

FROM THE  
*Damkars*

# DAMKAR LANDS

Seniors-Oriented Residential Project



Online Engagement Information Package



b&a

# INTRODUCTION

Thank you for participating in the online public engagement program for the Damkar Seniors Residential Project.

This package contains new information about the project including vision and scope, anticipated timeline and the application process.

Following your review of this package, please complete the survey ([hyperlink](#)) to provide feedback. The survey will be open from May 28 – June 11, 2020.

Your input will be considered alongside other factors such as recommendations from our technical studies and comments from Rocky View County, regulatory agencies and other stakeholders.

A summary of the survey results will be shared publicly once complete.



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# ENGAGEMENT OBJECTIVES

The project team is applying for a Conceptual Scheme amendment, Land Use Redesignation and a minor Area Structure Plan amendment to accommodate a seniors-oriented residential community.

The purpose of this engagement is to share project information that will be included in the application, respond to questions from the public, and record input for future consideration relative to application amendments.

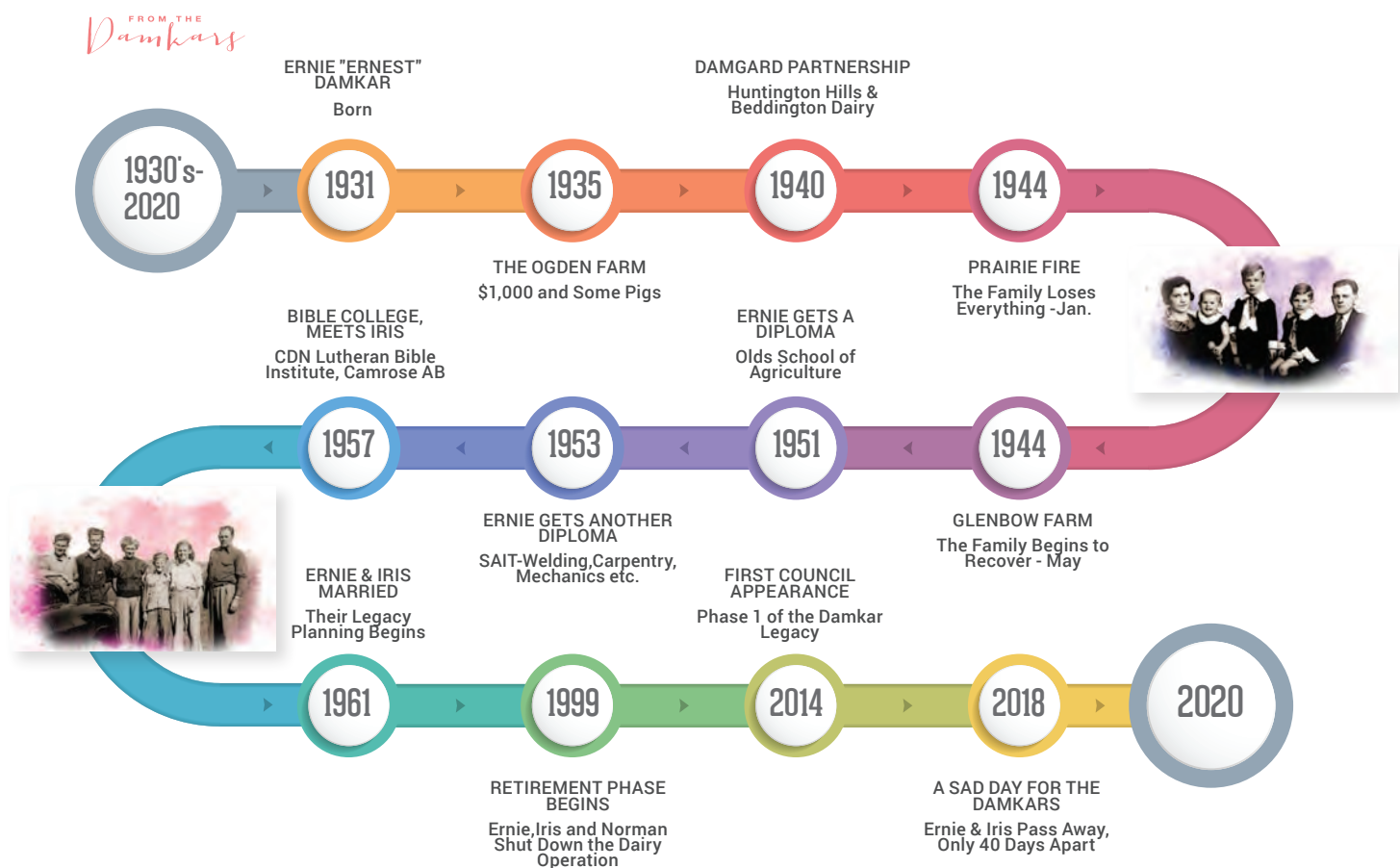




# THE DAMKAR FAMILY

The Damkar family has a significant history in the Calgary area, and it has long been a dream of theirs to develop their Bearspaw homestead to create two projects: the Centre Street Church Northwest Campus and a seniors-oriented residential community.

With the Church construction well underway, the residential project is the final step in making the Damkar's dream a reality.



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# SENIORS HOUSING IN ROCKY VIEW COUNTY

Rocky View County completed a Senior's Housing Assessment in 2015 to identify the available inventory of housing options appropriate for seniors, determine future need, and create actions and strategies to help meet local needs over the next 10-15 years.

Key findings from the study include:

- Senior population and senior-led households in the County are increasing and are projected to continue to increase, signifying that demand for seniors housing will continue to grow.
- Average household incomes of senior-led homes are relatively high however there is also a large proportion of households with lower incomes, suggesting a need for both affordable and market rate housing options.
- Most dwellings in the County are single detached, which may not be the most appropriate housing type to facilitate aging at home and tend to be less affordable than other dwelling types.
- Most seniors in the County prefer to remain in their own community, or close to it, as they age.
- Housing affordability is one of the most important factors which County seniors are considering.
- The need for affordable housing options in the County will continue to increase particularly as the average house prices in the County are increasing at a greater rate than the Province as a whole.
- People would like to move to a retirement community/ villa-type development which offer light support.
- Despite the upcoming additions to the supportive housing supply within the County and in adjacent municipalities, it is estimated that there will be a need for an additional 151 supportive housing units/ beds in the next ten years.

*This project is an opportunity to address key issues facing seniors by providing affordable housing options for a significant segment of the population, allowing people to age in place and remain connected to their community, in close proximity to parks, amenities and services.*



# GUIDING PRINCIPLES

The project design is based on the following Guiding Principles:

## **Facilitate Aging in Place**

- Provide an appropriate form of housing that allows and encourages residents to remain in their community as they age.

## **Maintain High Development Standards**

- The development will be high-quality and in keeping with standards applied in the Watermark Conceptual Scheme.
- Appropriate architectural standards that reflect the local aesthetic.

## **Connect to Regional Open Space and Amenities**

- Regional open space amenities will be connected to the existing community and carried through the development.

## **Integrate with the Watermark Community**

- Leverage the natural topography to preserve views for tenants and neighbours.
- The Community interface will be sensitively integrated with the neighbouring Watermark Community.
- Sensitively manage internal traffic with independent access points and underground parking.
- Peak traffic flows will be managed to minimize impact on the surrounding area.
- Address servicing matters to integrate into the development concept.

# PLANNING & POLICY CONTEXT



## **Rocky View/Calgary Intermunicipal Development Plan**

The Rocky View/Calgary Intermunicipal Development Plan (IDP) guides land use and development in areas of joint interest, adjacent to the boundary between both municipalities. Transportation and other matters of mutual concern including interface and land use compatibility must be discussed and addressed in a joint manner between both jurisdictions. This takes place under the Intermunicipal Committee (IMC). This application will be referred to the IMC in accordance with the policies of the IDP.

## **The County Plan, Municipal Development Plan (Bylaw C-7280-2013)**

The County Plan (Bylaw C-7280-2013) contains the overarching statutory policy framework and planning principles that guide development in RVC. RVC is currently reviewing the MDP to set growth direction for the next 20 years and is anticipating approval in Spring 2020. Preliminary documentation from the MDP review identifies Bearspaw as a highly suitable location for residential development.

The existing County Plan designates the Plan Area as Country Residential within the Bearspaw community. As such, development in this location shall conform to the Bearspaw ASP or, alternatively, propose an amendment

# WATERMARK CONCEPTUAL SCHEME [C-6798-2009]

The Watermark Conceptual Scheme (CS), approved in 2010, provides the land use framework for the area and is in alignment with the existing Bearspaw Area Structure Plan (BASP) and the current County Plan. Because the proposed project is designed to meet the Watermark CS guidelines, it also aligns with the current BASP.



As it relates to the Plan Area, the CS mandates an overall density assumed to be 1.95 units per gross acre over a total land area of 316 acres for a total of 617 residential units (including the Damkar Parcel). In addition, the CS designates the Plan Area as the “Damkar Parcel” subjecting it to the following policies:

- » **Policy 6.7.1** : Future land uses may include residential and/or institutional uses. Densities beyond the equivalent of 1.95 residential units per gross acre may require an amendment to the Conceptual Scheme.
- » **Policy 6.7.2** : Transportation access will be from 12 Mile Coulee Road and will be shared with Sub Area 7 of the Watermark project. (The project team paid a portion of the 12 Mile Coulee Road upgrades to facilitate this project.)
- » **Policy 6.7.3** : Communal wastewater treatment and water services will be provided to the Damkar Parcel under certain conditions, by the Watermark project. (Utilities have already been upgraded to accommodate a project of this size.)

This application proposes an amendment to the Watermark CS to accommodate the development concept.



# BEARSPAW AREA STRUCTURE PLAN [BYLAW C-5177-2000]

RVC is currently reviewing the Bearspaw Area Structure Plan (BASP) to create a comprehensive land use strategy that is current, effective, consistent with other statutory plans, and reflective of residents' vision for the future of Bearspaw. In addition, RVC highlighted notable changes to the Bearspaw community context, noting:

- Bearspaw's population has grown in the last 10 years by approximately 34%, from 4,803 to 6,442
- A growing share of the County's population is nearing retirement age
- Throughout the County, country residential growth has slowed

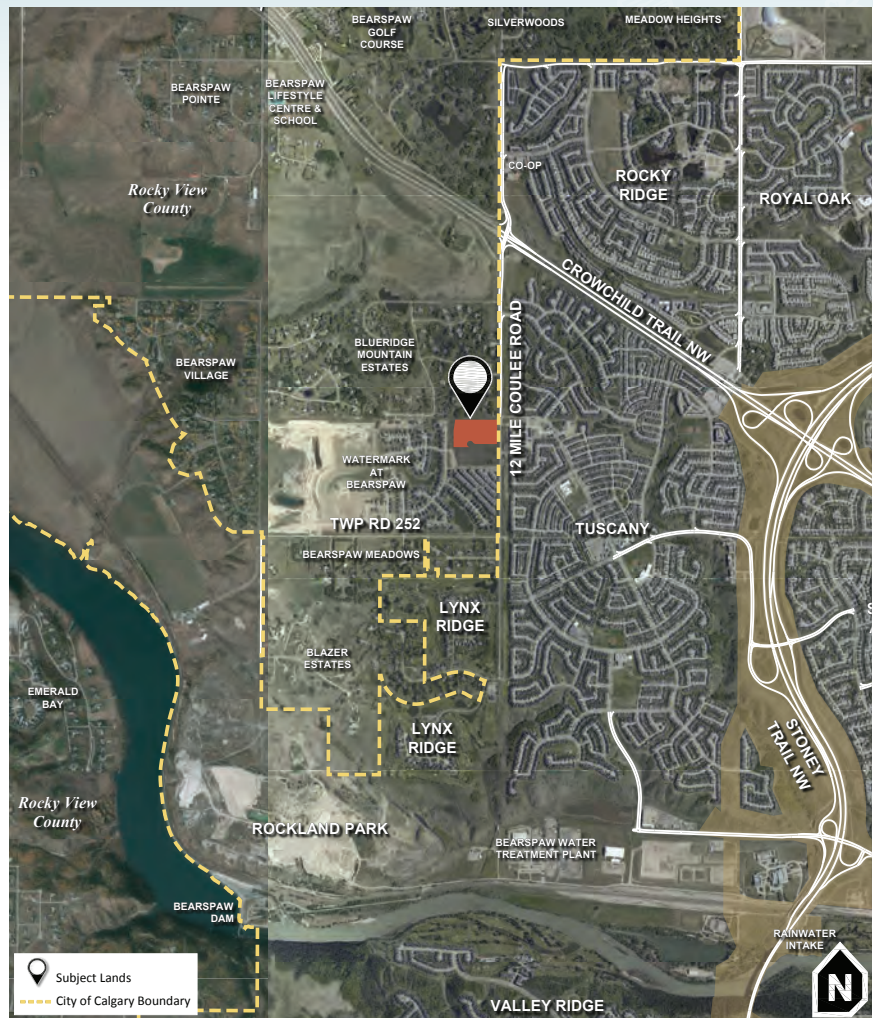
Preliminary documentation and public engagement states there is a "general desire to allow for seniors development, to encourage aging in place," and that "higher densities should be adjacent to existing developed areas and match existing development patterns." RVC anticipates Council to approve the ASP by September 2020.

This application and proposed concept aligns with the findings of the BASP review.



# REGIONAL CONTEXT

- Located within the Community of Bearspaw, within the Watermark Conceptual Scheme
- Prominent location within the urban fringe of the city of Calgary.
- In close proximity major amenities and services.
- Shares a boundary with the Calgary to the east, is immediately north of the Centre Street Church Northwest Campus, and northeast of the residential community of Watermark at Bearspaw.
- The project is in an area of Bearspaw that has recently experienced significant development activity. Its location within the large-lot, country residential community of Bearspaw, forms a logical transition to increased density and urban development to the east (Calgary community of Tuscany).





# LOCAL CONTEXT

The project is:

- Approximately 4.97 hectares
- Within the Watermark Conceptual Scheme (2010) and Bearspaw Area Structure Plan (1994; currently under review)
- Highly accessible via 12 Mile Coulee Road

Areas adjacent to the subject lands can generally be described as follows:

- The subject lands are bound to the north by the low-density residential area of Blueridge Mountain Estates. These lots include single-family homes serviced by groundwater wells and private septic treatment systems.
- Spyglass Way in Watermark forms the boundary between the Watermark Community to the west and the Damkar Lands. To the west of Spy Glass Way is the single-family Watermark residential development.
- Villa-style multi-family development in Watermark forms the boundary to the south.
- 12 Mile Coulee Road forms the boundary to the east of the site. This road is within the City of Calgary's boundary. Beyond 12 Mile Coulee Road, to the west, exists the Community of Tuscany.



# EXISTING SITE CONDITIONS

Shown here are current images of existing site conditions.



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# DEVELOPMENT CONCEPT

The project team is in the early planning phases and many aspects of design are still under consideration. Preliminary concepts include the following features:

- Four residential buildings with 350 to 500 suites to accommodate a range of tenant needs (independent to special care), with independent access points and underground parking to be developed in phases
- Designed to include a combination of at-grade visitor parking and underground parkade for tenants
- Three to six storey buildings
- Water features and landscaped areas with paved pathways and street furniture to encourage outdoor activities and gathering areas
- Craftsmen style architecture that is reflective of local aesthetic
- Adapts to natural topography to preserve views for tenants and neighbours
- Serviced by potable water, sanitary sewer and stormwater via proactively upgraded underground infrastructure in Watermark



# OPEN SPACE NETWORK

The project will be carefully integrated into the natural environment, maintain views of the Rocky Mountains, leverage its proximity to the Bow River Valley and the City of Calgary, while incorporating innovative and aesthetically pleasing development standards, visually enhancing the broader Bearspaw community.

Open space will include private amenity space, parks, and pathways that provide amenities to encourage social interaction and recreation.



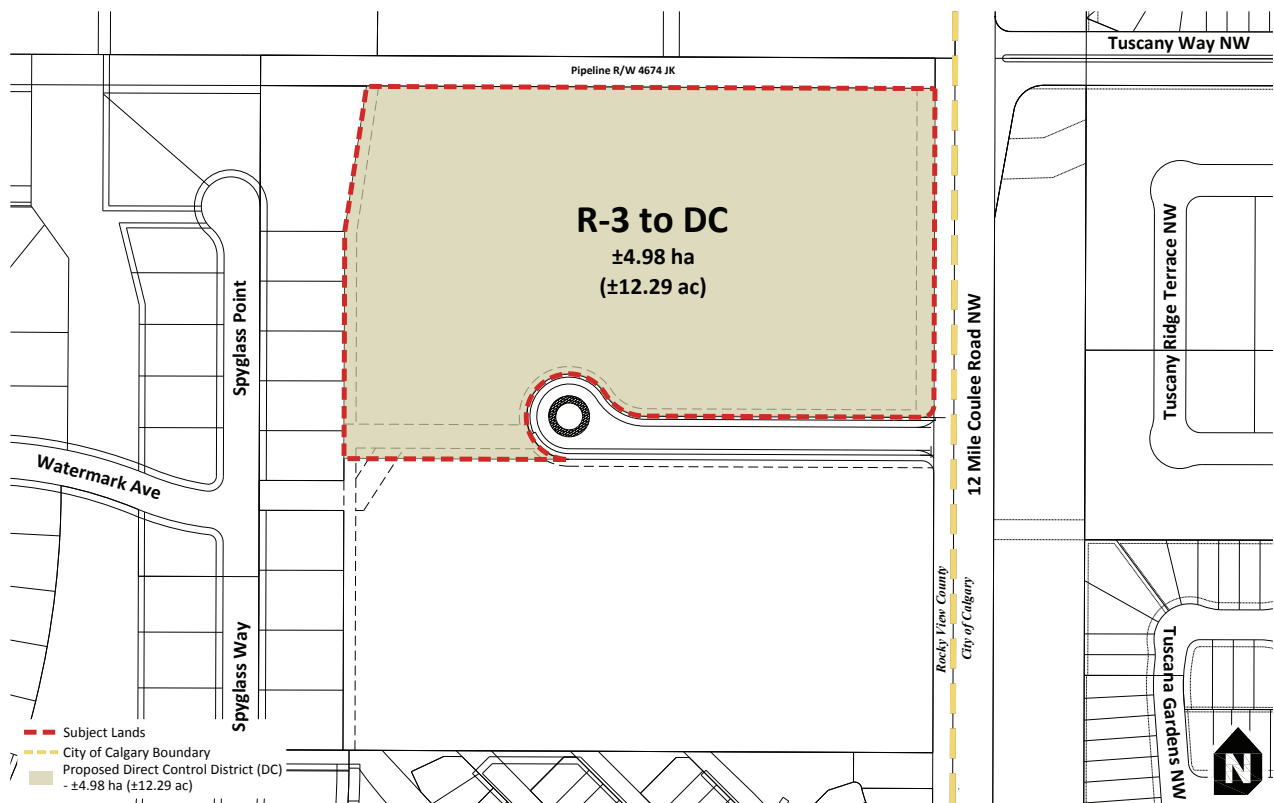
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# LAND USE REDESIGNATION

The development concept proposes a mix of residential units to accommodate varying needs of seniors and will allow individuals and families to age in place within the Community of Bearspaw. As such, this Conceptual Plan amendment proposes to redesignate the Plan Area from Residential Three District (R-3) to DIRECT CONTROL to complete the final phase of Watermark and to support existing residents and the Damkar family's vision.



# TRANSPORTATION NETWORK AND ACCESS

- The plan proposes vehicular access from 12 Mile Coulee Road at Damkar Court.
- An internal subdivision road network will provide access to each building and restricts access to individual lots from 12 Mile Coulee Road.
- Potential for a secondary emergency access between Damkar Court and Tuscany Way NW.
- 12 Mile Coulee Road is a four-lane divided roadway between Highway 1A and Tusslewood Drive. South of Tusslewood Drive, it narrows to a two-lane undivided roadway.
- The road south of Highway 1A to Tuscany Way is classified as an Arterial. South of Tuscany Way, it is classified at a Primary Collector (27 metres).



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# TRANSPORTATION IMPACT ASSESSMENT

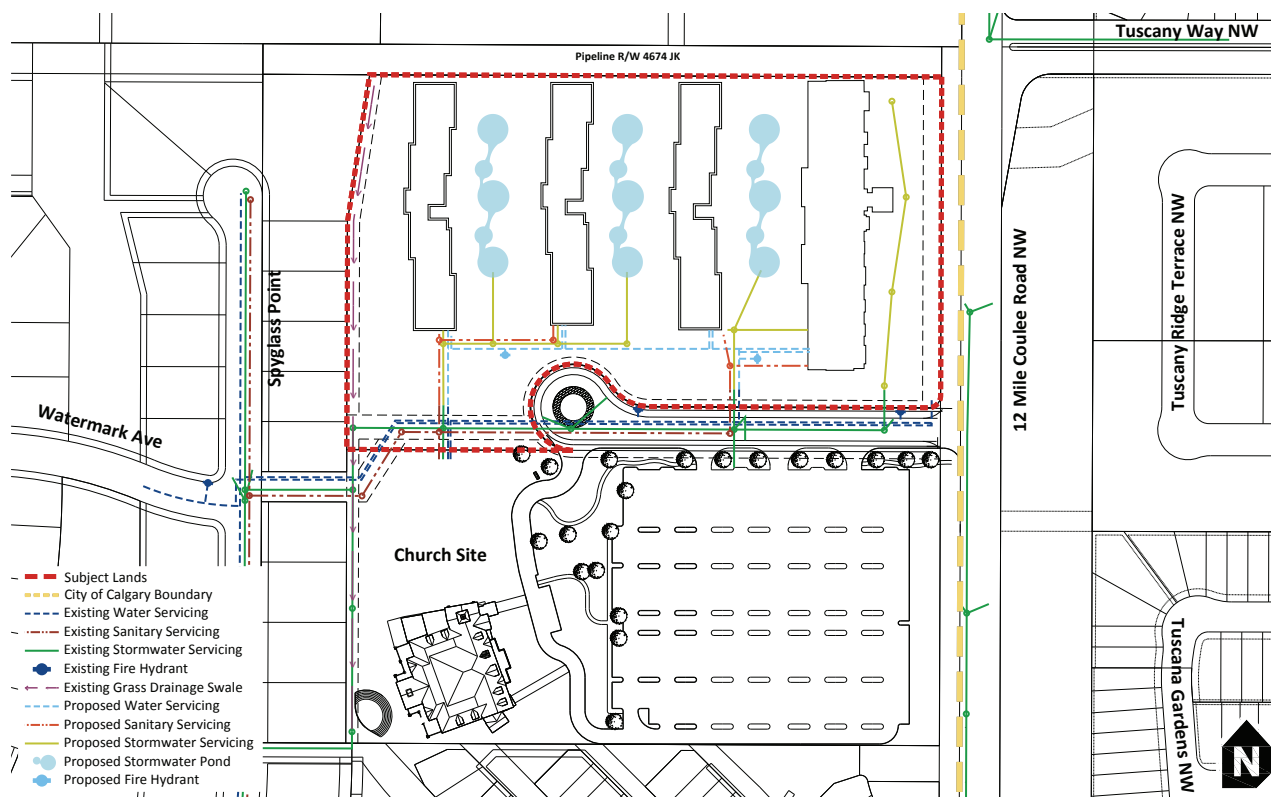
An initial Transportation Impact Assessment (TIA) was completed for the church project in May 2013 and considered about 400 units for the Plan Area. The TIA revealed that the main access point with 12 Mile Coulee Road is expected to operate within acceptable capacity parameters during the AM, PM and Sunday peak hours with a stop sign for intersection control.

A second TIA update was prepared in 2020 for this application. The analysis highlights:

- Traffic generated from the development is expected to have minimal impact on the intersections and traffic movements due to the targeted demographic (seniors) who typically travel during off-peak hours and generally create less trips than multi-family residential developments.
- The City of Calgary has a long-term solution for the intersection at 12 Mile Coulee Road NW and Crowchild Trail.
- The two intersections along 12 Mile Coulee Road at Tusslewood Drive NW and Tuscany Way NW may require signalization by 2028, even without the development of the Plan Area. The TIA, however, expects both intersections to operate within capacity with signalization, considering anticipated volumes from the Plan Area.
- The signalized intersections will continue to operate within capacity with the inclusion of the site traffic.
- The intersection at 12 Mile Coulee Road and Blueridge Rise is expected to operate with some delay for the east bound left turn, although the analysis does not warrant the need for signals. Local conditions may dictate a need for some improvement in the future.
- The development concept proposes a pathway along the utility right of way on the north boundary of the Plan Area. This will connect the regional pathway system in Watermark to the regional path (under construction) along 12 Mile Coulee Road. This then connects to a wider regional path system within Calgary. Signalization at the 12 Mile Coulee Road NW and Tuscany Way NW intersection with crosswalks may improve east-west connectivity and pedestrian safety.
- Cycling infrastructure is provided via the regional pathway system along 12 Mile Coulee Road NW and City of Calgary transit is available within 650 metres of the site in the adjacent Tuscany area. The Tuscany LRT Station is located within a 6-minute drive from the Plan Area with direct bus connections available along Tuscany Way NW .

# WATER SERVICING

- The development proposes to be serviced by the Blazer Estates Water System
- A water pumping station is located adjacent to the Bow River and a water main has been built through an adjacent parcel located to the southwest of the Watermark Community.
- The developer is responsible for extending the appropriate level of utility distribution infrastructure within the Plan Area and will provide all applicable infrastructure levies, assessments and contributions to the County, if necessary.
- A water network analysis will be completed to confirm on-site pipe sizes and alignments. It will also include a confirmation of the existing system capacity and identify any potential upgrades required (Completed at the detailed design phase)



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## SANITARY SERVICING

- A preliminary analysis of the existing sanitary system has been completed and results show there is capacity to accommodate this project.
- The development is proposed to tie into the Watermark system on Spyglass Way via the private open space area.
- Infrastructure was proactively expanded during the construction of Damkar Court to accommodate this development.
- A sanitary servicing study will be completed at the detailed engineering design stage of the development to confirm if upgrades are required to the existing gravity collection system. The study will also investigate the available capacity of the Bearspaw Regional Wastewater Treatment Plant and identify if upgrades are required to meet the additional demand of the proposed development.

## STORMWATER SERVICING

The development is proposed to integrate with the stormwater management system in the community of Watermark.

- A Stormwater Management Plan has been completed and demonstrates that the project meets the requirements of the Watermark at Bearspaw Master Drainage Plan.
- On-site stormwater storage will be contained within a series of ponds. The release rate will be controlled to meet the capacity of the existing Watermark stormwater system.
- The stormwater ponds are proposed as amenity features and will be located between buildings.
- The development is considering Low Impact Design Strategies such as landscaping areas to absorb stormwater to enhance vegetation, and recirculating water for irrigation.

## OTHER SERVICES

### Emergency Services

- Fire services will be provided by the Bearspaw Fire Station.
- Police services will be provided by the Royal Canadian Mounted Police and the RVC Special Constables.
- Emergency medical services are expected from facilities based in Calgary and/or Cochrane.

### Recreational Services

- The Bearspaw Glendale Lifestyle Centre provides a variety of recreational opportunities to residents within the area.
- Construction of the church (immediately south of the Plan Area) could provide community space for various local and recreational groups.





# APPROVAL PROCESS



The Project Team has made made the following applications to Rocky View County.

## **Conceptual Scheme Amendment**

- A Conceptual Scheme provides an outline for subdivision or development of land in alignment with the Municipal Development Plan.
- If approved, the Amendment will allow for the proposed seniors-oriented residential project, the second phase of the Damkar family's legacy and vision.

## **Land Use Amendment**

- A Land Use Amendment application proposes to change the approved land use to a new one, to allow for a different type of development that is compatible to the area.
- The Amendment aims to redesignate the Plan Area from Residential Three District (R-3) to Direct Control to complete the final phase of Watermark and to achieve the overarching vision of the Damkar Family.

## **Bearspaw Area Structure Plan Amendment (BASP)**

- Area Structure Plans are approved by Rocky View County Council as bylaws and provide a framework that describes proposed land uses, density, phasing, and general locations of major roadways and utilities.
- The BASP identifies the Plan Area as Country Residential. The project team plans to amend the BASP to allow for a seniors-oriented residential project.

# TIMELINE



- Rocky View County will also circulate the application to the public allowing an additional opportunity for comments and feedback..



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# THANK YOU FOR YOUR PARTICIPATION

Please click [here](#) to complete the survey.

All comments will be reviewed and summarized into a What We Heard report which will be shared publicly.

For additional comments, questions, or if you have technical issues that prevent you from participating, please contact our public engagement representative at:

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