

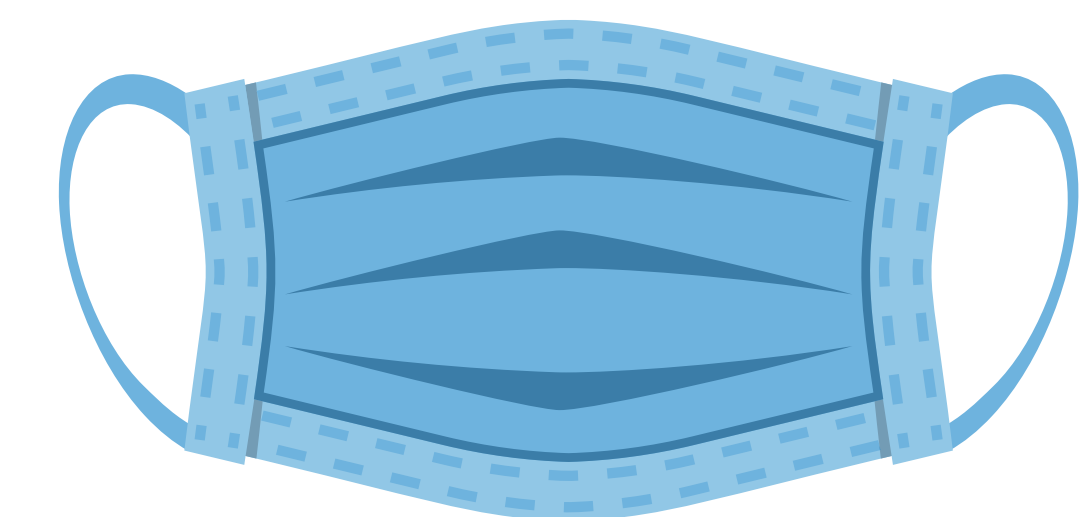
COVID-19 PRECAUTIONS

In response to COVID-19, the The Government of Alberta implemented necessary protocols and restrictions to ensure the health and safety of all attendees.

All Open House attendees are required to:

- **Wear a mask.** If you do not have a mask, one will be provided for you upon entry.
- **Maintain a physical distance of at least 2 meters** from those outside your household or cohort group.
- **Use on-site sanitation** products upon entry and as necessary.
- **Adhere to your assigned 45-minute time slot** and please exit the venue promptly at the end of your session to allow our neighbours fair opportunity to get involved.

These precautions are in place to ensure a safe environment for everyone, please be patient with our on-site representatives as we navigate this event.



Dankars
LEGACY PROJECT

PLEASE
SIGN-IN

All open house attendees MUST sign in.

Due to contact tracing protocols established by The Government of Alberta, all guests must sign in and provide contact information.

Personal information will be confidentially recorded and will not be used for any purposes aside from contact tracing in the case of an outbreak.

You may **sign up** for project updates via a separate sign-in sheet.

Thank you for your patience and cooperation.



WELCOME TO THE DAMKAR SENIORS- ORIENTED RESIDENTIAL PROJECT

WE ARE HERE TODAY TO:



Introduce the project team



Share updated information about the project



Listen to and collect feedback



Respond to questions, comments, and ideas

Your input will be considered along with other aspects such as the recommendations from our technical studies and Rocky View County comments.

Following your review of the information shared today, please visit our website to complete an online survey.

www.fromthedamkars.com

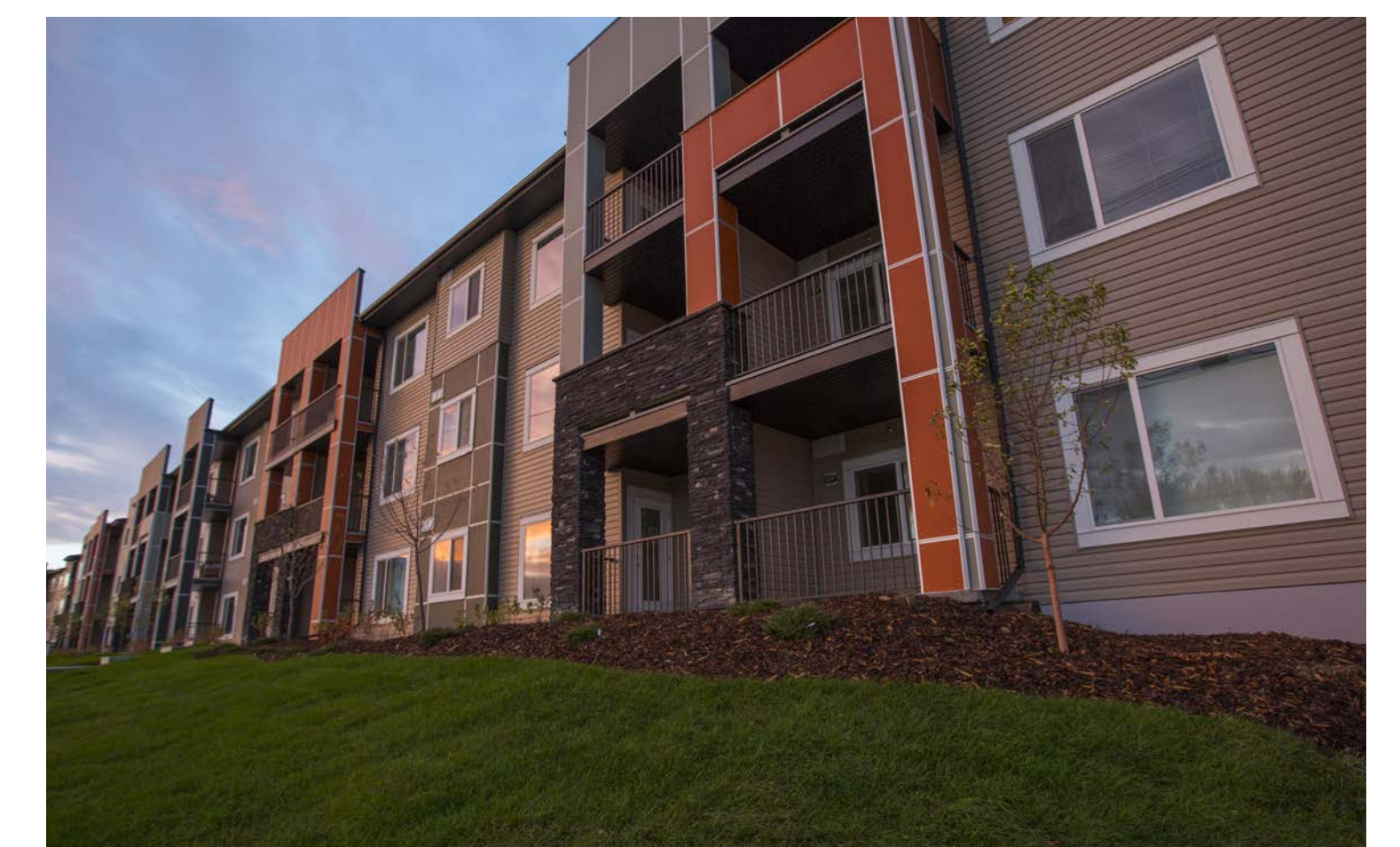
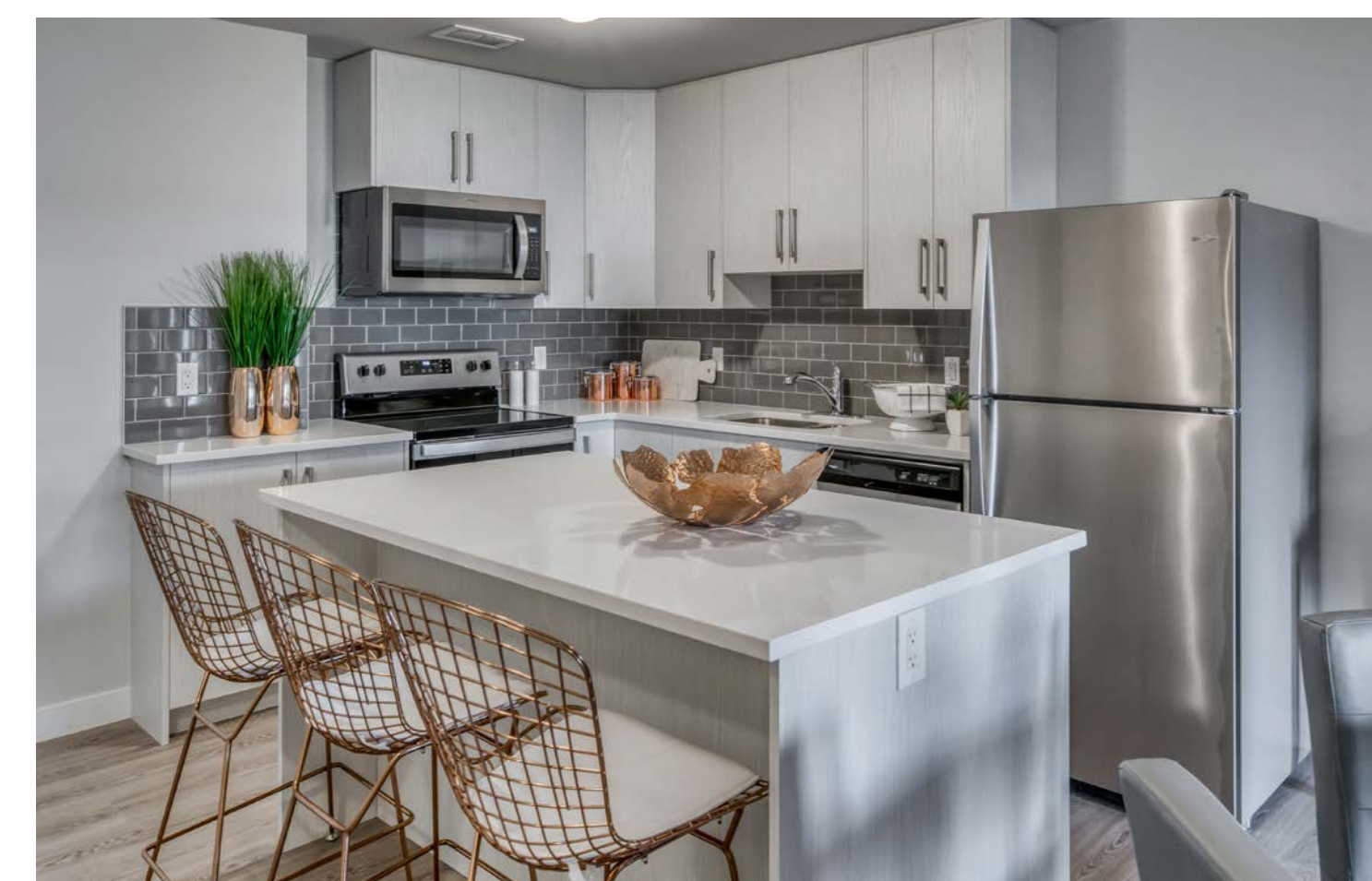
ABOUT TRICO HOMES



Founded in 1992, **Trico Homes** is proud to be a different kind of homebuilding company. One that is conscious about creating the best places to live. One that believes businesses have a responsibility to be caring corporate citizens with the power to bring positive change to their communities.

Our team has built over 10,000 quality single and multi-family homes: earning a reputation for our design, craftsmanship and customer care. We're recognized as corporate leaders, champions of innovation and valuable contributors to the betterment of our community. Our entire staff starts every day with the goal of delivering incredible life-changing moments for our homeowners and our community.

We are committed to our industry and our region, and we are conscious about creating a lasting legacy as a company that helped make the world a better place.



ABOUT THE PROJECT

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

The project team submitted a Conceptual Scheme amendment, Land Use Redesignation and a minor Area Structure Plan amendment to accommodate a seniors-oriented residential community in spring 2020.

The project is:

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

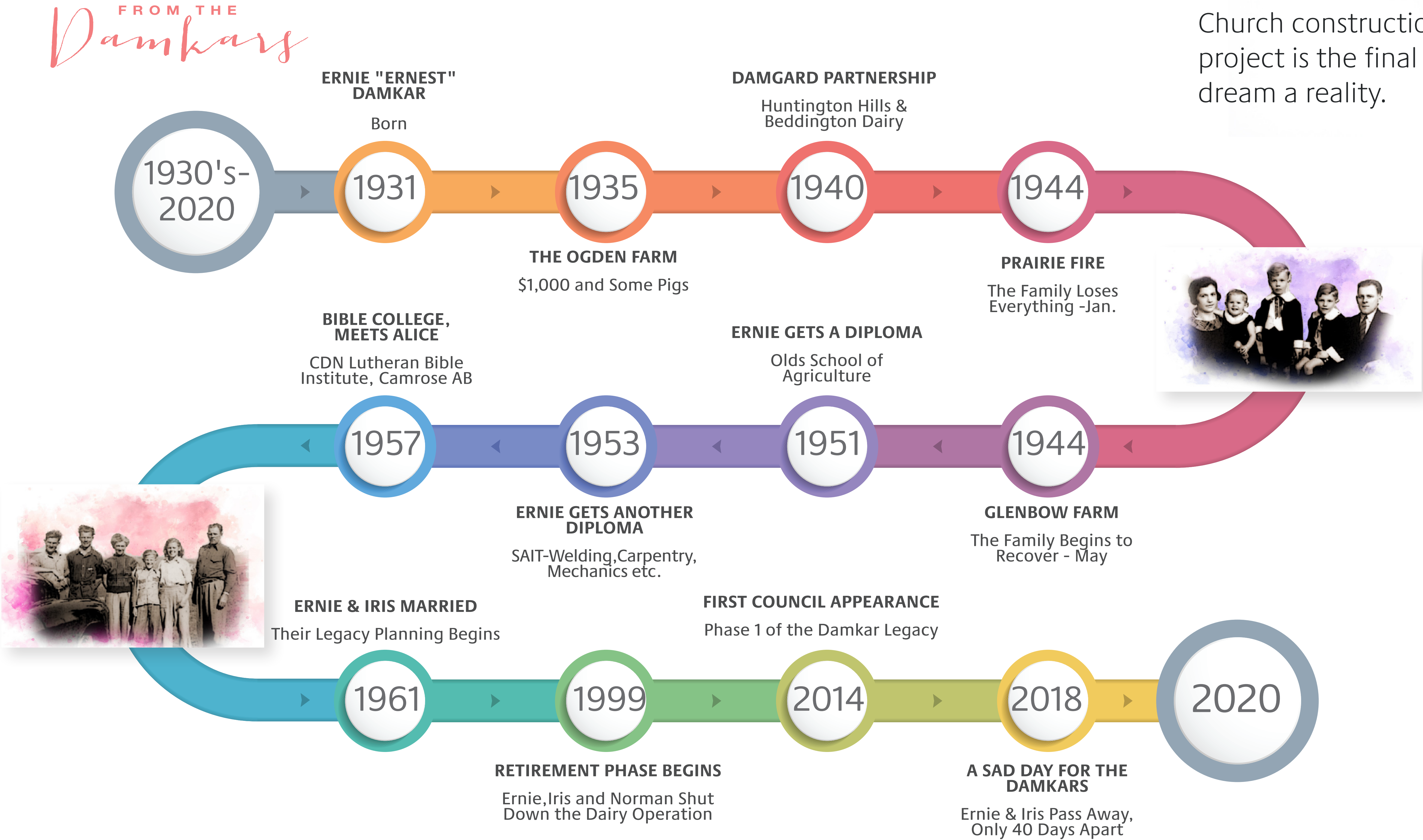
The term 'seniors-oriented' emphasizes the needs of an aging population throughout the design process by consciously considering both the design of private and public areas of the development, such as:

- Dual master suite units for comfortable living
- Wider parking stalls and hallways
- Incorporation of non-slip surfaces
- Clean and sheltered open spaces
- Extra lighting and community surveillance



ABOUT THE DAMKARS

The Damkar family has a significant history in the Calgary area, and it has long been their dream 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 underway, the residential project is the final step in making the Damkar's dream a reality.



Dankars

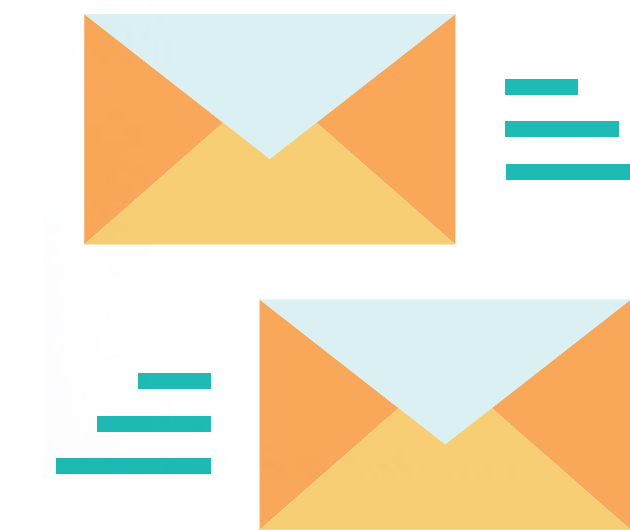
LEGACY PROJECT

ENGAGEMENT COMPLETED

In summer 2020, the project team hosted an online engagement program to gather input on the application submission. Highlights from the first round of public engagement include:



122 surveys
completed



43
stakeholder emails



1,500
mailings



2 virtual
stakeholder
meetings

Rocky View County also collected about 150 responses through the public circulation process.

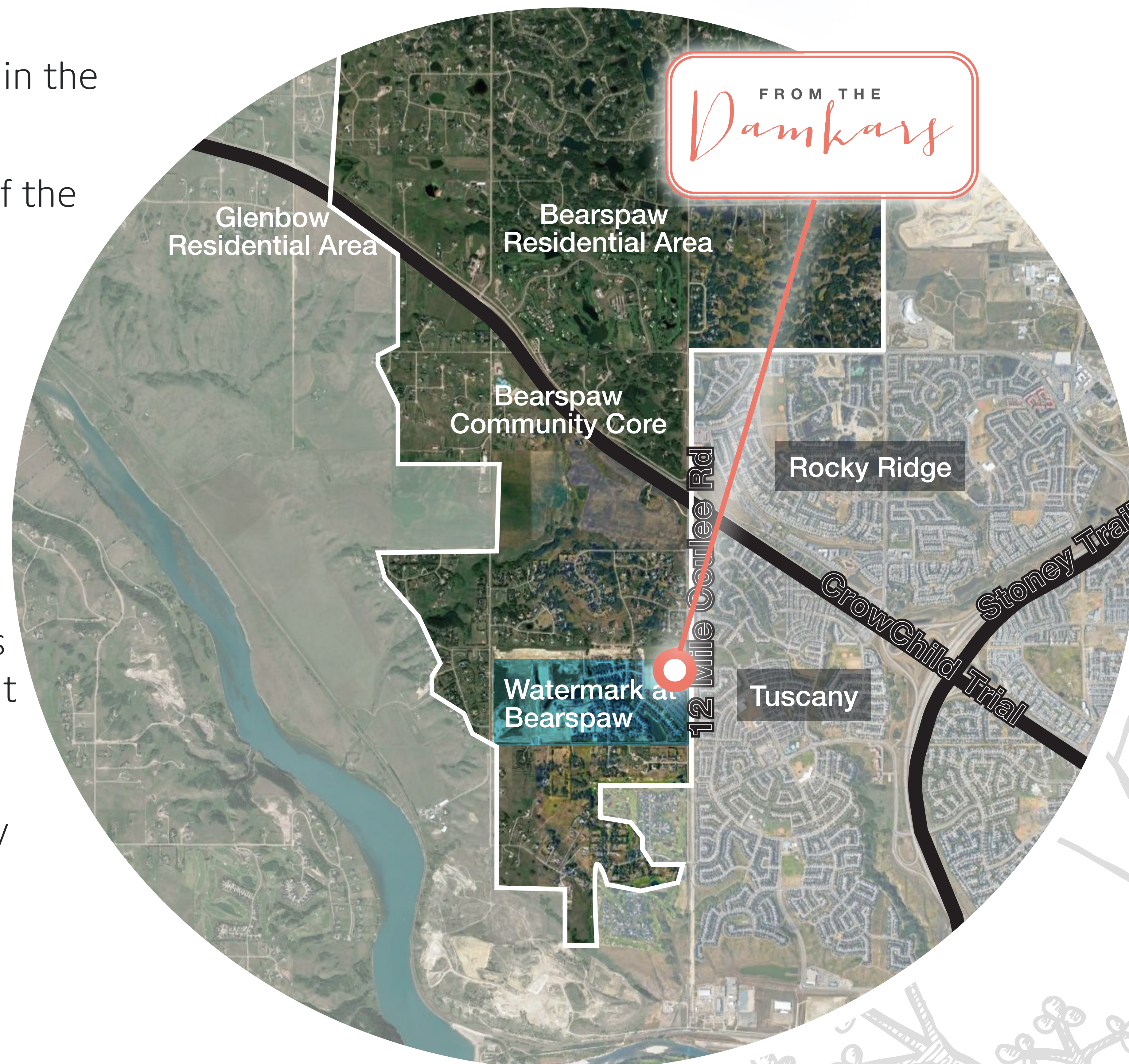
Results of this engagement show that the community would like more information on:

- Building height
- Proposed density
- Servicing (water, sanitary and storm water)
- Transportation



REGIONAL CONTEXT

- Located in the Community of Bearspaw, within the Watermark Conceptual Scheme
- Prominent location within the urban fringe of the city of Calgary.
- Near major amenities and services.
- Shares a boundary with 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).





PLANNING 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
- Twelve Mile Coulee Road marks the boundary between the City of Calgary and RVC, with the City of Calgary having jurisdiction over Twelve Mile Coulee Road itself
- Transportation and other matters including interface and land use compatibility are addressed jointly between both jurisdictions. This takes place under the Intermunicipal Committee (IMC)

RVC Municipal Development Plan (Draft)

- RVC is currently reviewing the MDP to set growth direction for the next 20 years and is anticipating approval in December 2020
- The draft plan identifies Bearspaw as a highly suitable location for residential development, a priority growth area and the fastest growing part of RVC from 2011-2016
- Identifies the plan area as a Primary Residential Area, which supports higher density residential development where appropriate



PLANNING CONTEXT

Bearspaw Area Structure Plan

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. 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; and
- Throughout the County, country residential growth has slowed.

The existing BASP, adopted in 1994, identifies the Plan Area as Country Residential, requiring a Concept Plan within Development Priority Areas 3 in the Urban Fringe. As such, this application includes a development concept to support the Conceptual Scheme Amendment and Land Use Amendment.

Rocky View County Seniors Housing Assessment (2015)

Findings include:

- Senior population and senior-led households in the County are increasing. 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 issues for seniors, while average house prices are increasing in the County.
- People would like to move to a retirement community/ villa-type development which offers 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.

SITE PLAN

What We heard

Members of the community expressed concern about height and density.

What We Did

- Revised the proposed Direct Control District, reducing the maximum height from 21 metres (approximately 6 storeys) to 18 metres (15 metres along 12 Mile Coulee Road)
- Reduction in height decreased the density and maximum number of units from 500 to 400.



Four residential buildings with suites to accommodate a range of needs, including distinct access points and underground parking

Maximum height of 18 metres (15 metres along 12 Mile Coulee Road)

Approximately 400 units (maximum)

Water features and landscaped areas with paved pathways and gathering areas

Craftsmen style architecture that is reflective of local aesthetic

Adapts to natural topography to preserve views

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



CONCEPTUAL RENDERINGS

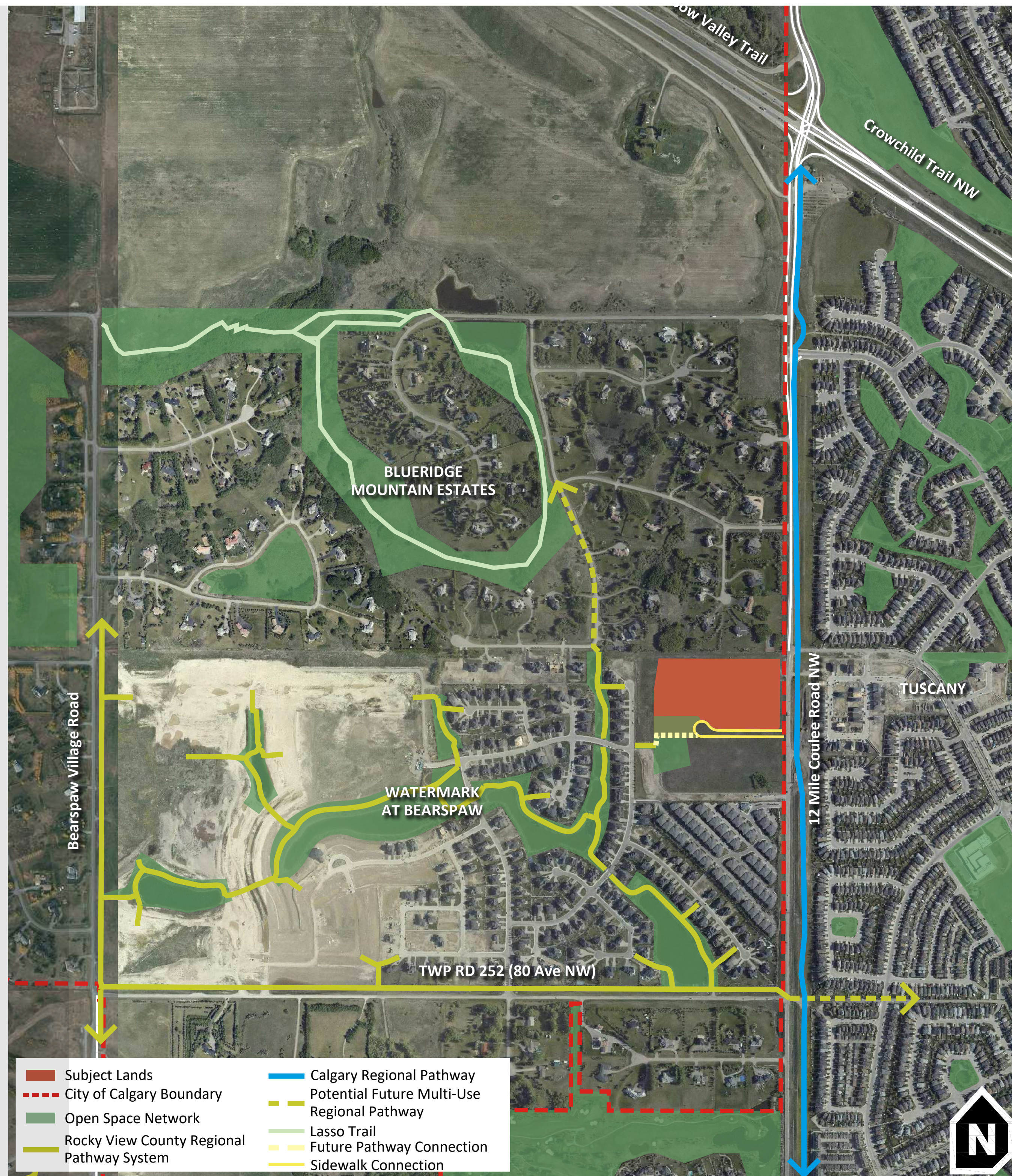




OPEN SPACE NETWORK

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.





TRANSPORTATION

What We heard

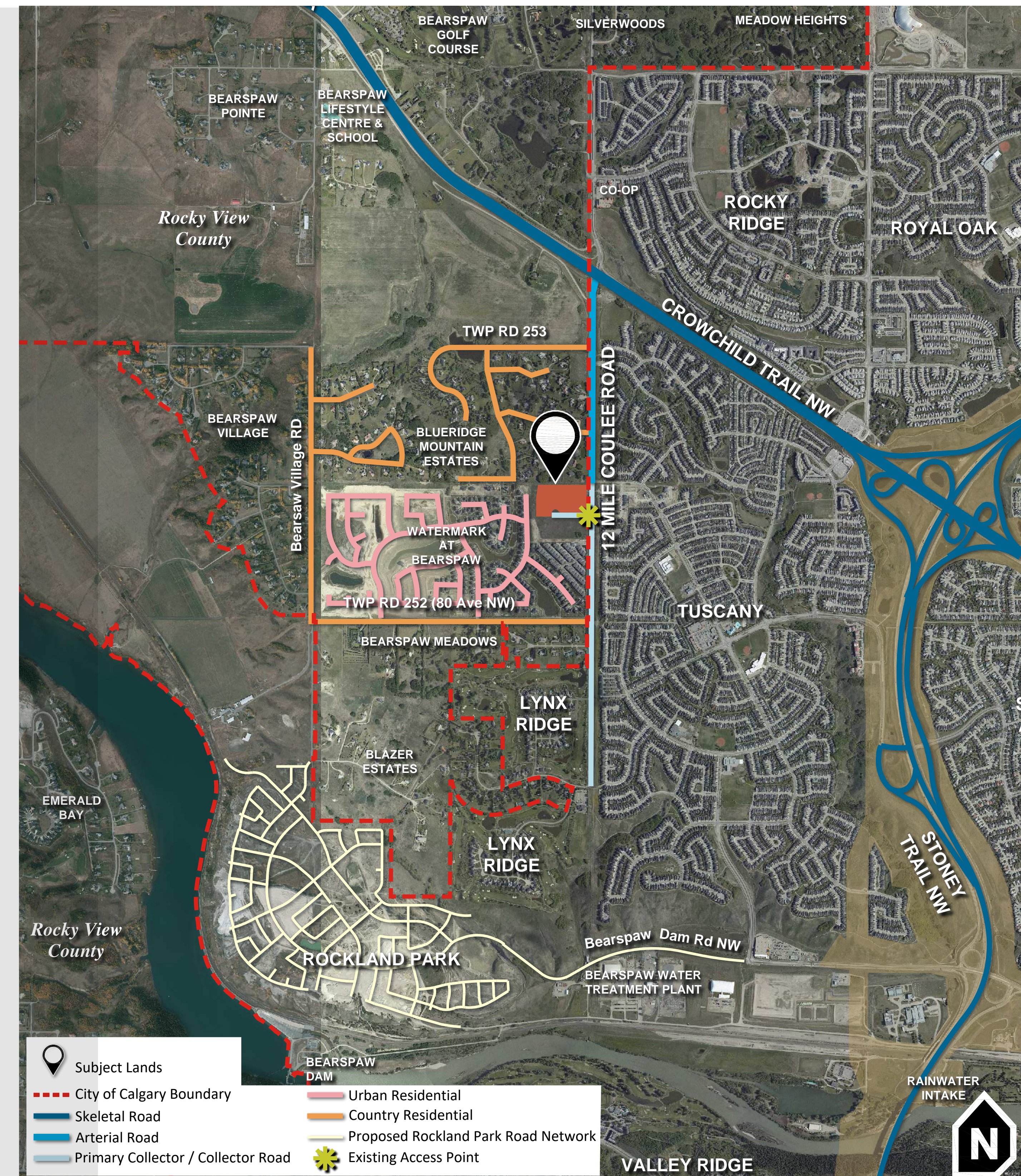
Members of the community expressed concern about increased volume on 12 Mile Coulee Road and potential impacts to safety, noise and pollution.

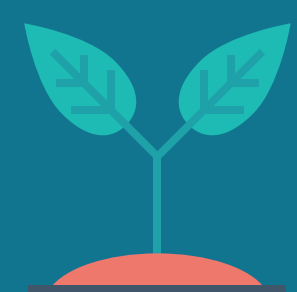
What We Did

- Reviewed the intersections along 12 Mile Coulee Road at the 2028 and 2039 timeframes, using traffic volumes from the City of Calgary Forecasting Model. Additional traffic from the Church and continued build out of the Watermark were added to the forecast volumes.
- Anticipated site traffic volumes were determined using industry standard trip rates for seniors-oriented uses.
- Anticipated site traffic was added to background volume and the analysis was completed again.

Transportation Update

- Signals are warranted at the intersections of 12 Mile Coulee Road at Tusslewood Drive and Tuscany Way at the 2028 background horizon, regardless of this development.
- Capacity issues at the 12 Mile Coulee Road / Crowchild Trail were noted, however this is a larger regional issue and improvements to this intersection were not addressed.
- Assuming the signalization of the intersections noted above, the intersections are expected to operate within capacity.





SERVICING

What We heard

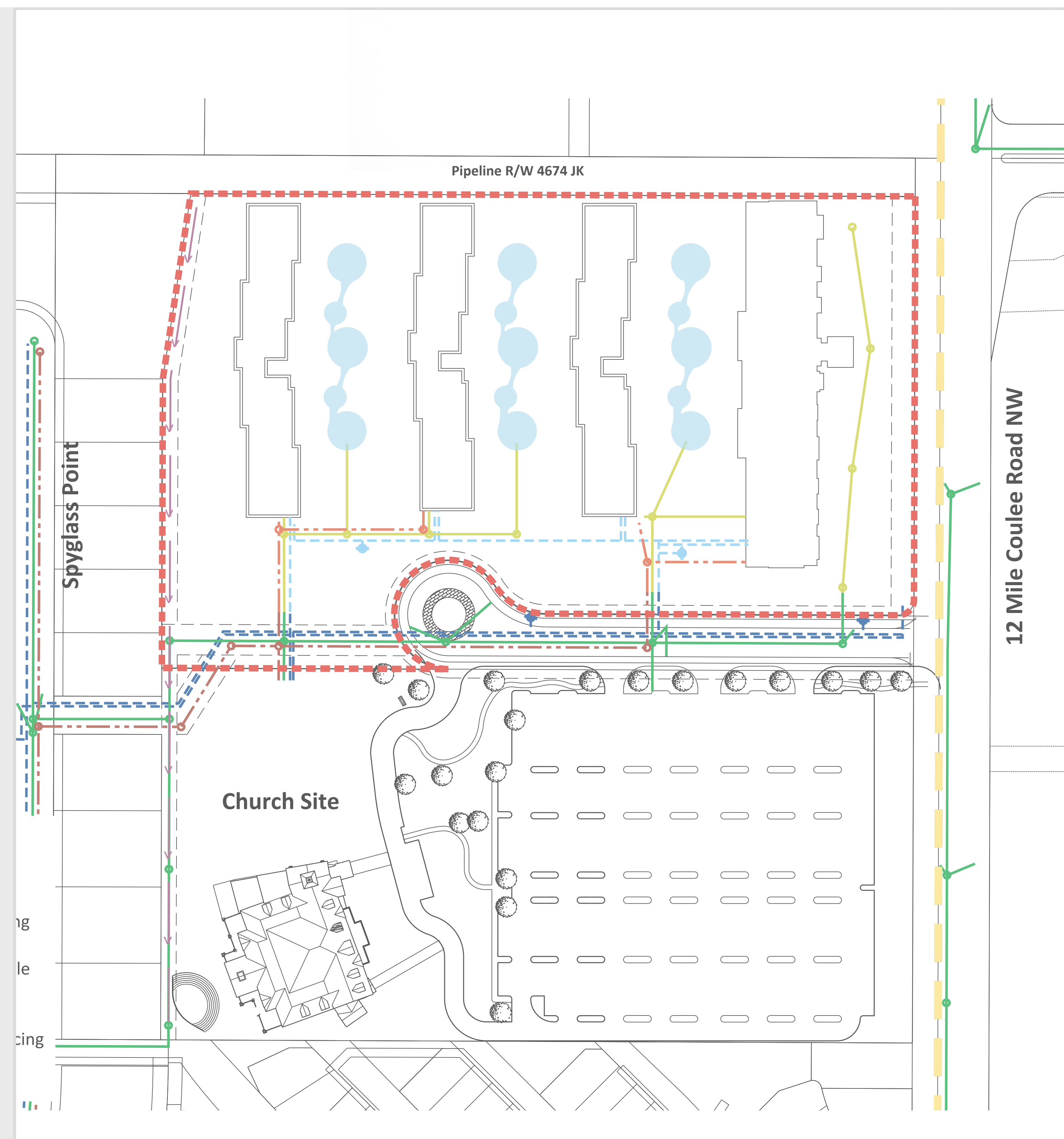
Members of the community inquired if there is capacity to support this project and if local utility costs will increase

Work Completed

- June 2020 - CIMA+ submitted an inquiry to Blazer Water Systems Ltd. to verify the current surplus available capacity to support the potable water needs of the proposed seniors project.
- March 2020 – CIMA+ conducted an analysis of the existing downstream sanitary collection system to confirm the available capacity for the proposed seniors housing development and verified that the Bearspaw Regional Wastewater Treatment Plant has capacity for the proposed development.

Servicing Update

- June 2020 - Blazer Water Systems Ltd. provided confirmation that there is currently sufficient available capacity to support the potable water needs of the development
- March 2020 – Analysis of the downstream sanitary collection highlighted sufficient capacity for the development with mitigating measures to adequately convey the wastewater at the higher range of proposed density. A 2014 letter from McDonald Development Limited Partnership to Rocky View County confirms that there is sufficient ultimate capacity in the plant through upgrade or expansion. A study will be completed during detailed design when the density of the development is finalized to confirm if upgrades are required to the Bearspaw Regional Wastewater Treatment Plant. Potential upgrades to the collection and treatment systems that may be required will be at the developers cost.





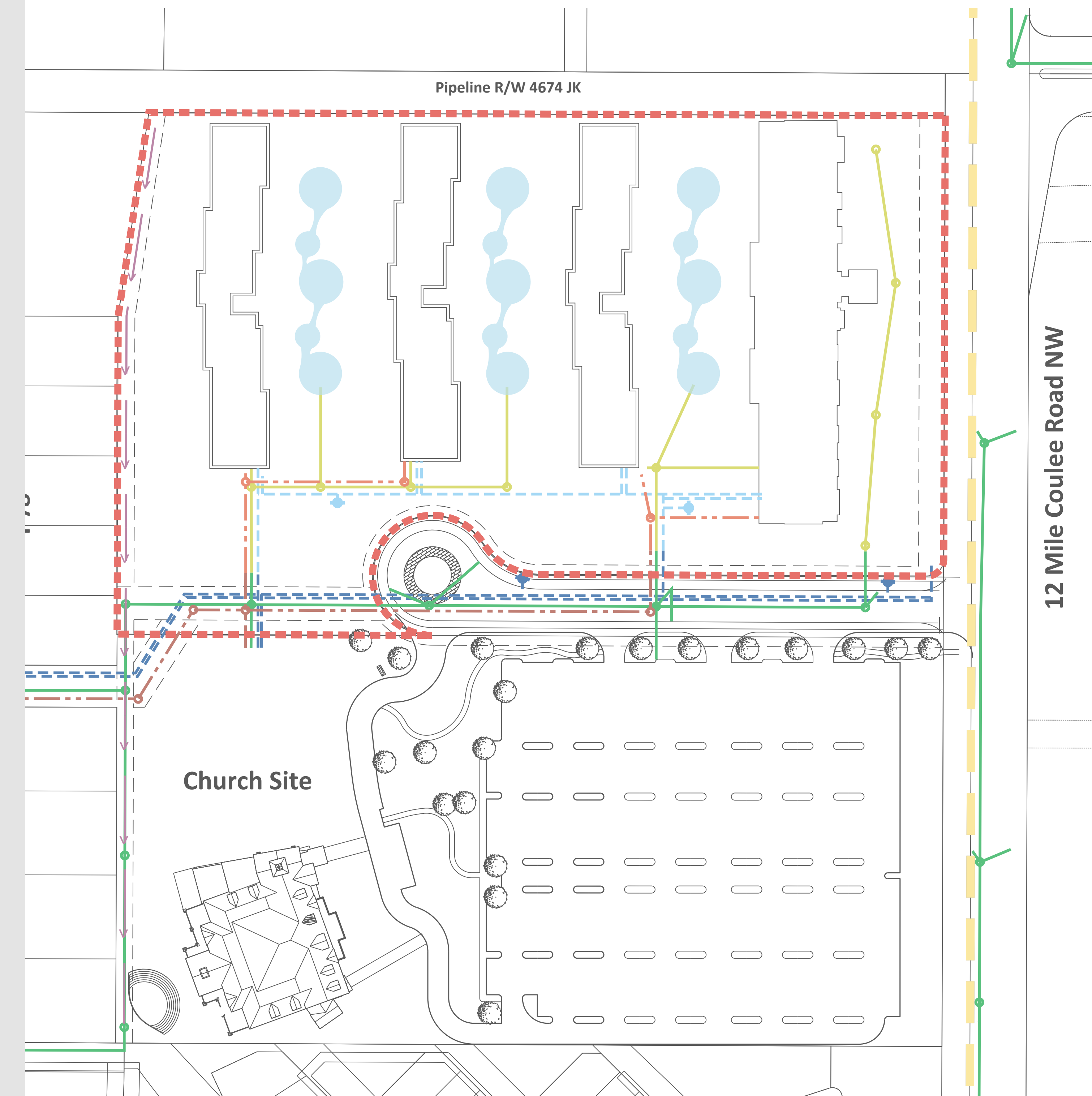
STORMWATER

What We heard

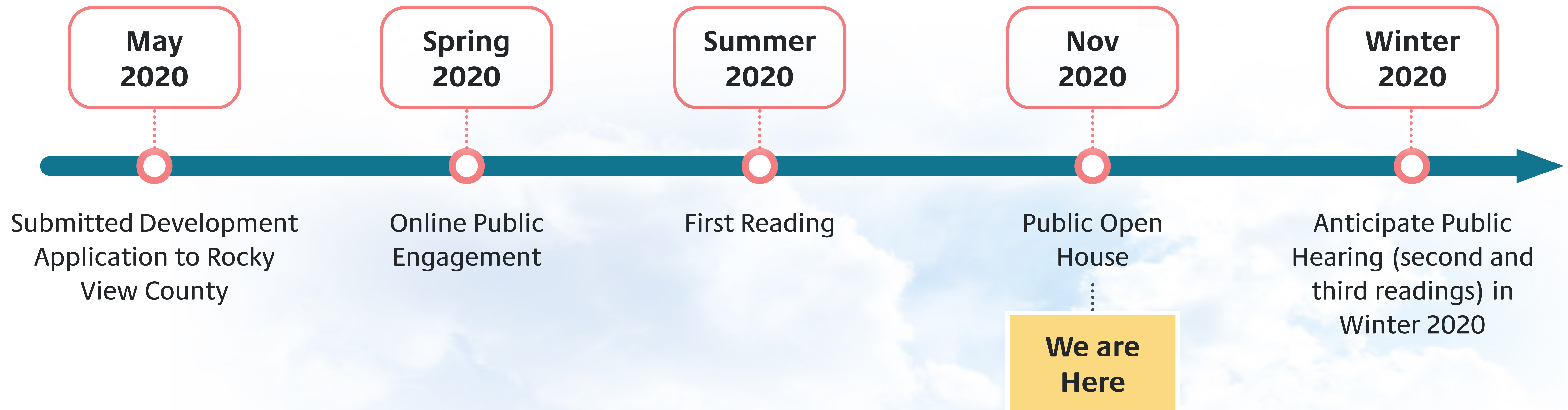
Members of the community inquired if there is capacity to support development. In addition, there are anecdotal concerns with roadway flooding, overland drainage on the west side, and concerns with proposed ponds.

Work Completed

- Completed a Stormwater Management Plan to demonstrate that the project meets the requirements of the Watermark at Bearspaw Master Drainage Plan.
- The project will tie into the existing minor system and is connected to Pond D as per the approved Watermark at Bearspaw Master Drainage Plan, accommodating flows from the project.
- Onsite storage of peak runoff shall be provided and controlled to the available capacity of the existing downstream infrastructure.
- The development incorporates water features with dual function to attenuate runoff intensity at an allowable flow rate.
- The proposed onsite water features will be designed to function as integrated stormwater storage units adding to the courtyard landscaping and amenities.
- Low Impact Development Strategies (LIDS) will be incorporated at landscaped areas and stormwater will be used for irrigation.
- Erosion and sediment control measures will be in place during construction, to the County's Standards.



TIMELINE



NEXT STEP

Thank you for your participation.

Please visit the project website (www.fromthedamkars.com) to complete an online survey. The survey is open from **November 12 – November 26, 2020**. The results of the survey will help inform future project decisions.

For questions, please contact us.



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Specialist*



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