

Sunset Ridge

Stage 3 Neighbourhood Plan

Highway 22 North Access



WHAT WE HEARD REPORT

June 14 & November 23, 2017 - Public Info Sessions

MELCOR
DEVELOPMENTS LTD.

INTRODUCTION & ENGAGEMENT TIMELINE



On June 14 2017, the Sunset Ridge Stage 3 Project Team hosted an Information Session at the Cochrane RancheHouse to present the proposed interim access to provide a second access to Sunset Ridge from Highway 22. On November 23 2017, a second Information Session was held to ensure all stakeholders and had a chance to review and discuss the access. Each session was 2 hours in length and consisted of an informal exhibition of information boards, with the Project Team on hand to discuss and answer questions.

This report summarizes the feedback we received at these Information Sessions.

Engagement Timeline





OUTREACH & STAKEHOLDER ENGAGEMENT



Two Information Sessions to inform stakeholders about the proposed second access and gain feedback prior to formal application submission



Newspaper Advertisements in Cochrane Eagle, Cochrane Times and Rocky View Weekly for 2 weeks prior to first info session



Registered Post Mail Drop sent to 2,400 households and businesses surrounding the project area advertising the first info session



Signage Temporary sign at main entrance to Sunset Ridge (Sunset Boulevard & Highway 22 Intersection) on June 7-14



In-Person Discussions with interested stakeholders in Summer-Fall of 2017



Adjacent Landowners in Rocky View County informed of second info session via registered mail as well as email or in-person invite where possible



Website Update details of the proposed interim access posted to the website in November 2017

INFO SESSIONS AT A GLANCE



100+ ATTENDEES

OVER 2 INFO SESSION DATES



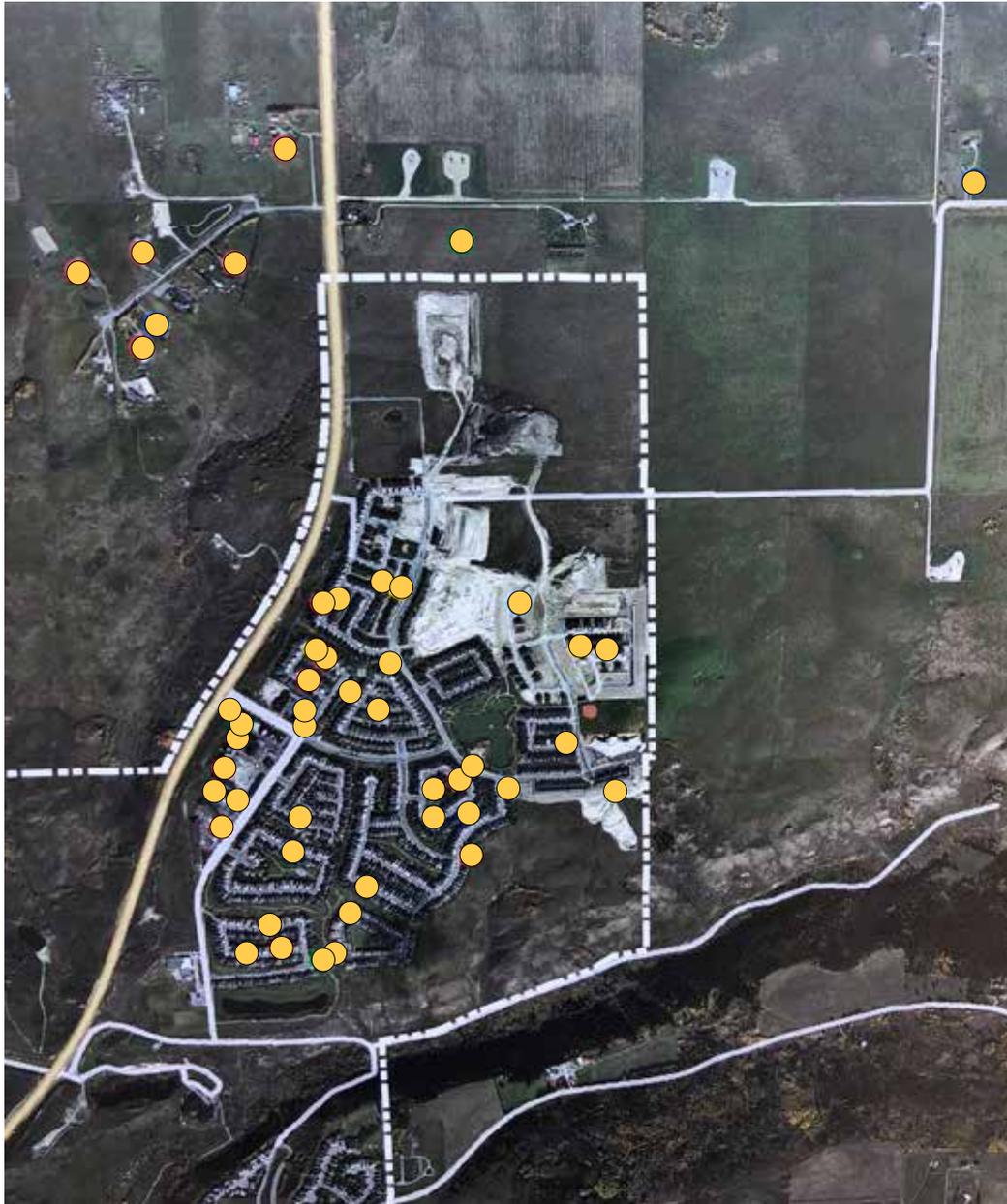
19 FEEDBACK

COMMENT FORMS COMPLETED



33 SUBSCRIBERS

FOR UPCOMING APPLICATION INFORMATION



WHERE ARE INFO SESSION ATTENDEES FROM?

This map was displayed at the info sessions and guests were invited to apply coloured stickers to show where they live in proximity to the proposed project area.

This map combines the information that was collected at both info sessions.

Attendees primarily came from within Sunset Ridge and adjacent affected lands within Rocky View County.



Info session attendees were invited to provide feedback on the proposed second access in four ways:

- 1 Via Project & Engagement representatives at event

- 2 Via feedback forms at event

- 3 Email and direct communication with Project & Engagement representatives

- 4 Directly to the Town of Cochrane through the Application File Manager and Alberta Transportation contact

The next page includes some of the the most frequently topics mentioned in the feedback.

Overall, attendees expressed concerns about the existing and future traffic congestion in the area, and the desire for a complete solution as soon as possible.

Many attendees were supportive of the proposed second access but also felt that other transportation upgrades were of equal or greater importance to solving traffic issues, such as the Hwy 22/ 1A interchange, dual left turn upgrades to Sunset Boulevard, and widening of Hwy 22.

Some of those who provided feedback also expressed a desire to implement the ultimate north access solution or to stop development in Sunset Ridge altogether until transportation upgrades are completed.

FEEDBACK TOPICS



Highway Upgrades & Timing: need for the upgraded Hwy 22/ 1A interchange, dual left turn upgrades to Sunset Boulevard, and widening of Hwy 22. Concerns about timing conflicts between the construction of these upgrades and the proposed Sunset Ridge north access.



Traffic Congestion: concerns about the existing and future traffic congestion within Sunset Ridge and on Highway 22, especially at peak times.



Ultimate Access Solution: desire to construct the ultimate access solution, including suggestions for alternate access locations to the north and east.



Traffic Enforcement: desire for stronger enforcement of speeding and dangerous/loud driving behaviour on Highway 22 near Sunset Ridge.



Construction Traffic: concerns regarding construction traffic using the Sunset Boulevard access, contributing to traffic delays and driving unsafely within the community.



View Ridge Place Design: questions and concerns about the design of the interim View Ridge Place access approach, particularly regarding safety and the ability to accommodate trailers/ large vehicles.





Here's how we're responding to some of the feedback we received:



Lowered Speed Limit: Melcor is requesting that Alberta Transportation reduce the speed limit from 100 km/h to 60 or 80 km/h extending north to the quarter section line, proposed to be implemented as part of the interim access solution.



Traffic Lights: Melcor is working to advance the timing of signalization at Sunset Boulevard/ Sunset Drive (at developer cost) to improve traffic stacking within Sunset Ridge.



Ultimate Access Solution: Melcor continues to work with the Town, Alberta Transportation and stakeholders to implement the ultimate access solution once it is available



Traffic Enforcement: Melcor is sending an official request to the RCMP for additional enforcement of speeding and other violations on Highway 22 adjacent to Sunset Ridge.



Construction Traffic in Sunset Ridge has been directed to reduce speeds through the community. Heavy vehicles will be required to use the existing emergency access rather than Sunset Boulevard. Melcor is sending notice to contractors requiring monitoring of construction traffic.



View Ridge Place interim access approach and acceleration/deceleration lanes will be designed to accommodate large vehicles and trailers, including tractor trailers. Melcor will share the detailed design of the access approach with adjacent landowners upon approval.



The Sunset Ridge Stage 3 Project Team has accumulated feedback from the information sessions to be presented in this report, which will be provided to all interested stakeholders and subscribers.

The Sunset Ridge Stage 3 Neighbourhood Plan application was formally submitted in early December. The next step is the formalization of the access design through Cochrane's Neighbourhood Plan circulation and review process between December 2017- March 2018. As part of this process, another Open House will be held in February 2018 to present the Neighbourhood Plan, including the proposed second access solution.

More information and project updates can be found at:

liveinsunsetridge.ca/access-road-updates/

liveinsunsetridge.ca/access-road-updates/

If you have any questions, suggestions or concerns regarding the project, please reach out to us.

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