BRAGG CREEK AFFORDABLE INDEPENDENT SENIORS VILLA

Master Site Development Plan

March 2026

PL20250007-0055

Rocky View Foundation

CONTENTS

01 Introduction

02 Rocky View Foundation

03 Existing Site Context

04 Municipal Policy Framework

08 Development Vision

10 Transportation

12 Stormwater Management

14 Water and Wastewater Servicing

14 Architectural Design

15 Landscaping

16 Lighting Strategy

16 Waste Management

17 Additional Information Required at DP

18 Community Consultation

19 Final Remarks

Prepared for
Rocky View Foundation

Prepared by

1 INTRODUCTION

This Master Site Development Plan (MSDP) supports a concurrent land use redesignation application submitted by Rocky View Foundation ("the Applicant"). The proposal envisions a 32-unit-or-less development, including a portion designated as affordable housing, to provide seniors of varying income levels the opportunity to live in Bragg Creek.

The project demonstrates Rocky View Foundation's commitment to high-quality, affordable housing that fosters independence, dignity, and well-being for seniors. Situated on Foundation-owned land in the heart of Bragg Creek, the development is designed as a welcoming, inclusive community that enables residents to age in place, remain connected to the community, and enjoy the area's distinctive natural setting.

This MSDP outlines the Applicant's vision and rationale for the proposed development, provides an understanding of the site context, and demonstrates how the project aligns with Rocky View County's broader policy framework. It further presents an overview of existing site conditions, the proposed development concept, and the architectural and landscape design approach. Technical considerations related to servicing and site preparation are addressed, along with a summary of the community consultation undertaken in Bragg Creek to support and inform this initiative.

Policy 1.1: The Applicant shall develop their proposed development in accordance with this MSDP.

2 ROCKY VIEW FOUNDATION

Established in 1964, Rocky View Foundation (RVF) is a non-profit organization committed to developing, maintaining, and managing affordable housing that meets the diverse needs of the community. Its mission is to provide respectful, efficient, and sustainable housing solutions through innovation, collaboration, and community engagement.

The Foundation is a leader in advancing affordable housing across Rocky View County, fostering inclusive and sustainable communities through strategic partnerships, enhanced service delivery, and thoughtful land and building acquisitions. Its ongoing efforts aim to expand housing capacity and ensure access to safe, affordable, and supportive living environments for all residents.

3 EXISTING SITE CONTEXT

As shown in Figure 01, the subject site for the Bragg Creek Independent Seniors Villas is located at 54 White Avenue in Bragg Creek. The site encompasses approximately 2.13 acres of undeveloped land, situated along White Avenue, with Harwood Street to the east, Watt Street to the west, and River Drive to the north.

The site is surrounded by low-density residential development, Residential, Urban District (R-URB) lands, and a range of commercial uses along White Avenue zoned Commercial, Local Urban District (C-LUD). It benefits from close proximity to community amenities, including the Bragg Creek Community Centre, as well as other commercial services along White Avenue. To the north, the site is adjacent to the Elbow River and significant natural areas, offering a strong connection to the natural environment.

The site benefits from convenient access via Highway 22, providing strong connectivity to surrounding communities. Currently designated Commercial, Local Urban District (C-LUD), the Applicant has submitted a concurrent land use redesignation application to rezone the site to Residential, Multi-Residential Urban District (R-MRU) to address the increasing demand for senior-oriented housing in the Bragg Creek area.

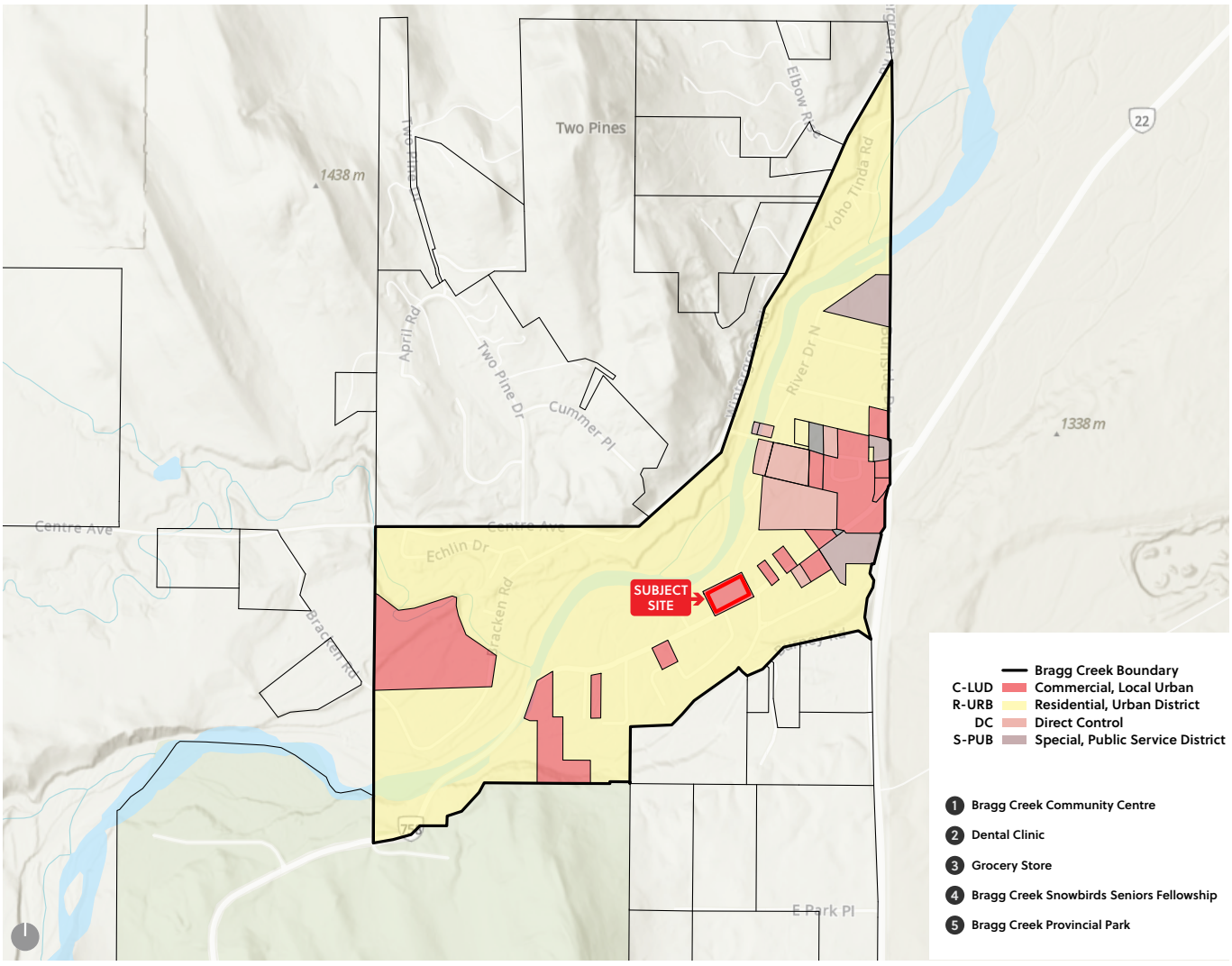


Figure 01: Context Map

4 MUNICIPAL POLICY FRAMEWORK

4.1 MUNICIPAL DEVELOPMENT PLAN (2025)

At the municipal level, the subject lands are guided by the Rocky View County Municipal Development Plan (MDP), a statutory document that establishes the overall framework for managing growth and development across the County. Within this framework, development is directed to follow the applicable Area Structure Plan (ASP); for the subject site, this is the Greater Bragg Creek ASP, which provides detailed, site-specific policies to guide land use, form, and design.

The MDP identifies the site within a "Growth Hamlet Area," intended to accommodate focused growth through higher-intensity residential, commercial, industrial, and mixed-use development. These areas are envisioned to support a mix of uses that meet the evolving needs of residents by providing diverse housing options for a range of ages, abilities, and incomes, and by encouraging complementary non-residential uses that enhance livability and self-sufficiency.

More broadly, the MDP emphasizes maintaining the character of established communities while supporting new development that integrates with surrounding parks, pathways, and open spaces. It also outlines the technical framework and submission requirements for proposals, all of which are satisfied through this MSDP and the associated land use redesignation,

The proposed Master Site Development Plan aligns with these objectives by introducing modest-density housing designed for seniors. All units are designed with a strong focus on accessibility to support aging in place, with a portion designated as affordable housing to address local needs and promote inclusivity. Collectively, the proposed villas will strengthen the Hamlet's population base, enhance community vitality, and support nearby services and amenities.

4.2 GREATER BRAGG CREEK AREA STRUCTURE PLAN (ASP), 2007, AMENDED 2016 BYLAW C-6260-2006

Residential development within the Hamlet of Bragg Creek is guided by the policies of the Greater Bragg Creek Area Structure Plan (GBCASP). The GBCASP identifies the subject site within the Hamlet Core, where the form of residential development has evolved from exclusively single-family dwellings to include low-density multi-family housing in select areas. Within this context, new development is encouraged where appropriate building form and site design allow for seamless and unobtrusive integration with the natural landscape.

To achieve this, the GBCASP places strong emphasis on development and architectural controls that ensure each project contributes positively to the visual character of the Hamlet. These controls promote the retention of existing trees, the use of high-quality natural building materials, and the creation of small-scale, visually articulated residential forms that complement their surroundings.

Building on these principles, lands proposed for multi-residential development, identified as 'Comprehensive Residential Development' in the GBCASP, must be also located within the Hamlet Core. Such developments are required to be supported by a Conceptual Scheme or a Master Site Development Plan (MSDP) adopted by Council and appended to the Area Structure Plan

Aligned with this policy framework, the proposed Seniors Villas development introduces a built form that is contextually appropriate in both scale and architectural character. The design maintains a sensitive relationship with the natural landscape by preserving existing vegetation and minimizing environmental disturbance. Supported by an MSDP, the proposal embodies the GBCASP's vision for well-integrated, low-impact multi-residential development within the Hamlet Core.

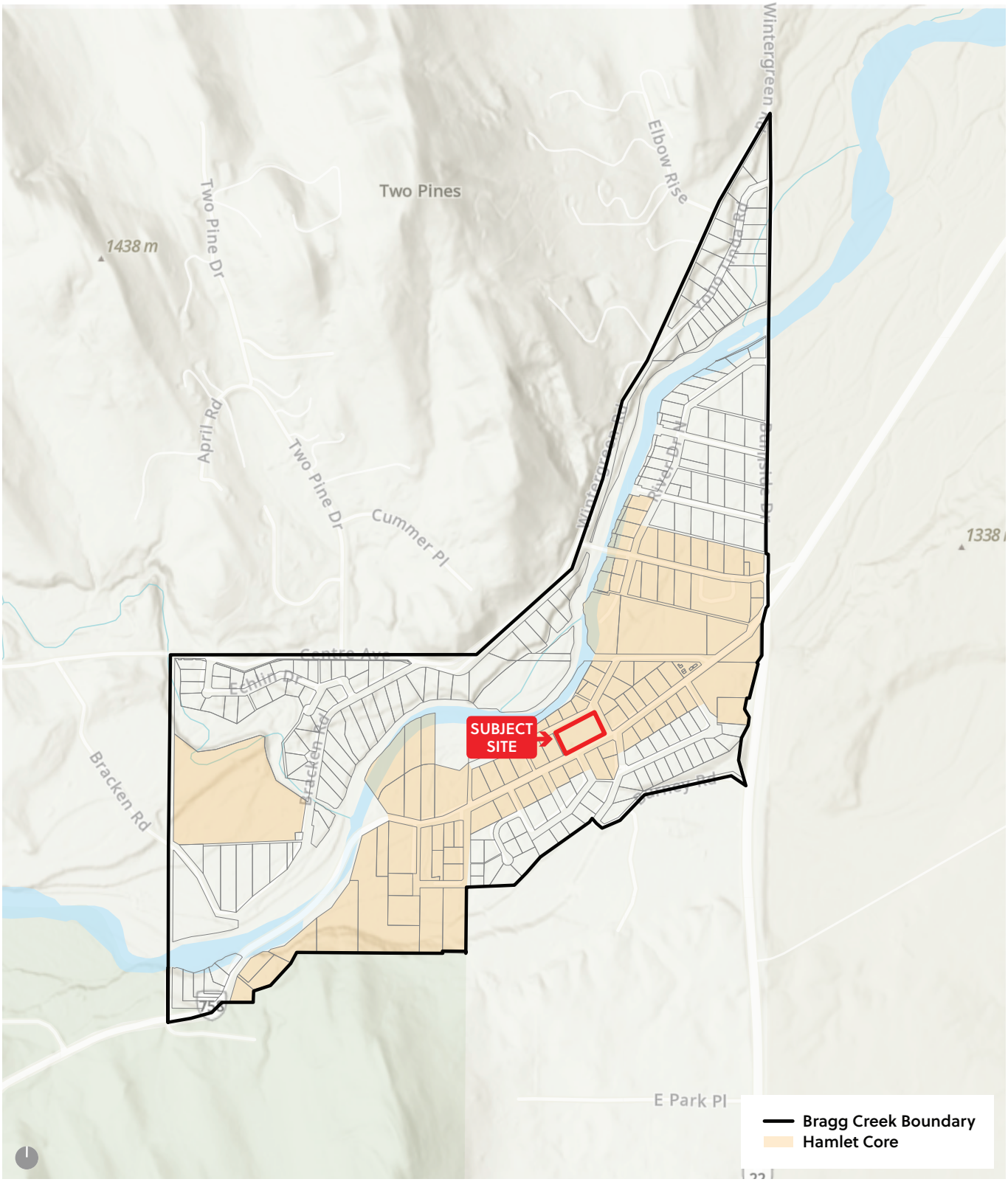


Figure 02: Hamlet Core Map

4 MUNICIPAL POLICY FRAMEWORK

4.3 HAMLET OF BRAGG CREEK DESIGN STANDARDS, AMENDED 2016

The Hamlet of Bragg Creek Design Standards serve as the primary policy document guiding public realm design within Bragg Creek. The standards provide direction for site planning and design, as well as for commercial, institutional, mixed-use, and multi-unit residential development. They also establish expectations for streetscapes, street furniture, wayfinding and gateway features, civic nodes, public open spaces, and public art.

The proposed MSDP, including its architectural, open space, and landscape elements, has been thoughtfully designed in alignment with these Design Standards to ensure consistency with the desired character and quality of the Hamlet

4.4 BRAGG CREEK REVITALIZATION PLAN 2015

The Hamlet of Bragg Creek Revitalization Plan is a non-statutory document developed through an extensive public engagement process following the 2013 Flood. The Plan reaffirms the community's shared vision and priorities through three foundational pillars: maintaining Bragg Creek's unique character, strengthening community connections, and supporting a thriving local economy.

The proposed development directly advances these objectives. By introducing a thoughtfully designed residential component within the 'Heritage Mile', identified in the Plan as a secondary commercial area with a strong residential presence, the project contributes to a more vibrant and complete community. The new villas will bring additional residents to the Hamlet, increasing local vitality and supporting the population base required to sustain and grow nearby businesses, which aligns with the Plan's goal of fostering a resilient local economy.

Consistent with the Plan's focus on enhancing the public realm and pedestrian experience, the development's location within the Heritage Mile Loop offers walkable access to shops, services, and community amenities. This supports the creation of an active and connected neighbourhood where residents can engage both socially and physically within the community core.

By adhering to Bragg Creek's established design guidelines, the development will respect and reflect the Hamlet's distinctive natural and architectural character. Through high-quality design, landscaping, and integration with the surrounding environment, the project will embody the Revitalization Plan's vision by preserving Bragg Creek's identify while addressing the community's evolving housing needs.

4.5 LAND USE BYLAW (C-8000-2020)

The concurrent land use redesignation application for this site proposes to redesignate the property from the existing C-LUD (Commercial Local Urban District) to R-MRU (Residential Multi-Unit). The R-MRU district is intended to accommodate a variety of medium-density multi-dwelling residential forms, such as condominiums, within urban settings including Hamlets and comprehensively planned areas.

While the detailed design of the proposed development will be refined following approval of the land use redesignation and this Master Site Development Plan (MSDP), the concept has been designed to broadly align with the R-MRU district provisions. In keeping with the findings from public engagement, development density will be capped at 32 units maximum.

Any future development on the site will be evaluated against the approved land use district to ensure continued alignment with its intent and regulations.

Policy 4.1: Despite the density outlined in the R-MRU (Residential Multi-Unit) district, the maximum number of units allowed on the site shall be 32 units.

4.6 BRAGG CREEK SENIORS HOUSING NEEDS ASSESSMENT 2025

The Rocky View Foundation, in partnership with HelpSeeker Technologies, completed a comprehensive Seniors' Housing Needs Assessment for Bragg Creek in October 2025. The study evaluated the current and future housing needs of older residents in the Hamlet of Bragg Creek to inform pre-development planning, investment decisions, land use considerations, and funding applications for the proposed Bragg Creek Affordable Independent Seniors Villas outlined in this MSDP.

The assessment focused specifically on the Hamlet and did not include surrounding areas such as Redwood Meadows or West Bragg Creek, where approximately 300 additional senior residents live. The findings indicate that Bragg Creek has one of the highest proportions of seniors in the region, with residents aged 65 and over representing 23 percent of the population, well above the provincial average. This trend highlights the growing importance of planning for aging residents. The number of senior-led households is projected to increase by 20 percent, from 45 in 2021 to 54 by 2035, further reinforcing the need for housing options that accommodate this demographic shift.

As the senior population grows, the study identified a widening gap between the existing housing supply and the needs of older residents. Demand is expected to be strongest among smaller, aging households seeking accessible, right-sized rental options that allow them to remain independent and connected to their community. However, there are currently no purpose-built seniors' rental units in Bragg Creek, and approximately 95 percent of existing dwellings are single-detached homes built before 1980, many of which are not suited to aging in place. Affordability further compounds this issue, as many local seniors live on fixed or modest incomes. Approximately 28 percent of senior households are classified as low-income, making both homeownership and market rentals unaffordable for many.

In light of these findings, the assessment also examined the level of community support for the proposed Bragg Creek Affordable Independent Seniors Villas. Through a combination of qualitative and quantitative data, the study found overwhelming support for the project. Of the 154 survey respondents, 88 percent expressed support, with 66 percent strongly supportive. Respondents emphasized the importance of remaining connected to their long-standing social networks and the broader community, and expressed a strong desire for affordable, inclusive, and age-friendly housing that supports independence and well-being. This strong endorsement highlights both the need and readiness within the community to advance the project.

5 DEVELOPMENT VISION

While comprehensive design details will be provided as part of a future Development Permit (DP) application, the Bragg Creek Senior Housing Villas are envisioned as a thoughtfully designed, inclusive community that responds to the evolving needs of local seniors while respecting and enhancing the unique natural character of the site. RVF will retain ownership and assume full responsibility for the management, operation, and ongoing maintenance of the subject property, in accordance with all applicable County bylaws, policies, and operational standards.

The proposal comprises of bungalow-style villa units, offering a range of one- and two-bedroom homes between 700 and 900+ square feet, totaling no more than 32 residential units. All units are envisioned to be accessible, supporting residents to age in place with comfort regardless of mobility requirements.

The site design prioritizes integration with the natural environment. Landscaping will focus on preserving the existing tree canopy and minimizing disturbance to the surrounding landscape, maintaining a strong connection to nature. Thoughtfully planned green spaces will provide residents with safe and tranquil outdoor environments, enhancing wellbeing and fostering community connections.

Access to the site will be provided from River Drive South, and, if possible, Harwood Street, ensuring convenient connectivity while preserving the quiet character of the neighbourhood. Ample on-site parking will be provided to meet resident and visitor needs. The development will be designed in full compliance with Rocky View County's land use policies and regulatory requirements, ensuring a sensitive and harmonious fit with adjacent properties and the broader community.

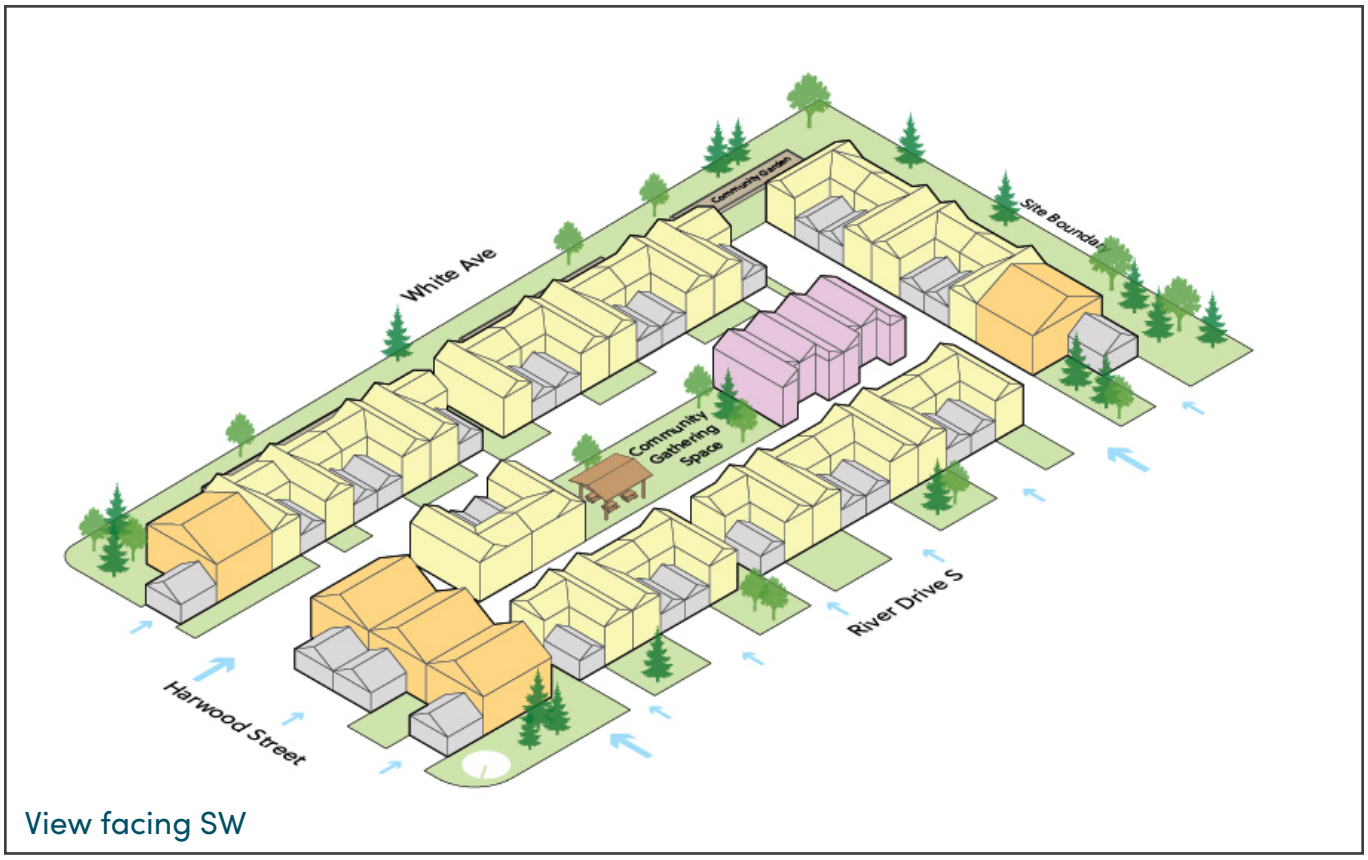
Policy 5.1: The Applicant shall generally implement the core components of the development concept illustrated in Figure 03, allowing for modifications responding to the funding capacity of Rocky View Foundation at the Development Permit stage.

Policy 5.2: The Applicant shall work with community organizations to incorporate community space into the final develop design, appreciating that Rocky View Foundation is unable to deliver these amenities independently.

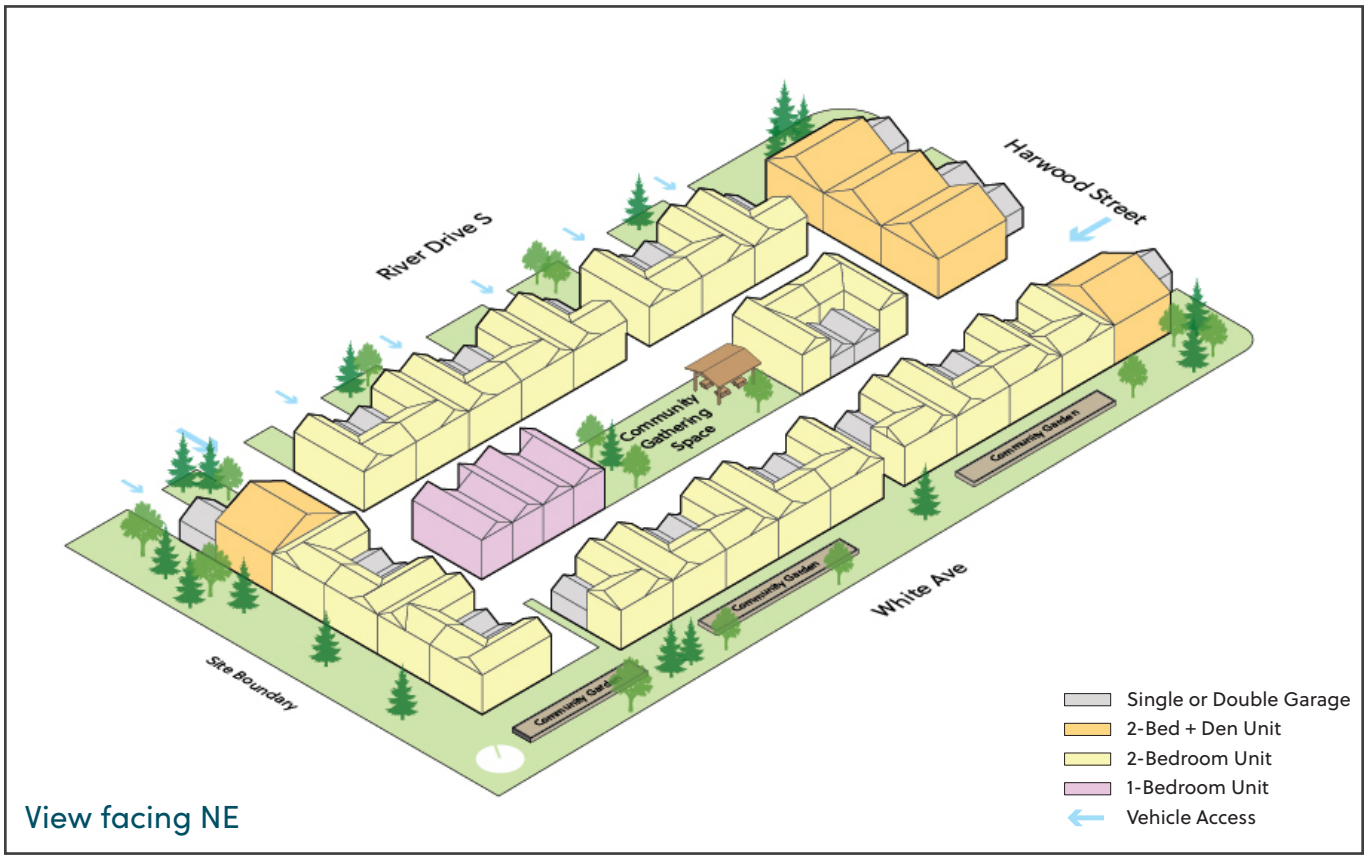
Policy 5.3: The Applicant shall endeavour to provide green space and community gathering spaces for resident use.

Policy 5.4: The Applicant shall endeavour to provide vehicle access off Harwood Street if supported by Alberta Transportation and Rocky View County at the Development Permit stage.

Policy 5.5: The Applicant shall design development facing White Avenue in a manner that orients the development towards White Avenue and that contributes positively to the streetscape.



View facing SW



View facing NE

Figure 03: Conceptual Massing Diagrams (architecture details to be determined at DP phase)

6 TRANSPORTATION

A Transportation Impact Assessment (TIA) was prepared by Bunt & Associates Engineering Ltd. in accordance with Rocky View County specifications and standards to evaluate the transportation impacts associated with the proposed development. The assessment examined the existing road network, intersection operations, traffic volumes, and potential mitigation measures to ensure that the surrounding transportation system can safely and efficiently accommodate the proposed development.

The study focused on the White Avenue (Highway 758) and Harwood Street intersection, which is currently stop-controlled on the Harwood Street approach, as well as the surrounding road network including River Drive South, where site access is proposed. Traffic conditions were analyzed for the Existing (2025), Opening Day (2026), +10-Year Future Horizon (2036), and +20-Year Future Horizon (2046) scenarios. Observed traffic volumes were collected at the study area intersection, and a linear growth rate was applied to project background traffic growth. Anticipated site-generated traffic was then added to determine total forecast volumes for each analysis horizon.

The results of the intersection capacity analysis indicate that the White Avenue and Harwood Street intersection currently operates within acceptable capacity parameters and is expected to continue to do so under all future horizon conditions. This includes post-development on the site (Opening Day 2026) and the +10-year and +20-year future horizons. Similarly, all roadways within the study area are projected to operate with daily traffic volumes that remain within their respective roadway classification guidelines. As such, no upgrades to the surface type or paving of River Drive or Harwood Street are required to support the proposed development.

A warrant review was also completed as part of the study. The intersection does not meet the thresholds for left- or right-turn lanes, illumination improvements, or signalization. These findings confirm that no additional intersection control measures are required at this time.

With respect to active transportation, a paved multi-use pathway currently exists parallel to White Avenue along the site frontage. Although other planning studies have recommended improvements to this pathway, no confirmed plans for implementation have been identified.

In summary, the Transportation Impact Assessment determined that the proposed development can be accommodated within the existing roadway and intersection network without the need for modifications or upgrades. The existing infrastructure provides adequate capacity to manage both background and site-generated traffic, and the proposed site accesses on River Drive South are appropriate for the expected volumes. Overall, the analysis confirms that the proposed development is consistent with Rocky View County's transportation and access management objectives and will not adversely affect the surrounding transportation network.

Policy 6.1: Two new gravel approaches shall be constructed off River Drive at the DP stage, to provide direct access to the site, in accordance with the County Servicing Standards.

Policy 6.2: The Applicant shall investigate the potential to provide one access off Harwood Street at time of Development Permit application.

Policy 6.3: The existing approach off White Avenue shall be reclaimed to the satisfaction of the Rocky View County.

Policy 6.4: Off Site Levy (C-8549-2024) shall be provided at the DP stage.

Figure 04: TIA Study Intersection Location

7 STORMWATER MANAGEMENT

A Conceptual Stormwater Management Memo was prepared by Stormwater Solutions in October 2025 to support the proposed development. A comprehensive Stormwater Management Report will be completed at the Development Permit stage.

The memo identifies that development within this area must conform to the Bragg Creek Master Drainage Plan, which promotes the use of Low Impact Development (LID) practices such as rain gardens and bioswales, to manage stormwater on-site and reduce both runoff volume and peak flow rates. Preliminary calculations estimate that approximately 300 m^3 of bioretention storage will be required, with the exact amount to be refined as detailed geotechnical and topographic data become available.

The analysis indicates that post-development conditions will result in an increase in impervious surfaces, including roads and building roofs. To mitigate these effects, the inclusion of bioretention areas along the site perimeter is recommended, providing opportunities for infiltration and temporary storage of stormwater runoff. Site grading and roof drainage should be designed to direct flows away from building foundations, while runoff from adjacent properties should be diverted around the site to prevent localized drainage issues.

To protect downstream water quality during and immediately following construction, temporary erosion and sediment control measures should be implemented to prevent sediment from leaving the site. Measures such as Curlex logs (or equivalent) should be installed along property boundaries where sediment migration is likely. These controls should remain in place until construction is complete, and the site is stabilized through vegetation establishment.

The site is located within an area protected by flood berms designed to withstand a 1:100-year flood event, ensuring the development area remains safeguarded from major flooding. Based on preliminary review, there is potential for groundwater seepage conditions to be present on portions of the site. From an MSDP perspective, the intent would be to proceed with the understanding that there is potential for limited basement development in portions of the site, subject to confirmation at the DP stage. In the worst case, this may result in some units being designed without basements, which is not considered prohibitive to the overall development concept. Please note that any references to seepage considerations at this stage should be treated as preliminary and subject to confirmation through detailed technical review at the Development Permit stage.

Summary and Recommendations:

The stormwater analysis confirms that the implementation of LID practices will effectively manage runoff and minimize downstream impacts. The following key recommendations are provided:

- Install bioretention areas around the site perimeter, with an estimated 300 m^3 of storage, to be refined based on detailed site investigations.
- Maintain flood protection by remaining within the existing 1:100-year flood berm area.
- Apply temporary erosion and sediment control measures during construction to prevent off-site sediment transport.
- Design roof leaders and surface grading to direct stormwater away from buildings, maintaining a minimum 2% slope on grassed areas.
- Divert runoff from adjacent properties around the site, which is expected to be minimal given current topographic conditions.

Policy 7.1: Stormwater management facilities shall be designed, constructed, and maintained by the developer to ensure consistency between pre- and post-development drainage conditions in accordance with the County's Servicing Standards.

Policy 7.2: Stormwater infrastructure shall be positioned in accordance with Alberta Transportation and Economic Corridors' setback requirements.

Policy 7.3: The specific details of the stormwater drainage and management outlined in Section 9.1.3 of the ASP shall be confirmed by detailed engineering design and reviewed at the DP stage.

Policy 7.4: A Site-Specific Stormwater Implementation Plan, to finalize the design of the conceptual stormwater management plan, shall be provided at time of DP application.

Policy 7.5: A Geotechnical Report, prepared by a qualified professional geotechnical engineer, shall be submitted at the Development Permit stage. The report shall evaluate groundwater conditions, stormwater drainage, and any other geotechnical or site development constraints relevant to the proposed development. If the Geotechnical Report concludes that the site is not suitable for the proposed 32-unit seniors housing development as contemplated by the Bragg Creek Affordable Independent Seniors Villa Master Site Development Plan, an amendment to the Master Site Development Plan shall be required prior to development proceeding, and the amendment shall be considered for approval by Council.

Policy 7.6: A Caveat shall be registered on title, to the satisfaction of Rocky View County, requiring the landowner to assume ongoing obligations for the operation and maintenance of landscaping, solid waste collection, stormwater management facilities, and any other responsibilities required by Rocky View County, including all repair, replacement, and associated costs.

Policy 7.7: At the future Development Permit stage, the Owner shall provide an Operation and Maintenance plan for stormwater infrastructure to the satisfaction of County and implement it in perpetuity upon approval of a Development Permit.

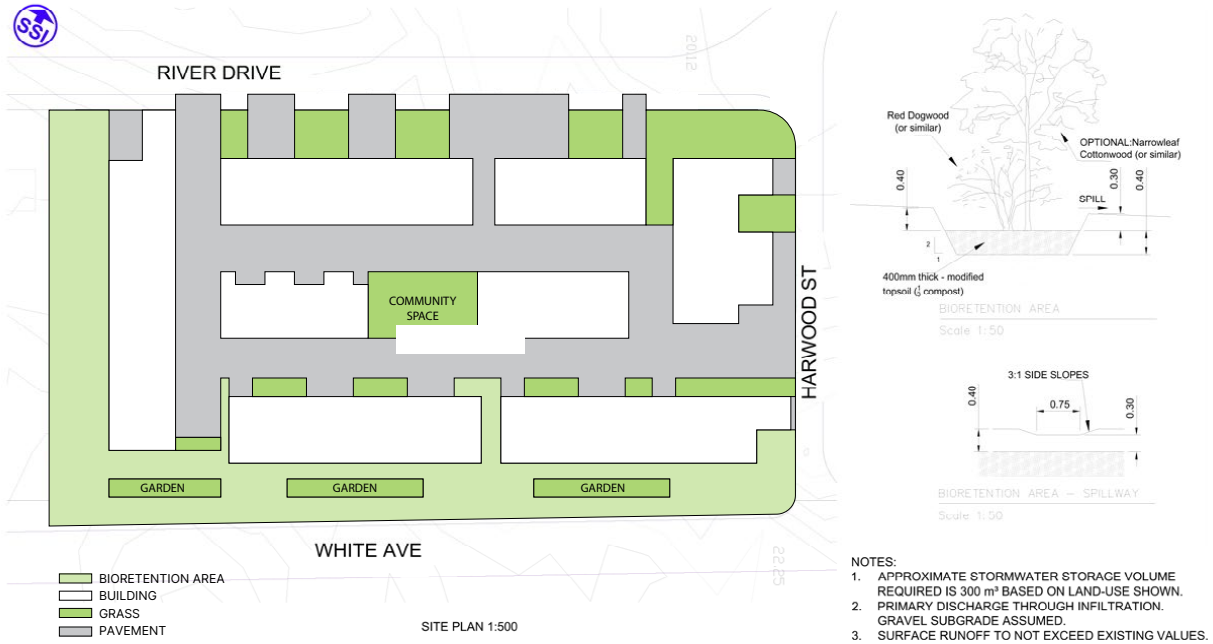


Figure 06: Conceptual Stormwater Management Plan

9 WATER AND WASTEWATER SERVICING

The development will be serviced in accordance with the proposed servicing strategy and will connect to the existing County infrastructure. Rocky View County has confirmed that the existing Bragg Creek water and wastewater system has sufficient capacity to support the proposed development. As a result, the development will not require upgrades to the County's existing water or wastewater servicing systems beyond standard on-site and connection works.

The proposed development is not anticipated to negatively impact the operation or capacity of the County's servicing network.

Policy 8.1: Water and wastewater servicing for the proposed development will be provided by the Rocky View County Bragg Creek water and wastewater system.

8 ARCHITECTURAL DESIGN

The architectural vision for the Bragg Creek Affordable Independent Seniors Villas builds on the established character of Bragg Creek, where mountain rustic and Rocky Mountain styles are prevalent. The project will incorporate a rustic modern chalet aesthetic that blends traditional charm with contemporary design elements, ensuring compatibility with the community's scenic natural setting and architectural heritage.

Design elements will include natural wood and stone facades, pitched roofs, and generous window openings that maximize natural light and views of the surrounding landscape. Covered porches are envisioned to provide sheltered outdoor space for residents, while also reinforcing the warm, welcoming character of the development.

The one storey bungalow scale of the villas has been intentionally chosen to reflect the existing community form and ensure an appropriate transition to the surrounding residential and natural context. The proportions of the buildings will be carefully considered to maintain a balanced and human scaled appearance when viewed from the street and adjacent properties.

The material palette is envisioned will emphasize the use of natural and durable materials, including timber, natural stone, and metal roofing, in alignment with the Bragg Creek architectural character and regional design guidelines. Earth inspired tones such as deep browns, forest greens, and neutral beiges will be predominant, complementing the surrounding natural environment.

Policy 9.1: The Applicant shall design the building to fit with the character and context of the area.

Policy 9.2: Detailed architectural drawings shall be provided at time of DP application.

Policy 9.3: The Architecture Design Guidelines shall conform to the Hamlet of Bragg Creek Design Standards within Appendix A of the Bragg Creek Area Structure Plan (Bylaw C-6260-2006).

10 LANDSCAPING

The landscaping vision for the Bragg Creek Affordable Independent Seniors Villas emphasizes the creation of a sustainable, nature-integrated environment that complements the community's scenic natural setting. The proposed design prioritizes accessibility, functionality, and environmental stewardship while fostering opportunities for resident wellbeing and social connection.

Community green spaces will be thoughtfully designed to provide areas for relaxation, outdoor activity, and social interaction among residents. Pedestrian friendly pathways constructed of natural materials such as stone and wooden boardwalks will weave through the site, ensuring barrier free movement while reinforcing the rustic character of Bragg Creek. These pathways are thoughtfully designed to connect seamlessly with the adjacent development, creating a continuous and accessible pedestrian network. A connection will be established at the southwest corner of the site, running along the entirety of the southern portion of the development, providing direct access for residents and visitors and enhancing overall site permeability.

The planting strategy will focus on native vegetation and evergreen trees to ensure visual interest, enhance biodiversity, and create a seamless transition to the surrounding natural landscape.

Policy 10.1: Detailed landscaping plans indicating all species shall be provided at time of DP application.

Policy 10.2: Landscaping shall adhere to Land Use Bylaw regulations.

11 LIGHTING STRATEGY

The proposed lighting strategy has been designed in multiple layers to ensure safety, accessibility, and comfort for residents across the site, including parking areas, amenity spaces, and unit entrances. The approach incorporates a combination of light poles, wall mounted fixtures at entryways, and bollard lighting along pedestrian routes. Together, these elements will provide consistent illumination, improve visibility, and create a safe and welcoming environment for residents and visitors.

Dark sky compliant fixtures will also be utilized throughout the site, with lighting carefully positioned along pathways and outdoor gathering areas to maintain safety while minimizing light pollution and preserving Bragg Creek's natural night sky.

Policy 11.1: A detailed lighting plan shall be provided at time of DP application.

Policy 11.2: Lighting shall adhere to Land Use Bylaw regulations.

12 WASTE MANAGEMENT

Rocky View Foundation (RVF) will partner with a local waste management company to ensure efficient and reliable garbage collection for the development. Two potential collection options are currently being considered. Option 1 will provide individual rollout bins for each driveway, offering convenient curbside service for residents. Option 2 will establish a communal waste collection area featuring landscaping and fencing for effective screening, creating an organized and visually appealing shared facility. Both approaches will align with local waste disposal regulations, promote efficiency, and maintain a clean community environment.

Policy 12.1: A Detailed Waste Management Plan shall be provided at time of DP application.

13 ADDITIONAL INFORMATION REQUIRED AT DP

In compliance with Greater Bragg Creek Area Structure Plan policy (7.2.3.b), the Applicant shall endeavour to provide information identified by Administration as necessary. This information will be used to determine the development's appropriateness, as required.

Policy 13.1: In addition to any other information deemed necessary at the discretion of County Administration, The Applicant shall provide, at the discretion of County Administration, the following additional information at time of DP application:

1. A Geotechnical Investigation in accordance with the Rocky View County 2025 Servicing Standard.
2. A detailed ESC Plan in accordance with the County Servicing Standards for review and acceptance by the County.
3. A detailed site wastewater servicing design
4. A detailed Site Water Servicing Design, including adequate fire protection
5. A Stormwater Implementation Plan, finalizing the design of the Conceptual Stormwater Management Plan provide in this MSDP
6. A Detailed Lighting Plan
7. A Detailed Waste Management Plan

14 COMMUNITY CONSULTATION

Throughout the application process, the Rocky View Foundation has led comprehensive community consultation efforts to inform and refine the overall development vision.

Rocky View Foundation has maintained ongoing communication with Rocky View County throughout the application process and will continue to review feedback submitted directly to the County. This coordinated approach helps ensure that community input and municipal perspectives are fully considered as the project moves forward.

RVF also meets monthly with the Bragg Creek Advisory Committee, which is composed of local leaders with deep ties to the community's senior population. The committee provides ongoing feedback to ensure the proposed development reflects community needs Community engagement will remain a central focus throughout the project's planning and implementation phases.

In addition to this outreach, a public open house was held on February 23, 2026 to share the MSDP and learn from the thoughts, concerns, and ideas of Bragg Creek residents. O2 contacted nearby residents directly through delivered postcards inviting them to attend the open house. The open house was held at The Post House Inn & Conference Centre.

Approximately 50 attendees participated in the open house, and the project team made several revisions to the MSDP based on this engagement.

What We Heard

Key concerns and ideas heard during the open house revolved around the following topics:

- Discrepancy between intended development scale (24-32 units) and proposed zoning entitlement (up to 43 units).
- Lack of community space or green space on the proposed site plan.
- Concern around engagement opportunities going forward.
- Vehicle access off River Drive South.

What We Changed

The following revisions were made to the MSDP to reflect what we heard during public engagement:

- Limited the maximum number of units
- Directing further investigation into vehicle access off Harwood Street
- Requiring a strong design interface with White Avenue
- Encourages delivering substantial green space
- Enabling inclusion of community amenities should community groups fundraise for them
- Requiring further public engagement

Policy 14.1: The Applicant shall continue to engage the public through open houses at the Development Permit stage.

15 FINAL REMARKS

This development will deliver meaningful benefits to the Bragg Creek community by providing much-needed affordable seniors' villas that reflect the area's unique character and values. The project is designed to create a safe, accessible, and high-quality living environment while preserving Bragg Creek's natural beauty and heritage. Through strong community engagement, collaboration with local professionals, and commitment to environmental and safety standards, the development will enhance the quality of life for seniors, strengthen local businesses, and contribute to the long-term sustainability of the hamlet. By addressing both current and future housing needs, this initiative will help ensure that Bragg Creek continues to thrive as a welcoming, inclusive, and resilient community.

Prepared for Rocky View Foundation

Prepared by