wildfire; and
- Pruning all tree branches within 2 metres of the ground.



# 7.0

## Transportation & Connectivity

### 7.1 Vehicular Connectivity

The Gateway Village master plan is designed to provide a well-connected and legible internal road network which facilitates wayfinding. Gateway Village is a comprehensively designed condominium development and all roads within the development are proposed as private roads.

Gateway Village is bounded by Balsam Avenue to the north and River Drive South to the south. Two points of access and egress are proposed to and from the north off Balsam Drive and two points from the south off River Drive South. Gateway Drive will be the main North-South spine road which will connect Balsam Avenue to River Drive South and continue south to connect to White Avenue in the future. This roadway will provide primary access to the site from the north and south connecting the Commercial, Hospitality and Residential Villages within the site.

The River Square will provide a secondary access into the site off Balsam Avenue and lead to The Steak Pit Restaurant, the Old West Mall redevelopment and the Amphitheatre, then will continue to the south and east featuring a 'woonerf' (a Dutch calming device) to provide traffic street calming as a priority to pedestrians. A secondary access from River Drive South is proposed into the Residential Village. The final location of this access will be determined at the development permit stage.

### 7.2 Multimodal Connectivity

Gateway Village will provide a robust collection of pathways throughout the site to facilitate walking and cycling connectivity within the Hamlet Core and beyond.

The development is bounded by the following network of pathways along its boundaries:

- Existing regional trail along the south side of Balsam Avenue
- Proposed community pathway along the north side of River Drive South
- Proposed regional pathway system atop of the Elbow River dyke

An east-west pedestrian connection is proposed through the Gateway Village development which connects existing shopping areas to the east and winds through the Pond and amenity areas, along the River Square to the Amphitheatre and The Steak Pit Restaurant and then terminates at the regional pathway on the Elbow River dyke. The pathway along the south boundary of the development is also proposed to connect to the regional pathway atop the dyke.





The North-South pedestrian connectivity will be via pathways that run along Gateway Drive. Additional local pathway connections will be proposed within each Village and will be identified at the development permit stage.



## E7.1 Vehicular & Multimodal Connectivity



### VEHICULAR

-  NORTH-SOUTH GATEWAY DRIVE
-  RIVER SQUARE
-  RIVER SQUARE (WOONERF)
-  FUTURE GATEWAY DRIVE CONNECTION

### MULTIMODAL

-  DYKE PATHWAY SYSTEM
-  EXISTING REGIONAL TRAIL
-  COMMUNITY PATHWAY
-  GATEWAY VILLAGE PATHWAYS
-  4.0 MAINTENANCE ACCESS
-  LOCAL VILLAGE PATHWAYS

## 7.3 External Road Network

A *Transportation Impact Assessment (TIA)* was prepared by Bunt and Associates in support of the Master Site Development Plan (MSDP). The TIA assesses the impact of the proposed development on off-site road network and study intersections identified in Exhibit E7.2 The TIA assumes that the proposed major design and construction upgrades to the intersections of Highway 22 at White Avenue and at Balsam Avenue will be in place by the 2025 horizon year. In addition, it is expected that in the interim that the traffic control signals are to be installed at Highway 22 and White Avenue (Highway 758) by the end of 2021. Subject to final approval by Alberta Transportation, with the inclusion of traffic control signals at the intersections of Highway 22 / Balsam Avenue and Burnside Drive/Balsam Avenue intersections, it is expected that road network will have the capacity to accommodate the full development prior to the construction of the roundabouts on Highway 22.

Key findings and recommendations of the TIA are listed below:

- **Sight Distance:** All study accesses meet minimum sight distance requirements
- **Intersections Analysis:** In the long term the northbound movement at Burnside Drive/Balsam Avenue intersection is expected to operate at capacity. It is recommended that the south leg of the intersection be restriped to accommodate a separate northbound left turn lane within the available right of way. Alternatively, this could be addressed through maintaining the signalization of the intersection after the roundabouts have been constructed. All other study intersections individually operate within acceptable capacity parameters.
- **Roadway Analysis:** No changes are recommended on Balsam Avenue as study intersections along Balsam Avenue are expected to operate within acceptable capacity parameters. Highway 22 long-term horizon daily traffic volumes may warrant widening to four lanes or twinning with or without the proposed development.
- **Illumination Warrant:** Delineation lighting is warranted at Balsam Avenue and Gateway Drive and is recommended to be installed by the Opening Day. Partial lighting is warranted at White Avenue and River Drive South and is recommended to be installed in the long term.

### E7.2 Study Intersections





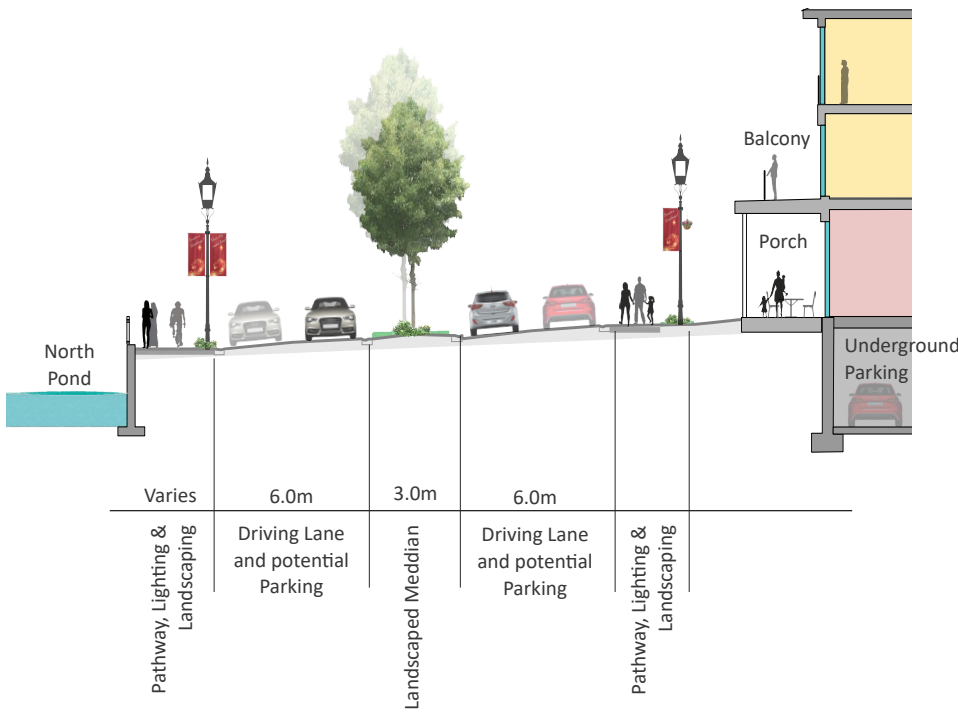
# 7.4 Street Cross-Sections

The Gateway Village street cross-sections are designed to facilitate both vehicular and multimodal connectivity which will encourage pedestrian walking and cycling within the Village area. The streets will be built to urban standards with rolled curbs to facilitate barrier-free movement. The intent is to create a high quality public realm.

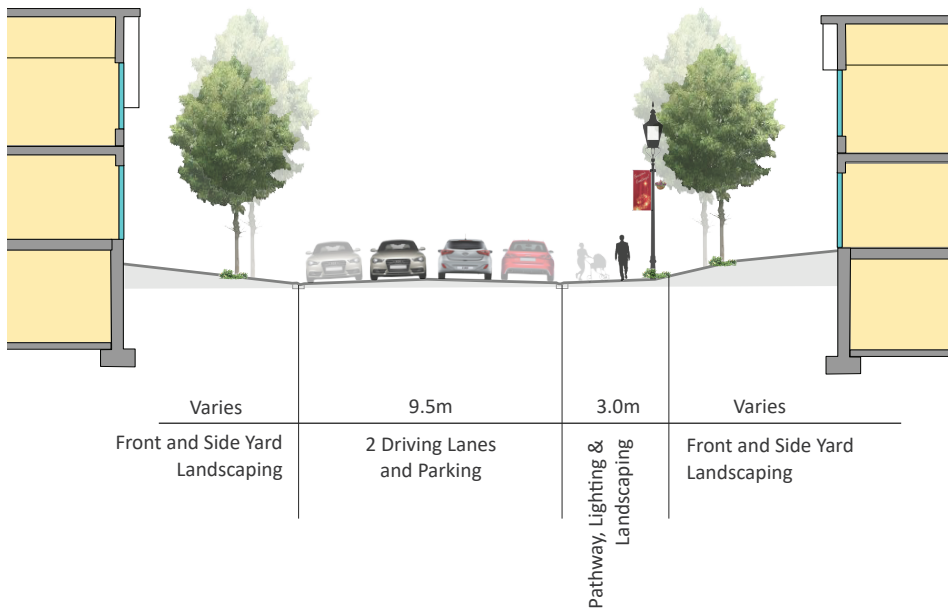
## Gateway Drive

Gateway Drive, the main entrance into the Village and the main North-South spine will have a distinct character north and south of the River Square. The northern portion of Gateway Drive is proposed as a 2 x 6.0m pavement with a treed median. This street will have pathways on both sides, interfacing with commercial frontage to the west and the Pond amenity area to the east. South of River Square, Gateway Drive will have more of a residential character with 9.5m pavement and pathway to the east. Trees will be located with the front and side yard setbacks of the interfacing uses.

### E7.4 Gateway Drive - North



### E7.5 Gateway Drive - South

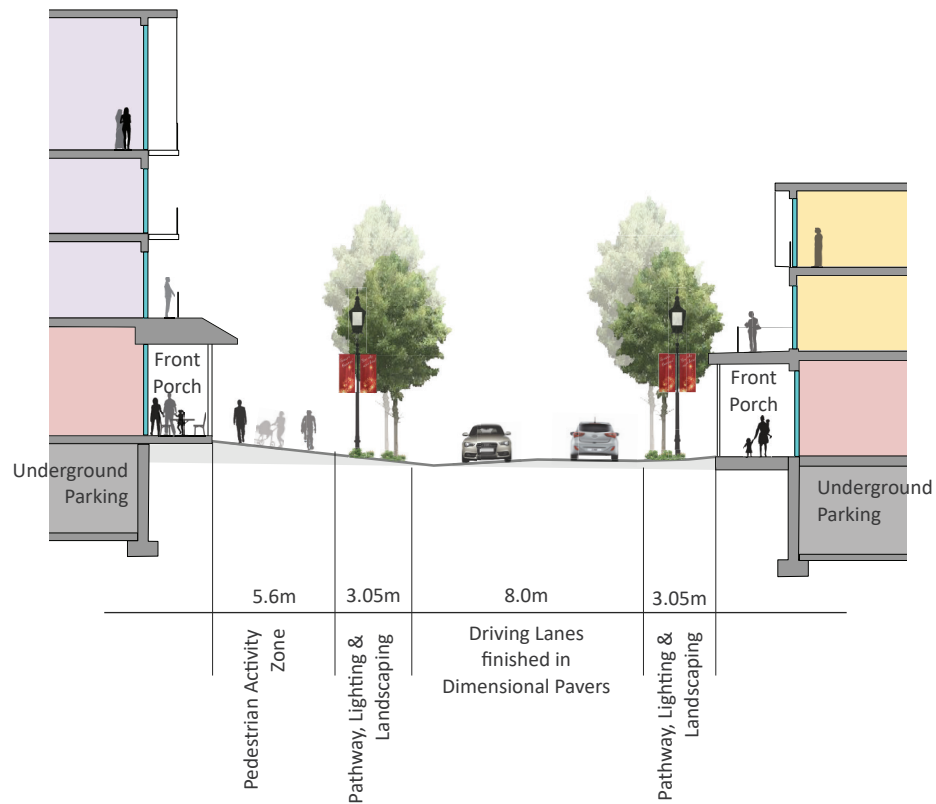


# River Square

River Square is envisioned to include a ‘woonerf’ which prioritizes pedestrian activity. An 8.0m driving surface will be finished in dimensional pavers for vehicular movement at low speeds. The intent is to create the opportunity to close the street to vehicular traffic on special days for community activities on the Rive Square. Street furniture, landscaping, signage and street lighting will be designed to enhance the pedestrian and visitor and guest experience.



## E7.6 River Square



*Note: The street cross-sections will be further refined at development permit stage*



## 7.5 Parking

All parking requirements in Gateway Village will be accommodated on site in a combination of surface and underground parking. In addition, public parking is proposed on RJK's land holdings to the south off of White Avenue, as shown in Exhibit E7.3. The Gateway Village master plan is designed to locate a portion of its required parking underground at the Commercial Village and Hotel sites to reduce the amount of at-grade hard surfaces. This will open up the site for increased landscaping opportunities. All surface parking will be divided into smaller lots and have vegetation and articulated pedestrian walkways incorporated into the design. This will diminish the appearance of expansive hard surfaces and promote the walkability of these high traffic zones.

A portion of the site provides opportunities to create at grade drive-under parking and the elevation of the main floor levels to the required 1:100 flood fringe elevation plus freeboard. The design intent for the Residential Village parking predicates that the existing grades in this area are fairly low lying. This provides opportunity to utilize a parking and storage level to help raise the main floor habitable elevation above the required freeboard. In addition to this, the design and construction will be well engineered to suit the site conditions. This will be explored further at the development permit stage once the flood fringe step elevations are confirmed through discussions with the Alberta Environment and Parks. In other areas such as the Commercial Village, any below grade parking will be engineered to mitigate flood risk, and details of this will be worked through at the Development Permit stage.

Based on the proposed site development program, in accordance with the New Bylaw C8000-2020 requirements for Parking, a minimum of ±330 parking stalls are required with approximately 65% of which is shown to be accommodated in surface parking. The Gateway development proposes to provide significantly more stalls than the minimum requirement throughout the site, to address the parking challenges in the area.

### T7.1 Parking Requirement

#### Gateway Village

#### Preliminary Parking Assessment (based on LU Bylaw C-8000-2020)

Use	Parking Requirement	Surface Parking Shown	Drive-Under / Underground Parking
Commercial & Residential	65	115	60
Hospitality	126	63	115
Residential			
Apartments	105	20	135
Townhouses	34	17	70
<b>Total</b>	<b>330</b>	<b>215</b>	<b>380</b>

#### Future Off-Site Public Parking

90

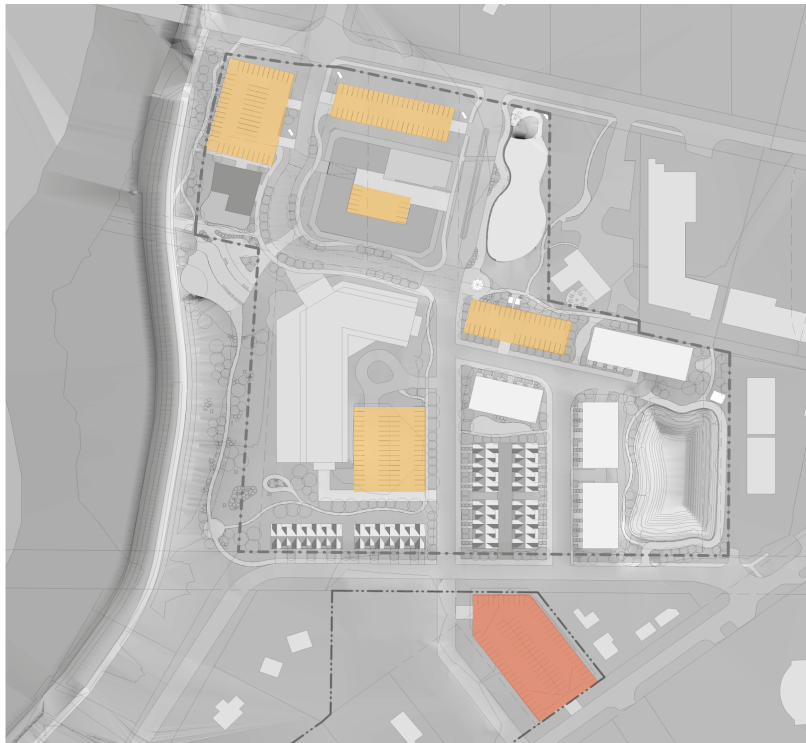
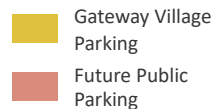
Notes: *Exact parking requirements will be confirmed at the development permit stage*  
*Future Off-Site Public Parking is not required for the Gateway project*

Additional Future Public parking shown to the south on RJK lands will accommodate ±90 stalls. It is not required for the Gateway project and is intended to address parking needs for the Hamlet Core area.

Where possible, parking is located to the side and rear of building structures in accordance with Bragg Creek Design Standards. Where internal site design considerations along River Square result in parking along Balsam Avenue, parking areas will be set back to retain existing trees to soften the visual impact.

The parking areas for bikes will also be provided as required by the Bragg Creek Design Standards and will be further detailed at the time of Development Permit application.

### E7.3 Proposed Surface Parking



*Note: The exact location of parking with Gateway Village will be determined at Development Permit stage*

## 7.6 Implementation

- The configuration of the transportation network within Gateway Village will be generally as illustrated in Figure E7.1, and finalized at each development permit stage.
- Gateway Developments Ltd. (Gateway) will implement roadway improvements along Balsam Avenue and River Drive South with the appropriate phase of the development to the satisfaction of the County and Alberta Transportation.
- At each development phase, Gateway will provide and maintain appropriate emergency vehicle access in accordance with the County's standards.
- At each development phase, Gateway will prepare an updated TIA to established expectations for required local and regional transportation infrastructure improvements to the satisfaction of the County and Alberta Transportation.
- The proposed internal road and pathway network within Gateway Village will remain in private ownership and the operation and maintenance of the roads and pathways will be the responsibility of Gateway or a Homeowners Association as may be the case upon completion and the completion of requisite agreements.
- Gateway Village, including all private roads and pathways, will have a blanket public access easement and will be open for public use at all times.
- The internal road and pathway network within Gateway Village will be constructed by Gateway to the satisfaction of the County.
- The internal road cross-section will be subject to refinement at the developments permit stage and will be in accordance with County standards.
- Each development permit within Gateway Village will be subject to County's applicable Transportation Off-site Levy Bylaw.



# Engineering & Servicing

## 8.1 Utility Servicing

### Sanitary System

The proposed Gateway development sanitary sewer system will consist of low pressure sanitary sewer mains and laterals tying into the existing Bragg Creek low pressure sanitary sewer mains. Sanitary flow from the buildings will be by gravity into a lift station located adjacent to each building as required. A force main (lateral) from the lift station will connect to a new or existing low pressure main. The system will be based on an E/One pressure sewer system design which parallels the existing Bragg Creek sanitary sewer system.

### Water System

The potable water supply to the development will occur through the extension of the existing Bragg Creek distribution mains. A looped distribution network within the development will be created to ensure future fire flow considerations are provided to the site. The existing Bragg Creek distribution system is currently not looped and does not have capability to provide fire flows. The water mains will be installed in the same trench as the sanitary sewer as is the existing system.

### Storm Sewer System

Storm sewer servicing for the Gateway development will be a gravity storm water collection system discharging via an oil/grit separator into an onsite storm pond. The storm pond and the Oil/Grit Separator (OGS) will ensure that

the quality of storm sewer discharge will meet Alberta Environment and Parks (AE&P) Guidelines. The stormwater will be subsequently pumped directly to the river at discharge rates approved by AE&P. A Stormwater Management Report will be submitted to Rocky View County and Alberta Environment for their review and approval at the development permit stage.

## 8.2 Fire Supression

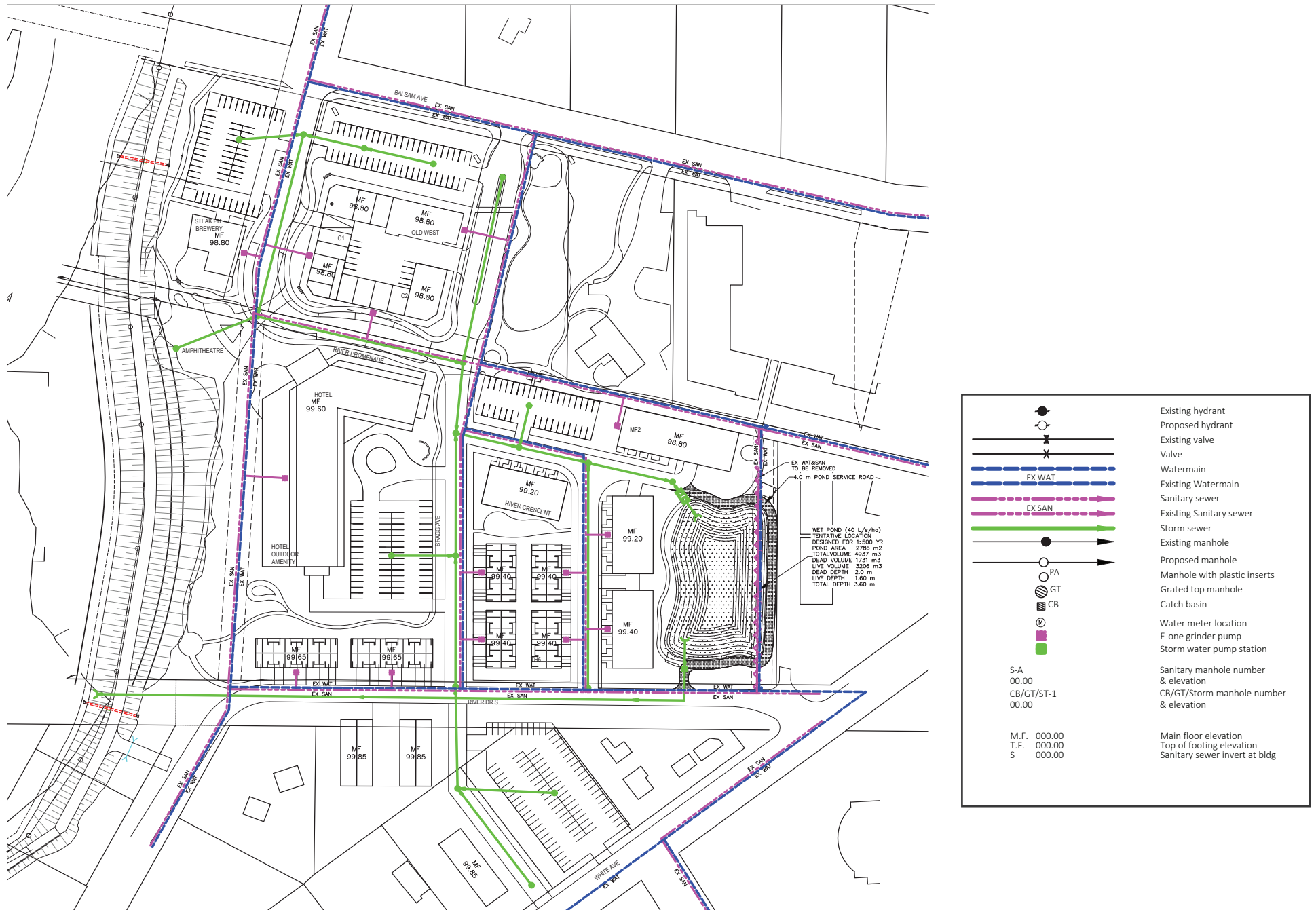
The Gateway development will consider the following options for ensure that fire flows are available to the project.

Option 1: Construct an additional water reservoir to augment the existing reservoir capacity, loop the existing water distribution system and provide a fire pump.

Option 2 – Provide fire water storage in the storm pond, construct a fire water pump house complete with a water filtration system and also with an untreated fire water distribution system.

Option 3 – Provide individual storage tanks complete with pumping facility at each of the buildings for the sprinkler supply system and provide a standpipe at the pond for fire trucks service.

## E8.1 Utility Servicing





## 8.3 Implementation

### Sanitary System

- The configuration of the wastewater infrastructure required to service Gateway Village will be generally as illustrated on the composite utility servicing plan E8.1. and will be constructed by Gateway Developments Ltd. (Gateway) to the satisfaction of Rocky View County and Alberta Environment.
- All sanitary infrastructure within the plan area will be designed on the E/one low pressure system to the satisfaction of Rocky View County and Alberta Environment.
- Upon each Development Permit application, Gateway will assess capacity of the existing wastewater infrastructure to support the proposed Development Permit area. Should a given Development Permit application trigger the need for upgrades, improvements or expansions to the County-owned Bragg Creek Wastewater Treatment System, those improvements shall be implemented as part of the Development Permit process.
- Payment of fees as per Rocky View County's applicable Water and Wastewater Off-site Levy Bylaw for the Hamlet of Bragg Creek.

### Water System

- The configuration of the potable water infrastructure required to service the Gateway Village will be generally as illustrated on the composite utility servicing plan E8.1.
- All potable water infrastructure within the plan area will be constructed by Gateway to the satisfaction of Rocky View County and Alberta Environment.
- Upon each Development Permit application, the County and Gateway will assess capacity of the existing water infrastructure to support the proposed Development Permit area. Should such Development Permit application trigger the need for upgrades, improvements or expansions to the County-owned Bragg Creek Water Treatment System, those improvements shall be implemented as part of the Development Permit process.
- A Water Conservation Policy will be developed to manage the consumption of potable water that the development uses.

## Storm Sewer System

- The configuration of the stormwater infrastructure, including storm pond and facilities required to service the Gateway Village project will be generally as illustrated in the composite utility servicing plan in 8.1.
- Gateway will provide a comprehensive Stormwater Management Report at the development permit stage for each phase, if required, to the satisfaction of Rocky View County and Alberta Environment.
- The design of the stormwater management system will be designed to ensure acceptable discharge rates and quality control. “Best Management Practices” will be considered in the system.
- The stormwater infrastructure, including storm pond and facilities will be operated and maintained by the developer or the Homeowners Association when established.
- The developer will utilize the stormwater for irrigation purposes as part of the water reuse strategy.
- Stormwater infrastructure will be protected with appropriate overland drainage right of way to the satisfaction of the County.

## Shallow Utilities

- The shallow utilities will be installed by Gateway as development proceeds in consultation with all applicable utility providers.
- The alignment of utility installation shall be determined at each development permit in accordance with the County Servicing Standards.

## Fire Supression System

- Gateway will provide a fire suppression system to support the Gateway Village in accordance with all applicable Provincial regulatory requirements and Rocky View County Servicing Standards.
- In the event that Gateway utilizes the County-owned Bragg Creek distribution systems and should such facilities require upgrades, improvement or expansion, the facilities shall be upgraded as part of the Development Permit process.
- As an alternative to upgrading the existing Bragg Creek water supply and distribution system for fire suppression, Gateway may elect to construct an on-site infrastructure system utilizing the storm pond as a firewater source as a private firewater system, to the satisfaction of Rocky View County.



# Public Participation

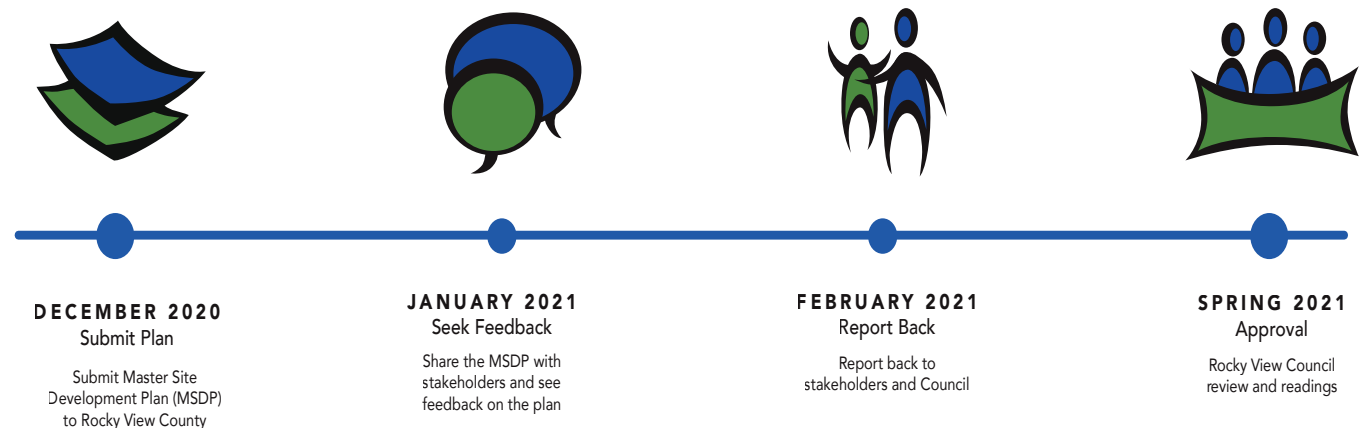
Public Participation has been an integral part of the development of the proposed Master Site Development Plan (MSDP) for a number of years. Gateway Developments Ltd., as Dick Koetsier, President for Gateway, specifically has been began talking to residents, local businesses and adjacent developments about his vision and plans for this site since 2014. The ideas, feedback and support that Dick has gathered over the years help form foundations of the plan for Gateway Village.

Some of the feedback already incorporated into the MSDP includes the layout of the road network, access/egress to adjacent developments and the many amenities. In January 2021, the project team began formally engaging local residents and businesses and requesting feedback specific to the proposed development plans. This engagement also provided everyone interested in an opportunity to ask questions and seek clarification.

Stakeholders and the public were provided both in-person and online opportunities to view the development plans and the details of the MSDP.

A detailed overview of the proposed MSDP was posted to the project website ([gateway.ca](http://gateway.ca)) and stakeholders were encouraged to review the information and provide their feedback and comments. This input was collected through an online survey that was open from January 4 to January 29, 2021. 286 survey submissions were received.

## E9.1 Public Participation Timeline



A presentation centre was established in the Old West Mall in Bragg Creek to provide the public with the opportunity to review the plans and speak directly to the local developer, Dick Koetsier. Due to COVID-19 restrictions in place throughout January, individual appointments were taken so that the number of people in the presentation centre did not exceed that allowed by AHS. Between January 4 and January 29, 2021, over 100 people visited the presentation centre. Attendees were encouraged to fill out the online survey to ensure their feedback was recorded and included in the overall engagement data.

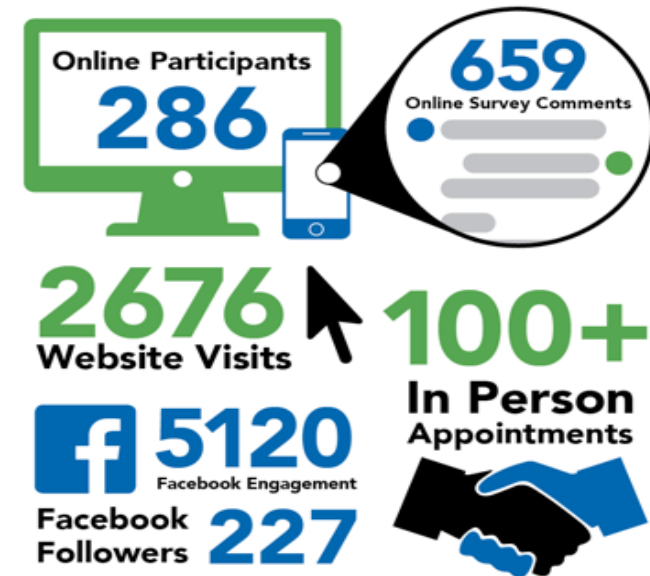
The feedback collected through the public participation process shows that 76% of participants support the Gateway Village vision and proposal. 13% of participants indicated that they are undecided about their support and 11% of participants indicated that they do not support the development.

Of those who support Gateway Village, the most cited reason was that the Hamlet is in need of revitalization and that this type of growth is long overdue. Participants noted that they are looking forward to the many new amenities, especially the outdoor public gathering spaces and the inter-connected pathway network. Many also mentioned the benefits of affordable and market housing choices as that will allow residents to downsize and still stay within the community. Supporters celebrate the value this development will bring to the community in terms of economic support for existing local businesses and more jobs for residents.

Those who are undecided or who indicated they do not support the plan expressed concern about losing the quaint, small-town feel of the community. They identified other potential issues including the impact of increased traffic, and a few took issue with the size of the proposed buildings and with the overall scope of the development.

A summary report of What We Heard through the public participation program are currently available to the public and stakeholders online at [gateway.ca](https://gateway.ca).

## E9.2 Public Participation Statistics



*Between January 4 and January 29, 2021*



## Appendices :

A-1: Ownership Table

A-2: Gateway Village Bragg Creek Design Standards - Checklist

**Appendix A-1 Gateway Village MSDP  
Ownership Table**

Master Site Development Plan (MSDP) Area		Acres	Hectares	
		12.54	5.07	
Legal Description	Municipal Address	Acres	Hectares	Ownership
Lot 1, Blk 10; Plan 1911357	3 River Drive South	8.05	3.26	Richard J Koetsier
Lot 3, Blk 5; Plan 1911358	11 River Drive North	0.39	0.16	Richard J Koetsier
Lot 4, Blk 5; Plan 1911358	15 River Drive North	0.40	0.16	Richard J Koetsier
Lot 7, Blk 1; Plan 1741EW	12 River Drive North	0.64	0.26	RJK Developments Ltd.
Lot 6, Blk 1; Plan 1741EW	27 Balsam Avenue	1.12	0.45	RJK Developments Ltd.
Lot 5, Blk 1; Plan 1741EW	23 Balsam Avenue	1.12	0.45	RJK Developments Ltd.
Road ROW River Drive N		0.47	0.19	
Road ROW Laneway		0.35	0.14	
		12.54	5.07	



## Appendix A-2 Gateway Village Bragg Creek - Design Standards Checklist

DESIGN PRINCIPLES CHECKLIST		
STANDARD	COMMENTS (APPLICANT)	COMMENTS (RVC ADMINISTRATION)
<b>Natural</b>	<ul style="list-style-type: none"> <li>The existing trees on majority of the site are difficult to retain due to drainage and flood fringe requirements. Where possible, existing trees such as those along Balsam Avenue will be integrated into the pathway network and green space. New trees will be planted in compliance with the County's FireSmart policies.</li> <li>The plan uses low lying areas to locate the storm retention pond</li> </ul>	
<b>Connected</b>	<ul style="list-style-type: none"> <li>Vehicular Connectivity: Gateway Drive will connect Balsam Avenue to River Drive South and continue south to connect with White Avenue in the future</li> <li>Pedestrian Connectivity: A comprehensive pathway system proposed in Gateway Village will connect the existing Bragg Creek Shopping areas to the public open space and pathway system along the dyke</li> </ul>	
<b>Inviting</b>	<ul style="list-style-type: none"> <li>The inviting public realm will create a series of gathering places including the pond and amenity area, the River Square leading up to the amphitheatre in the landscaped PUL area along the dyke and the River's edge</li> </ul>	
<b>Safe</b>	<ul style="list-style-type: none"> <li>The Site will be designed with 'eyes on the street' using CPTED principles and ample lighting to create a safe environment.</li> <li>Exploring Fire suppression system to benefit the Hamlet will create a safer environment</li> </ul>	
<b>Context Sensitive</b>	<ul style="list-style-type: none"> <li>The comprehensively designed Gateway Village will create a sense of place in the Hamlet Core</li> <li>The uses will transition to address context with commercial uses located on Balsam Avenue transitioning to hospitality and residential uses to the south</li> <li>The architectural design will build on Rocky Mountain architectural style and Bragg Creek's rustic character</li> </ul>	

## DESIGN PRINCIPLES CHECKLIST (CONTINUED)

STANDARD	COMMENTS (APPLICANT)	COMMENTS (RVC ADMINISTRATION)
<b>Sustainable</b>	<ul style="list-style-type: none"> <li>• Social Sustainability: The proposal will create gathering areas for both Bragg Creek residents and visitors and provide more housing choices in the Core area, closer to amenities</li> <li>• Economic Sustainability: The mixed-use non-residential development will create a more sustainable tax base for the County and create jobs for Bragg Creek residents</li> <li>• Environmental Sustainability: Low Impact Development (LID) features in landscaping; energy efficient building structures; use of natural building materials such as wood, stone, rundle rock etc</li> </ul>	
<b>Resilient</b>	<ul style="list-style-type: none"> <li>• The Dyke and Fire suppression systems will make the Hamlet more resilient to natural hazards</li> <li>• The mixed-use development will create a more resilient economy for Bragg Creek</li> <li>• Compliance with FireSmart policies for tree management will add to long term resilience</li> </ul>	

## PRIVATE REALM STANDARDS CHECKLIST

Note: The following provides a high level response to public realm items. Further detail will be provided at the development permit stage.

	STANDARDS	COMMENTS (APPLICANT)	COMMENTS (RVC ADMIN)
Site Planning Design	Tree Management	<ul style="list-style-type: none"> <li>The existing trees on majority of the site are difficult to retain due to drainage and flood fringe requirements</li> <li>Where possible, existing trees such as those along Balsam Avenue will be integrated into the pathway network and green space. New trees will be planted in compliance with the County's FireSmart policies</li> </ul>	
	Resilience Design	<ul style="list-style-type: none"> <li>Compliance with FireSmart policies for tree management will add to long term resilience</li> <li>All roads shall be constructed of fire resistant materials</li> <li>Building structures will be built to Alberta Building Code</li> <li>Flood mitigation measures shall comply with Alberta Environment &amp; Parks requirements</li> </ul>	
	Fencing	<ul style="list-style-type: none"> <li>Fencing requirements will be determined at the development permit stage</li> </ul>	



## PRIVATE REALM STANDARDS CHECKLIST

Note: The following provides a high level response to public realm items. Further detail will be provided at the development permit stage.

	STANDARDS	COMMENTS (APPLICANT)	COMMENTS (RVC ADMIN)
Commercial, Institutional, Mixed-Use and Multi Residential Development	Building Placement	<ul style="list-style-type: none"> <li>Buildings will be oriented to maximize view potential of the Elbow River Valley</li> <li>Street-oriented development will follow CPTED principles</li> <li>Landmark buildings will be located to create visual focal points</li> </ul>	
	Building Proportions and Scale	<ul style="list-style-type: none"> <li>The proposal complies with Bragg Creek Height and Scale guidelines: Building structures will be 2-4 storeys and no structure shall exceed 4 storeys</li> <li>The variation of forms and materials on the building façade will visually break up the scale of larger buildings</li> <li>Along the River Square the buildings will have a front porch to bring the scale to pedestrian level</li> </ul>	
	Building Style	<ul style="list-style-type: none"> <li>Architectural Motif of Bragg Creek holds its historical roots in timber framed construction, supporting the Western False Façade style, and a front porch walkway. Building on this vocabulary, the Gateway Village development will seek to modernize this style and provide architectural enhancements</li> <li>An emphasis on steep sloped roofs, Gable roofs, exposed beams and brackets, windows with balconies will be some of the key architectural elements</li> <li>Buildings will take on a more rustic appearance, reflecting the existing heritage buildings in Bragg Creek</li> </ul>	
	Building Materials and Colour	<ul style="list-style-type: none"> <li>The material palette will be comprised primarily of natural materials in warm earth tones found in nature</li> <li>Stone, treated wood and metal in grey, brown and green will be the materials and colours of choice; Accent colours will be used in moderation for creating some visual interest without being overtly distracting</li> </ul>	
	Utility and Service Areas	<ul style="list-style-type: none"> <li>Loading Areas, and Garbage Storage will be located in the rear of the buildings and appropriately screened from visually prominent areas</li> </ul>	

## PRIVATE REALM STANDARDS CHECKLIST

Note: The following provides a high level response to public realm items. Further detail will be provided at the development permit stage.

STANDARDS	COMMENTS (APPLICANT)	COMMENTS (RVC ADMIN)
Parking and Site Access	<ul style="list-style-type: none"> <li>The amount of surface parking will be balanced with the provision of underground and drive-under parking as well as shared parking wherever possible</li> <li>Surface parking lots will be broken up through landscaping</li> </ul>	
Landscaping	<ul style="list-style-type: none"> <li>The landscaping will include diverse plant materials suited for Bragg Creek.</li> <li>Further detail will be provided at development permit stage</li> </ul>	
Lighting	<ul style="list-style-type: none"> <li>Lighting will complement the architectural style</li> <li>Dark skies principles will be used for lighting design</li> </ul>	
Business Signage	<ul style="list-style-type: none"> <li>Business signage will be a combination of fascia and covered walkway sign types to maintain consistency with the business signs in the adjacent plazas.</li> <li>The business signage will have a clean and simple aesthetic that clearly articulates the title of the business but also provide some visual interest to the building.</li> </ul>	

## PUBLIC REALM STANDARDS CHECKLIST

Note: Privately owned Gateway Village lands will be open to public

STANDARD	COMMENTS (APPLICANT)	COMMENTS (RVC ADMIN)
Streetscapes	<ul style="list-style-type: none"> <li>Street cross-sections are designed to facilitate both vehicular and pedestrian movement. Key streets will have pedestrian pathways</li> <li>River Square is designed as a 'woonerf' prioritizing pedestrian experience</li> <li>Balsam Avenue: has an existing regional trail; trees along Balsam Avenue will be retained</li> </ul>	
Street Furniture	<ul style="list-style-type: none"> <li>The Street furniture throughout Gateway Village will be consistent in design and character, functional and accessible.</li> <li>The materials for the street furniture will be durable and made of recyclable materials where feasible.</li> </ul>	
Wayfinding and Gateway Features	<ul style="list-style-type: none"> <li>The development will have well designed Entry Features</li> <li>Wayfinding will be made easy through consistent signage in key locations</li> </ul>	
Civic Nodes and Public Open Spaces	<ul style="list-style-type: none"> <li>The north pond and amenity, the River Square and the amphitheatre will be the Civic nodes and gathering places</li> <li>The open space spaces are designed to create a special and high quality public realm</li> </ul>	
Public Art	<ul style="list-style-type: none"> <li>Public artwork and sculptures are proposed to be installed in highly visible and key locations within the development. The artworks selected will feature southern Alberta artists who will be encouraged to help tell the story of Bragg Creek and will enhance placemaking and wayfinding. These installations will add to the character of Bragg Creek and complement the natural landscape and environment.</li> <li>Structural and wayfinding materials for the artwork will be encouraged to reflect the local architecture and landscape. Corten steel (weathered/pre-rusted steel), heavy timbers, stone and water features may be used.</li> <li>Creative illumination of the commissioned artwork will comply with dark sky requirements.</li> </ul>	