

FROM THE *Damkars*

Damkar Seniors-Oriented
Residential Project

ENGAGEMENT SUMMARY

June 2020



FROM THE
Dankars



1

INTRODUCTION

This report summarizes the input received throughout the Spring 2020 public engagement process for the Damkar Seniors-oriented Residential Project.



ABOUT THE PROJECT

Trico Homes is progressing plans to fulfill the Damkar family's legacy to develop their lands in Rocky View County, in the community of Bearspaw.

The Damkar family, including Norman, Ernie and Iris have 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.

The Damkars envisioned the residential project to be a place where local aging populations can enjoy their retirement in familiar surroundings together with loved ones. The project will provide varying levels of care to accommodate differing needs so that seniors may live comfortably and confidently. The Damkars view both the Church and the residential community to be a gift to God and their neighbours.



**Watermark at
Bearspaw**

**Future Residential
Housing Project**



Watermark Boundary



**All images are conceptual only and are subject to change*

Located northeast of the community of Watermark at Bearspaw, and immediately north of the future Centre Street Church Northwest Campus, the project lands are:



Approximately
4.97 hectares



Accessed by **12** Mile Coulee Road



Anticipated to include four residential buildings with up to **497** suites to accommodate a range of tenant needs



Designed to include a combination of at-grade visitor parking and an underground parkade for tenants



Four (4) residential buildings with independent access points and underground parking to be developed in phases



Water features and landscaped areas with paved pathways and street furniture to encourage outdoor activities and gathering areas



Three to six storey buildings



Within the Watermark Conceptual Scheme (2009) and Bearspaw Area Structure Plan (1993; currently under review) areas



Craftsmen style architecture that is reflective of local aesthetic



Planned to be developed logically in a phased approach

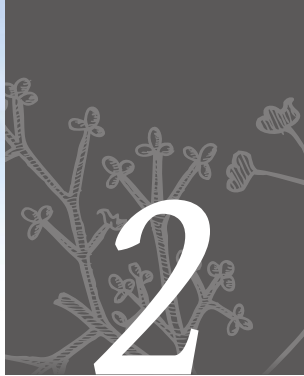


Adapts to natural topography to preserve views for tenants and neighbours



Serviced by potable water, sanitary sewer and stormwater via existing infrastructure in Watermark





ENGAGEMENT PROCESS

Due to the unprecedented public health situation related to COVID-19, Trico Homes did not hold a public open house, rather project information was primarily shared through a dedicated website. The project team explored ways to share information, host transparent discussions, and obtain feedback in a format that prevents the potential risk of exposure, and felt online engagement was the most appropriate approach.

The engagement program formally ran from May 28 – June 11, 2020 and included:

ONLINE INFORMATION PACKAGE AND SURVEY

A comprehensive information package was posted to the website and included 24 pages of project details and supportive imagery. Following a review of the information package, participants were invited to complete an online survey to share their thoughts.

HARD COPY MAILINGS

For those that did not have access to the internet, or preferred not to use it, hard copy materials were offered by mail.

INFORMAL CORRESPONDENCE

Project contact information was made available through the website, outdoor signage and mailings and members of the community were invited to get in touch if they wished to discuss ideas, questions, or comments.



Based on previous experience hosting in-person engagement events for other development projects in the area, and the level of participation on this project, the team believes this is indication that the online engagement program was generally successful.

3

PROMOTIONS

Listed below are the methods that were used to advertise the public engagement program.

Mailing. An introductory booklet was delivered to residents within 800m of the project boundary and extended to include Watermark and Blueridge estates. The mailing began to reach residents the week of May 11, 2020.

Notice posting. Newspaper advertisements are typically used to promote a public engagement opportunity, however because Rocky View Weekly temporarily stopped publishing during COVID-19, an online notice posting was published on the Rocky View Weekly website instead.

Outdoor sign. A temporary outdoor sign was posted on the subject site starting on May 21, 2020 which directed members of the community to the project website to complete the survey, or to contact the team if they required hard copy materials.

Website launch. A dedicated project website was launched on May 11, 2020 which the public was notified of through a corresponding mailing, temporary outdoor sign, and an email to key stakeholders. The website has been used as a primary tool to provide updates to the public.

Email notice. An introductory email was sent to key stakeholders including members of Council and administration at Rocky View County and The City of Calgary, and the Tuscany and Watermark Community Associations.



4

FEEDBACK SUMMARY

Following their review of the Project Information Package, participants were invited to complete an online survey which included four questions, three of which were open-ended. The most prominent feedback received included references to building height, density (number of units), potential traffic impacts, maintaining west-facing views, and preserving the local character.

Some comments were made that the proposed height of building D (closest to 12 Mile Coulee Road) is too high for the area.

Response: We appreciate comments made about the scale of the proposed project, primarily the building situated closest to 12 Mile Coulee Road. It is a priority to ensure the proposed project both complements the area and is a suitable and inviting place for seniors to live and age in place. At this stage, Trico is applying to redesignate the subject lands to allow for a residential project. Other design-related details like proposed building heights will be further evaluated in the future Development Permit (DP) phase. The DP phase begins following the public hearing process and decision from Rocky View County Council. While it is possible that the project may be built up to six storeys, it may be less depending on final design decisions and market conditions. We are committed to carefully assessing building height in the DP process to best ensure appropriate scale.

Some respondents said that the number of units proposed is higher than expected and commented on how that may impact local infrastructure.

Response: A recent study completed by Rocky View County demonstrated a need for housing options for local aging populations. This project is an opportunity to complete Watermark as a mixed-residential community, address key issues facing seniors by providing affordable housing options for a significant and growing segment of the population, allowing people to age in place and remain connected to their community, in close proximity to parks, amenities and critical services. In addition, increased density further creates opportunity to introduce improved infrastructure such as enhanced transit services in the area which all residents may benefit from. The project will also generate increased tax revenue for the County,

Given the increase in people living in the area, some people noted concerns regarding how that will affect 12 Mile Coulee Road.

Response: A Transportation Impact Assessment (TIA) was completed for the project application to assess potential impacts to 12 Mile Coulee Road. Results showed that trips generated from the project site are expected to be minimal due to the targeted demographic (seniors) who generally travel during off peak hours. 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. 12 Mile Coulee Road is owned by The City of Calgary, therefore all future updates are subject to their processes.



Preserving west-facing views towards the Rocky Mountains was important to many respondents.

Response: The proposed project will be designed to carefully integrate into the natural environment to best maintain views of the Rocky Mountains. Many design details such as building height will be determined in the future Development Permit stage, however preliminary renderings have been developed to best illustrate how the project may look.



Some comments were made about the importance of maintaining the local character and rural feel of Bearspaw through high quality architecture and overall design into the existing topography.

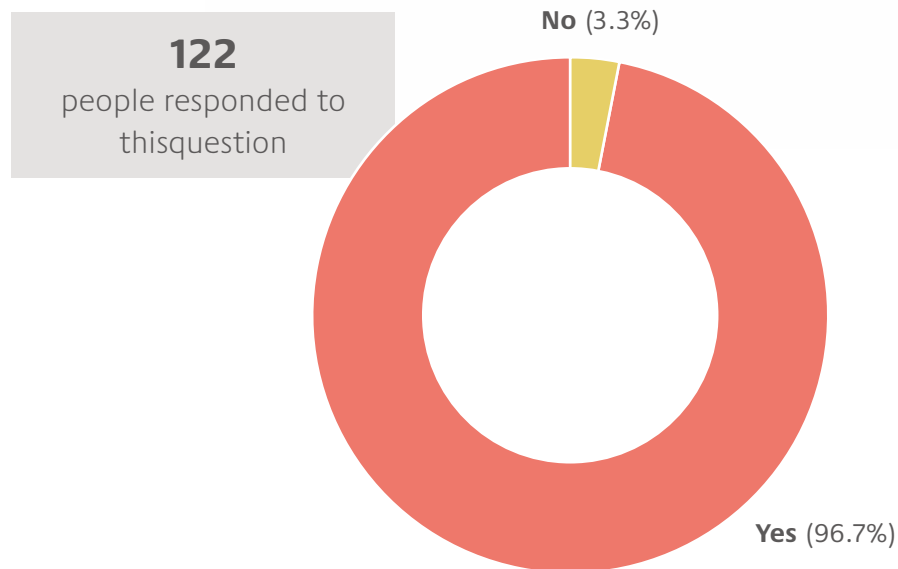
Response: It is a core principle to maintain a high architectural design that is in keeping with the Bearspaw aesthetic. The design currently includes craftsman style architecture, water features and landscaped areas with paved pathways and street furniture to encourage outdoor activities and gathering areas. The project will be carefully integrated into the natural environment, maintain views of the Rocky Mountains where possible, 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. The renderings shown below conceptually identify how Trico will achieve this. More details about the specific project design, however, will be refined in the future Development Permit phase once a project decision has been made by Rocky View County.



ONLINE SURVEY RESULTS

Results of the online survey are summarized below.

A. I reviewed the May 2020 Public Engagement Information Package prior to completing this survey.



B. The project team is in the early stages of design and many aspects of the final concept will be contemplated at the future Development Permit stage. Do you have any ideas to enhance the proposed design at this stage?



118 people responded to this question

• **The most prominent topics mentioned are shown below, from most frequent to least:**

- | | |
|---|---|
| » Reduce height | » Strain on existing servicing |
| » Reduce density | » Feel project is profit driven |
| » Unique responses (these responses were only mentioned once and are detailed at the bottom of this page) | » Unsafe for seniors (in relation to pandemic) |
| » Maintain views of the Rocky Mountains | » Support seniors housing concept |
| » Traffic (congestion, safety) | » Preserve Bearspaw character |
| » The project is not complimentary | » Housing style (prefer bungalows, duplex) |
| » Opposed to the project | » Made personal investment to live in a rural setting |
| » Church experience was negative | » Build enclosed connections between buildings |
| » Setback (prefer project be closer to or further from 12 Mile Coulee Road) | » Noise |
| » No | » Supportive of project |
| » Protect privacy | » Shadows / loss of light |
| » Landscaping is important | » Like architecture/design |
| » Loss in property values | » Access is important |

Unique responses (only mentioned once) include: Ponds, Connect to Calgary servicing, Erosion, Stagger buildings, Play structure, Wheelchair accessibility, Quality of life, Build into slope, Native plants, Public transit, Impacts of COVID on operations, 12 Mile not equipped, Visual impact, Traffic lights, Parking, No demand, Fire protection, Surprised, Unaligned with BASP, Environmental concerns, Amenities, Maintenance fees, Community should approve, More drawings, Prefer parkade, Unique buildings, Pathways/gathering spaces, Unaware before purchase, Unable to sell, Rearrange layout.

C. Is there anything missing within the local community that could be addressed through this project?



105 people responded to this question

- The most prominent topics mentioned are shown below, from most frequent to least:

- | | |
|---|--|
| » No | » Servicing concerns |
| » Unique responses (these responses were only mentioned once and are detailed at the bottom of this page) | » Property values |
| » Density is too high | » Dining |
| » Traffic concerns | » Feel project is profit driven |
| » Not complimentary | » Access is important |
| » Maintain views to the west | » Public transit access is important |
| » Opposed to the project | » Want further traffic analysis |
| » Improve engagement/communications | » Connect to Calgary servicing, not Watermark |
| » Reduce height | » Supportive of project |
| » Green space is important | » Gathering spaces are important |
| » Want crosswalks and pedestrian lights on 12 Mile | » Vegetation is important |
| » Pathways are important | » Convenience store |
| » Support concept of seniors living | » Improve 12 Mile Coulee Road |
| » Gym/rec space | » Noise concerns |
| | » The project shouldn't impact existing infrastructure |

Unique responses (only mentioned once) include: Ponds, Reverse layout, Indoor meeting space, Criteria for purchase, Unsafe for seniors, Connect to Bearspaw Rd, Coffee shop, Veg garden, Dislike architecture, Preserve character, Poor planning, Misuse of Damkar name, Environmental concerns, Traffic lights, Impacts to Tuscany, Doctor, Traffic calming, More info on amenities, Shadows, Wildlife, Prefer bungalow, Church experience, Personal investment, Quality of life.

D. Do you have any final questions, comments or ideas related to the project?



112 people responded to this question

- The most prominent topics mentioned are shown below, from most frequent to least:

- | | |
|---|--|
| » Unique responses (these responses were only mentioned once and are detailed at the bottom of this page) | » Setbacks (prefer project be closer to or further from 12 Mile Coulee Road) |
| » Traffic concerns | » Protect privacy |
| » Reduce height | » Wildlife concerns |
| » Reduce density | » Compensation to neighbours |
| » Maintain views west | » Traffic signals on 12 Mile Coulee Road |
| » No | » Unsafe for seniors (reference to pandemic) |
| » Church experience was negative | » Access is important |
| » Servicing concerns | » Parking is important |
| » Opposed to project | » More drawings would be helpful |
| » Property values | » Vegetation important |
| » Improve/continue communications and engagement | » Landscaping important |
| » Not complimentary | » Visual impact |
| » Support seniors housing concept | » Market demand for housing type? |
| » Noise | » Amenities important |
| » Made personal investment for rural life | » Shadowing / loss of natural light |
| » Maintain Bearspaw character | » Crosswalks at 12 Mile Coulee Road wanted |
| » Mistrust developer | » Housing types (prefer bungalows) |
| | » Safety concerns |

Unique responses (only mentioned once) include: Night sky policy, Retaining walls, Quick construction, Drainage, Sewage issues, Grading, Cancel project, Profit focused, Twin Tuscany Way, Inauthentic approach, Green space, Approval process, Environmental concerns, Demographic local?, Gathering spaces, Respect Damkars vision, Improve renderings, Stormwater concerns, Unfair to community, Erosion, Create community feel, Feel blindsided, Short cutting, Pathways, Ped safety, Lack of infrastructure, Rearrange layout, Reduce length, Operator?, Appreciate engagement, Construction nuisance, Unable to sell, Damage beauty, Want to buy.

5

NEXT STEPS

The Project Team made the following applications to Rocky View County in May 2020.

⊕ 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.

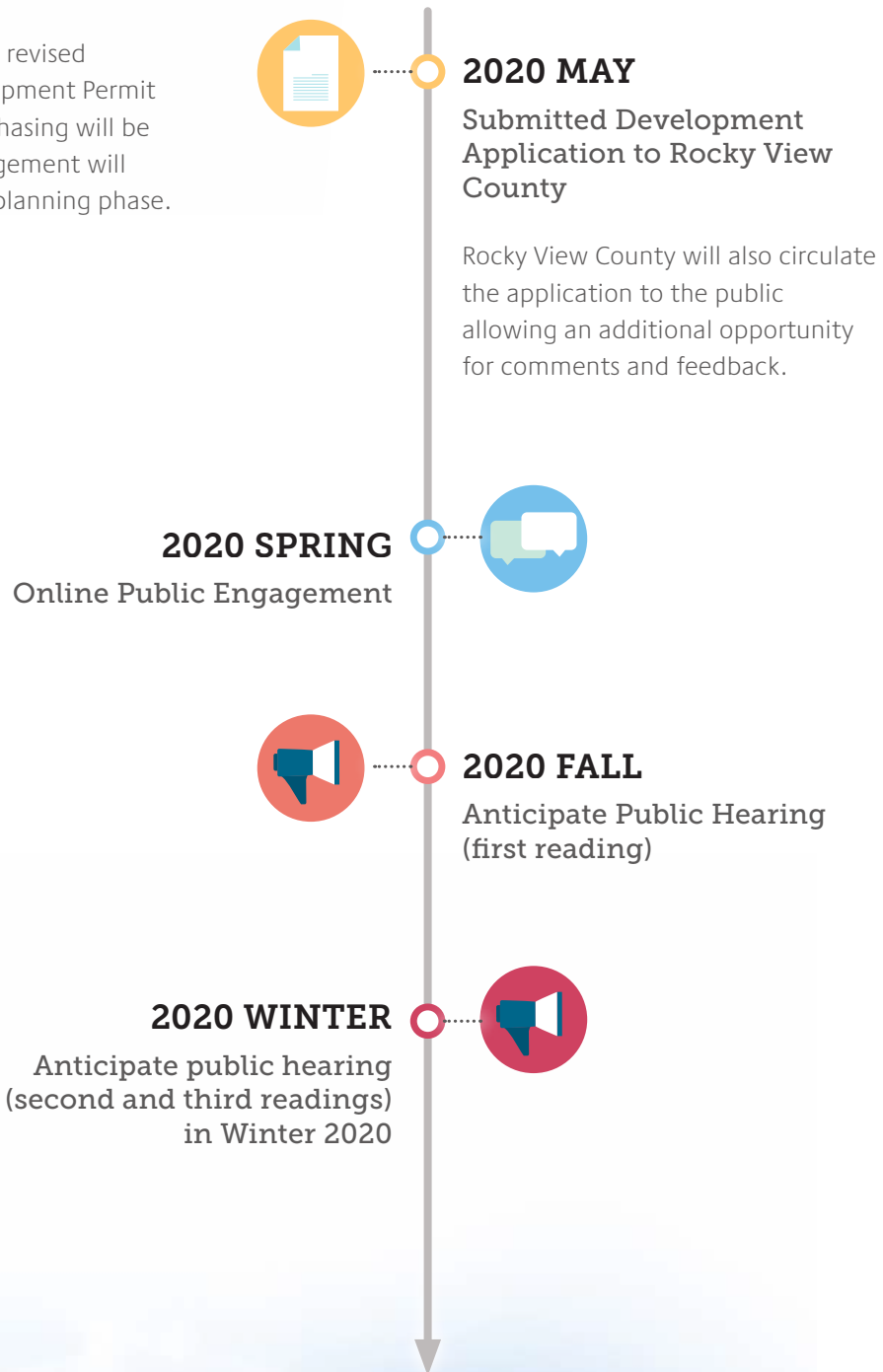
⊕ BEARSPAW AREA STRUCTURE PLAN AMENDMENT (BASP)

- 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

Following a project decision, a revised timeline relative to the Development Permit (DP) stage and construction phasing will be available. Further public engagement will also take place during the DP planning phase.



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