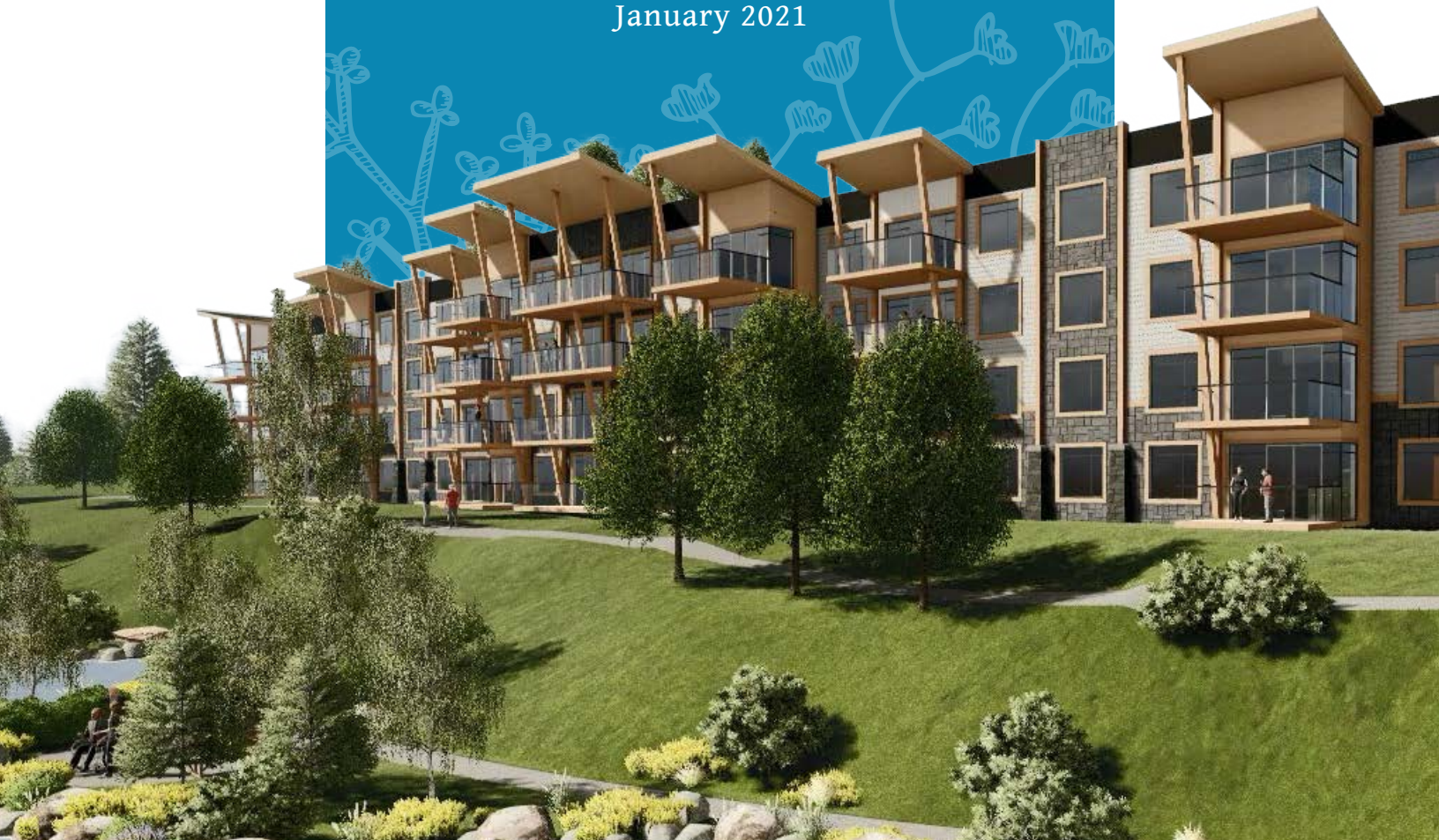


FROM THE *Damkars*

Damkar Seniors-Oriented
Residential Project

WHAT WE HEARD REPORT

January 2021



b&a

 Trico
Homes™

FROM THE
Dankars





INTRODUCTION

This report summarizes input received from the **Phase 2, November 2020 public engagement program** for Trico Home's Damkar Seniors-oriented Residential project.



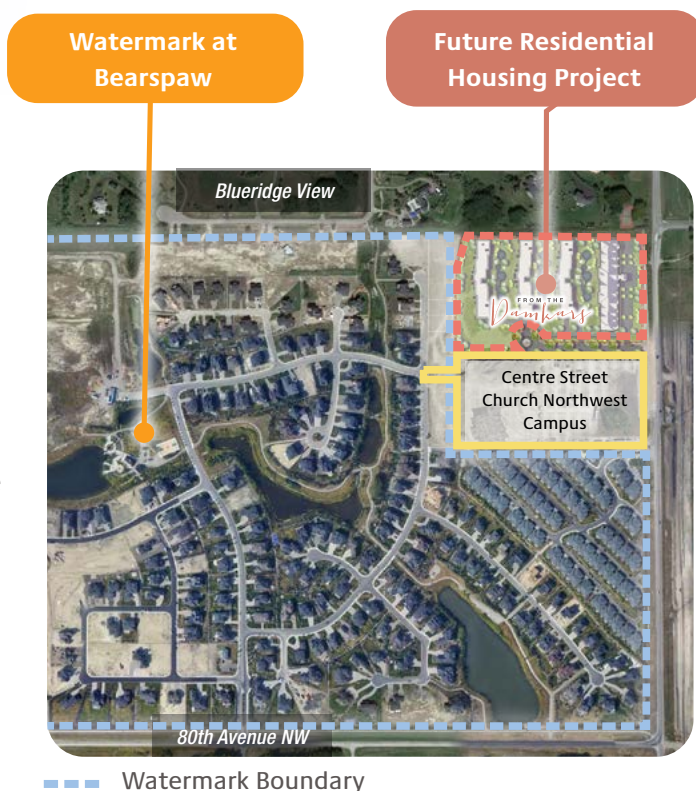
ABOUT THE PROJECT

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.

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



Three to five storey buildings



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



Adapts to natural topography to preserve views for tenants and neighbours



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



Architecture that is reflective of local aesthetic



PHASE 2 ENGAGEMENT OVERVIEW

The project team launched the second round of public engagement on November 12, 2020, in response to comments received through the formal application circulation process (facilitated by Rocky View County) which ran for two weeks, concluding on November 26. This phase of engagement was focused on sharing updated information about the project, including amendments to the design. Tactics included a public open house that was held on Thursday, November 12, 2020, an online survey which was open for two weeks following the open house, and informal stakeholder coffee chats.

Phase 2 Engagement at a Glance:

Post Card

Delivered week of October 26, 2020

Newspaper Advertisement

October 27 – November 12, 2020

Website update

Week of October 26, 2020

Email blast

Sent on Thursday, October 29, 2020

Open House Engagement Session

November 12, 2020

Online Survey

November 12 – 26, 2020

Coffee Chats

November - December 2020

In addition to proactive engagement practices, the project team also engaged with individuals who requested additional information from email and phone call correspondence.

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ENGAGEMENT SUMMARY

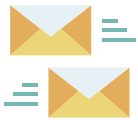
The following summarizes the feedback received at the November 12th open house, stakeholder coffee chats, and findings from the online survey.



43
open house attendees



34 surveys
completed



20
stakeholder emails



3
stakeholder coffee chats

OPEN HOUSE AND COFFEE CHAT SUMMARY

1. Density

Some attendees noted that the number of units proposed is too high and preferred that it be lowered to better align with the density of adjacent communities.

Response: The initial count of 500 units has now been reduced to a maximum of 350 units. This revision was made based on community feedback.

2. Height

Some comments were made regarding the height of the proposed design and preference for a reduced height to improve views to the west.

Response: Alternate concepts have been considered throughout the engagement process. The current, proposed concept has been reduced from those shared previously from 3-6 storeys to 2-4 storeys with particular emphasis on reducing impact to existing neighbours.

3. Servicing

Some attendees noted that there are existing issues with the Blazer Estates water system relative to capacity and questioned if this would be improved/worsened by the introduction of this project.

Response: The Blazer Estates water system will be upgraded and is a requirement to complete the project. These upgrades will come at the sole cost of the developer, while benefiting all users of the Blazer Estates water system. Underground utility infrastructure below Damkar Court has already been sized for a development of this size.

4. Traffic

Some attendees noted that potential traffic increases and impacts to existing infrastructure caused by traffic may be an issue. Most people were supportive of a proposed traffic signal on 12 Mile Coulee Road.

Response: A traffic signal will be integrated into the project design, at one of the intersections of 12 Mile Coulee Road. This will be completed at the sole cost of the developer to enhance driver and pedestrian safety.

ONLINE SURVEY SUMMARY

The following table summarizes the feedback received through the online survey and is represented by key themes and the number of times they were mentioned.

The survey focused on one open-ended question which was:

Following your review of the materials, do you have any final questions, comments or ideas related to the project?

Theme	Occurrence
Reduce height	18
Reduce density	15
Design is not complimentary/impacts local character	12
Traffic volume	11
Impacts on servicing (water)	8
Design not aligned with Damkar's vision	6
Poor experience with Church development	6
Property value impacts	5
Clarification sought on seniors-oriented term	5
Opposed to the project	5
Strains local amenities/will there be funding	4
Build elsewhere	3
Visual impact	3
More information/language is vague	3
Questions about public transit	2
Pedestrian safety	2
Lack of trust regarding final design	2
Not enough focus on seniors	1
Light pollution	1
Design should reflect local aesthetic	1
Strain on emergency services	1
Appreciate mitigations, feel heard	1
Add more amenity spaces	1
Wildlife management	1
Questions about TIA	1
Questions about feasibility	1
No walkable amenities for seniors	1
Project is profit-driven	1
Pathways are important	1
Damkar amenities should also be shared	1
Redesign project	1
Impacts to quality of life	1
More parking needed	1

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NEXT STEPS

The project team submitted a Conceptual Scheme Amendment, Land Use Amendment and Bearspaw Area Structure Plan amendment in May 2020. The project is expected to go to public hearing in winter 2021 for a project decision.

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.

For questions or comments, please get in touch.

BRIDGET HONCH

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TIMELINE



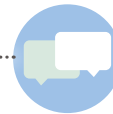
2020 MAY

Submitted Development Application to Rocky View County

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

2020 SPRING

Online Public Engagement

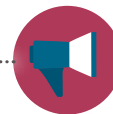


JUNE 23rd, 2020

Public Hearing (first reading)

2021 WINTER

Anticipate public hearing (second and third readings) in Winter 2021



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