

• WELCOME •

# TO THE TRICO HOMES' OPEN HOUSE

FOR THE  
*Damkars*

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.

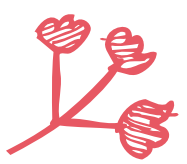
**Following your review of the information shared today, please visit our website to complete an online survey.**

➔ [www.FromTheDamkars.com](http://www.FromTheDamkars.com)



# ABOUT THE DAMKARS

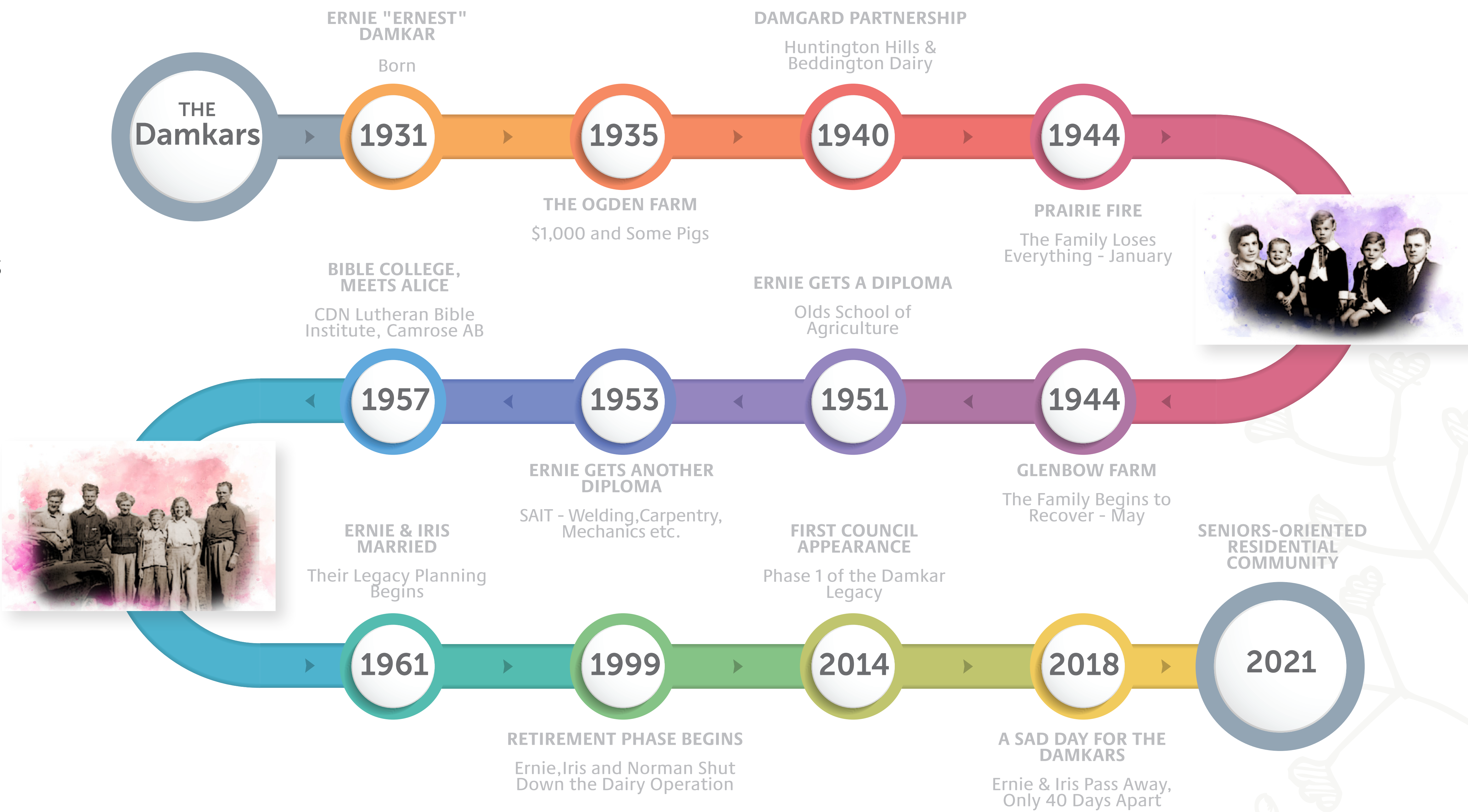
*Damkars*  
LEGACY PROJECT



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.





# 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.





# TRICO LIVINGWELL™

**Trico LivingWell™** is ushering in a bold new age where older adults are redefining aging and living life to the fullest.

Trico LivingWell enables a new age where older adults can aspire to enjoy life without barriers and experience joy, personal fulfillment and enrichment opportunities while sharing a sense of connection to an inclusive community of peers. Our older adult rental communities are designed to empower those who embrace independence and active living – while facilitating inclusivity and togetherness through a holistic health, empathetic and personalized approach to aging.

From individual apartment suites to the master-planned approach in creating a supportive, inclusive and secure community – everything is built with the thoughtful attention and uncompromising craftsmanship that has come to define Trico Homes. Trico LivingWell offers the following housing options:

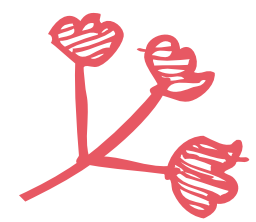
- Independent living
- Assisted living
- Active Body Active Mind Dementia Care

All operations are managed and overseen in-house by our team, instead of contracted out to a third party. This ensures our care and our services are true to Trico LivingWell's values and guiding mission.





# THE PROPOSED APPLICATION



Trico Homes is pursuing the following applications to allow for a Seniors-oriented Residential development. Each application will be submitted to Rocky View County Council for review and a decision.

1

**Amend the Watermark  
Conceptual Scheme**

2

**Redesignate the  
subject lands to allow  
for a seniors-oriented  
residential development**

3

**Amend the Bearspaw  
Area Structure Plan**



# Damkars

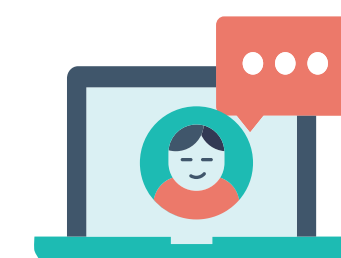
LEGACY PROJECT

## PROJECT UPDATE

### May 18, 2021 – Public Hearing for Initial Application

The initial application went to Rocky View County Council for a public hearing for the Land Use Redesignation and Conceptual Scheme Amendment applications for the Project and was ultimately refused by council.

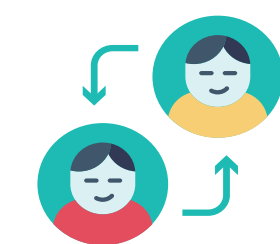
Prior to the public hearing, Trico hosted a comprehensive public engagement campaign throughout 2020-2021 that helped to shape the final application. This included:



Two virtual engagement sessions



Input gathered from 156 feedback forms



One in-person open house



Numerous email comments



Numerous stakeholder meetings

### June 25, 2021 – Second Application Submitted

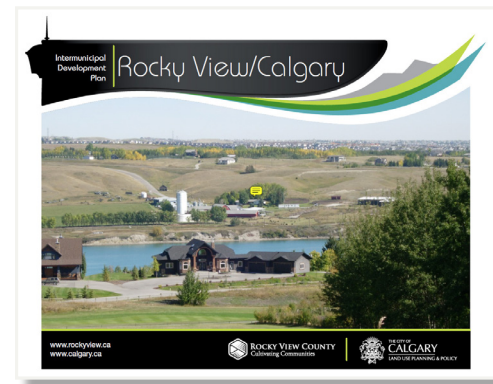
**Trico refined the conceptual design and overall application and submitted a new application on June 25, 2021.**

Trico intends to continue an open and transparent community engagement process for this application and will refer to comments received in the initial application to help shape project decision making.



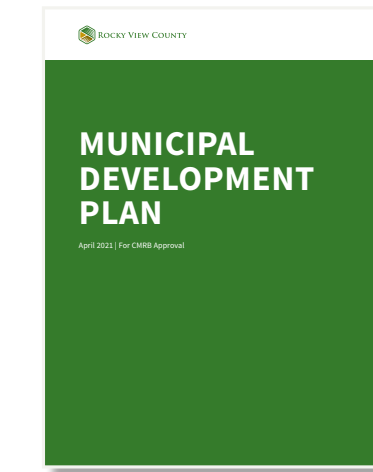
# PLANNING & POLICY CONTEXT

## Rocky View/Calgary Intermunicipal Development Plan



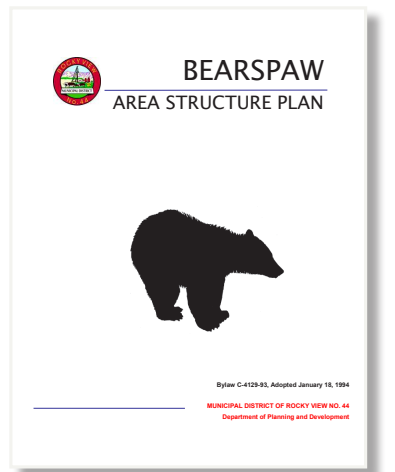
- The Rocky View/Calgary Intermunicipal Development Plan (IDP) guides land use and development in areas of joint interest, adjacent to the boundary between both municipalities.
- Twelve Mile Coulee Road marks the boundary between the City of Calgary and RVC, with the City of Calgary having jurisdiction 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.
- 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.

## Bearspaw Area Structure Plan



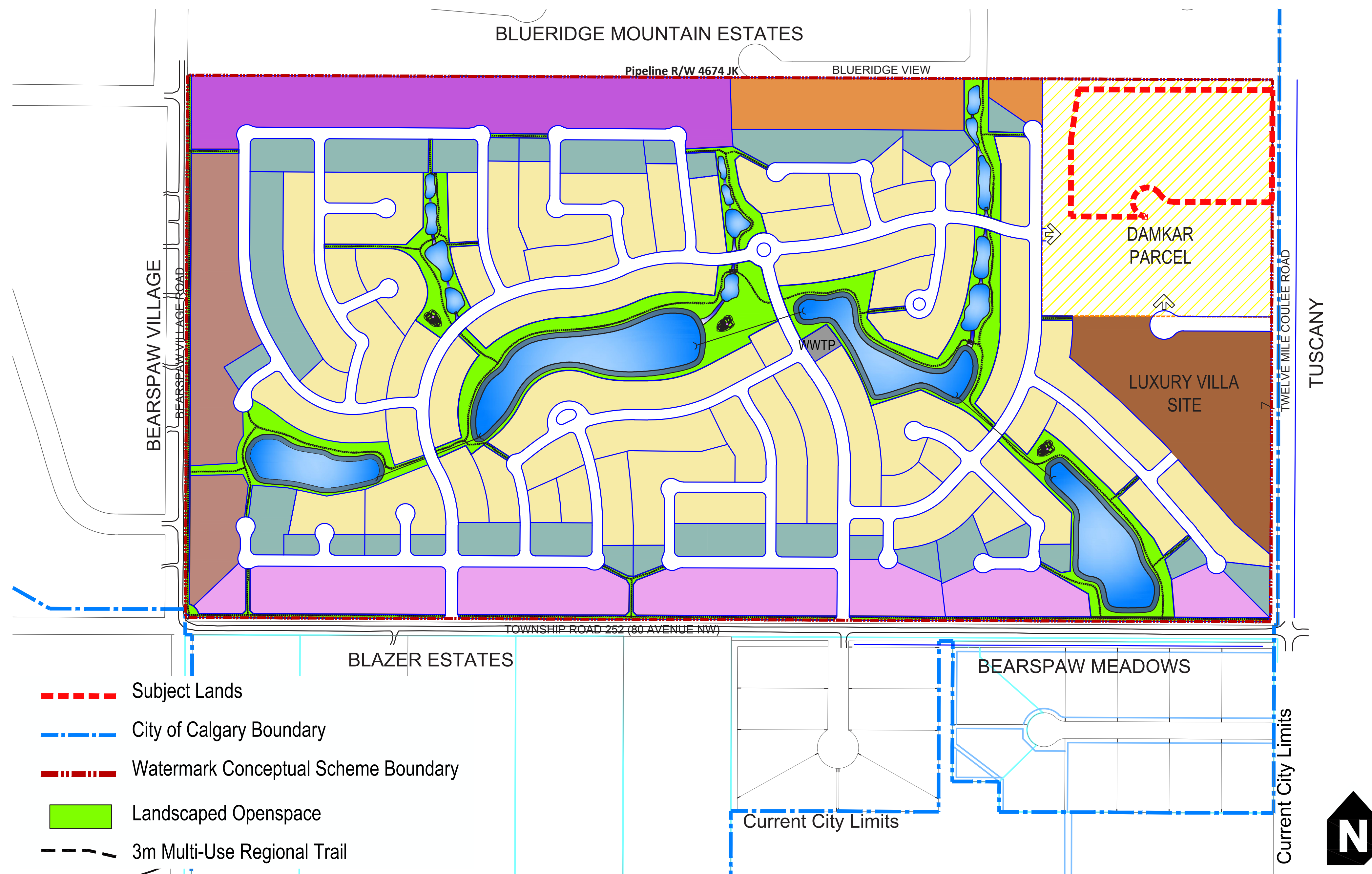
RVC is currently reviewing the Bearspaw Area Structure Plan (BASP) to create a comprehensive land use strategy that is current, effective, consistent with other statutory plans, and reflective of residents' vision for the future of Bearspaw. RVC highlighted notable changes to the Bearspaw community context,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



# WATERMARK CONCEPTUAL SCHEME



## Watermark Conceptual Scheme (C-6798 – 2009):

- Approved February 9, 2010, and amended in 2018 to establish the subject lands as a future development site for seniors residential housing (defined in Appendix 8).
- Overall density of 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).
- Development of the Plan Area requires an amendment to the Watermark CS to address the density increase.



# ROCKY VIEW COUNTY SENIORS HOUSING ASSESSMENT (2015)

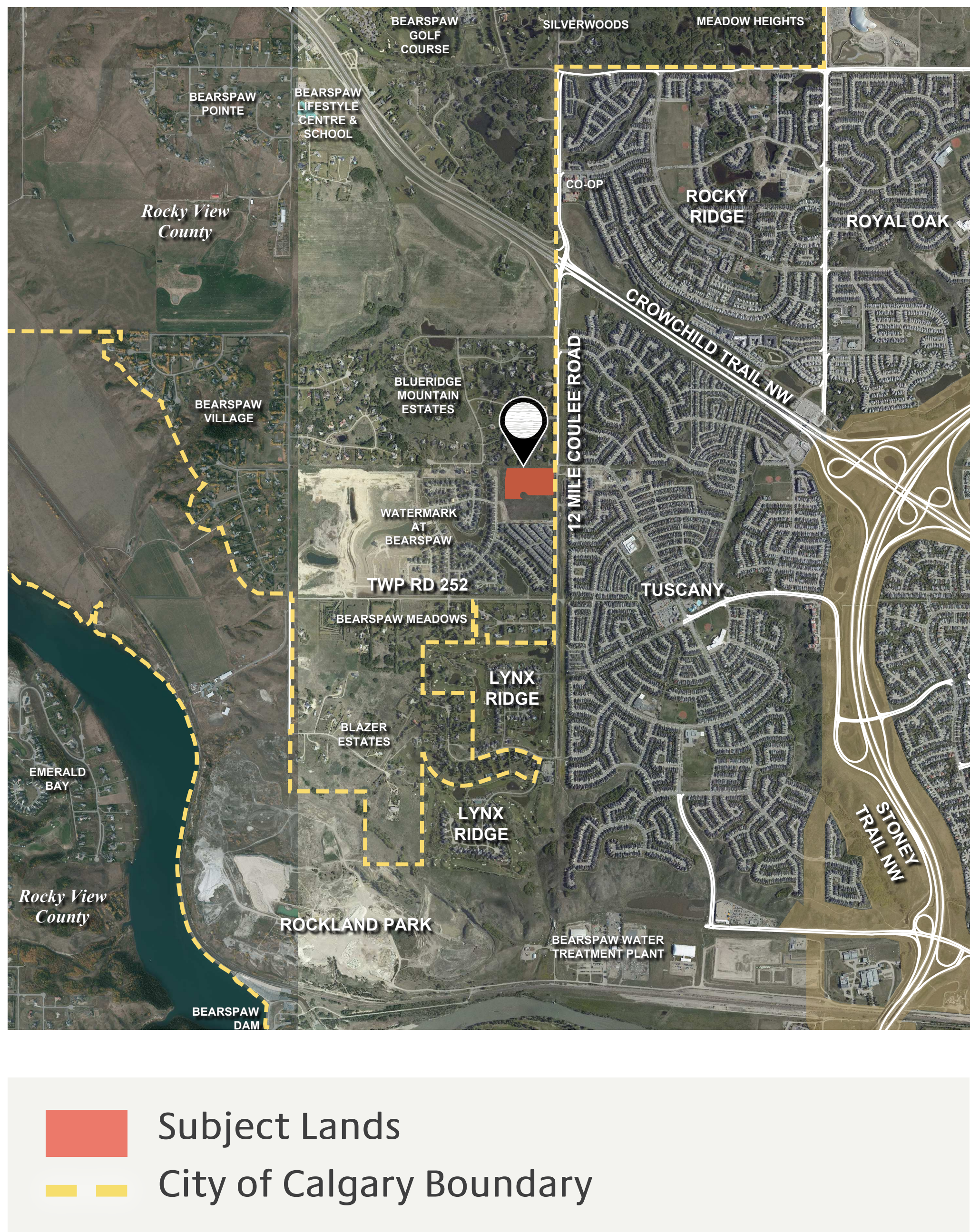
## Findings from the Assessment include:

- 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.





# LOCAL & REGIONAL CONTEXT



FROM THE  
*Damkars*



# GUIDING PRINCIPLES

## Facilitate Aging in Place:

- Provide an appropriate form of housing that allows and encourages individuals aged 55+ to remain in their community.

## Maintain High Development Standards:

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

## Facilitate open & transparent public engagement process:

- Complete a public engagement program to inform interested stakeholders regarding the project details, solicit feedback about technical issues and provide timely responses to questions, comments and ideas.

## Connect to Regional Open Space and Amenities:

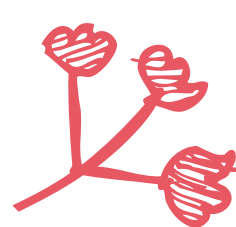
- Leverage natural topography to preserve views for tenants and neighbours.
- Community interface will be sensitive and seamlessly integrate with the neighbouring Watermark Community.
- Sensitively manage internal traffic with independent access points and underground parking.
- Peak traffic flows will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

## Integrate with the Watermark Community:

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



# RENEWED APPROACH



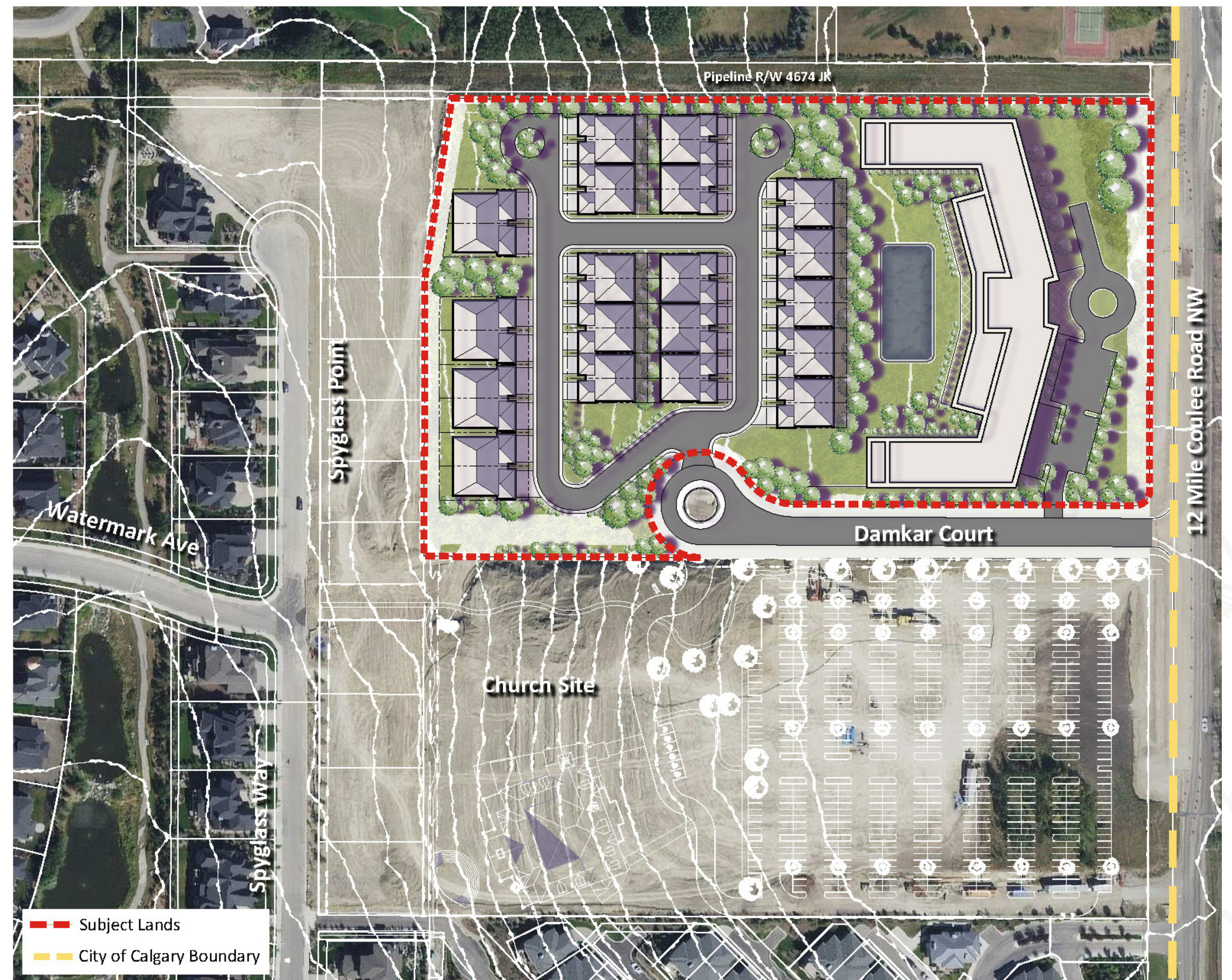
The initial engagement program identified the following key themes, that have shaped the current application and conceptual design.

Key Themes	Previous Application	Current Application
<b>Support for:</b> <ul style="list-style-type: none"><li>• Age-restricted Seniors Housing</li><li>• Damkar’s vision</li><li>• Range of care/housing options</li></ul>	<b>Trico Homes</b> is progressing plans to fulfill the Damkar family’s legacy to develop their lands. The concept proposes a mix of residential units to accommodate varying needs of seniors aged 55+ and will allow individuals and families to age in place.	
<b>Density</b>	400 – 500 Units	200 Units (including senior building & villas)
<b>Built Form</b>	<ul style="list-style-type: none"><li>• Multi-storey Senior’s Housing Building</li><li>• Multi-storey residential housing</li></ul>	<ul style="list-style-type: none"><li>• Multi-storey Senior’s Housing Building</li><li>• Villas</li></ul>
<b>Height</b>	6 storeys	2 – 4 storeys
<b>Interface</b>	Medium density, Multi-storey residential buildings on west portion of the site	Low density Villas on west portion of the site
<b>Transportation</b>	Signalization at one intersection along 12 Mile Coulee Road	
<b>Design/Architecture</b>	High quality architecture that is reflective of local aesthetic	



# DEVELOPMENT CONCEPT

- A multi-storey seniors-oriented building within the eastern portion of the site to accommodate up to 160 senior's living units.
- Building features include: landscaped areas, water features, paved pathways, street furniture to encourage outdoor activities and enhance social interaction, and amenities within the building for residents living on-site.
- Up to 40 villa-style duplexes that leverage the slopes in the western portion of the site to provide spectacular views and provide appropriate interface with the existing residential developments north and west of the Plan area.
- Approximately 4.97 hectares.
- Vehicular access from Damkar Court, an existing public road which intersects onto 12 Mile Coulee Road with an all-turns intersection.
- Extending the existing water and serviced by the developer sanitary infrastructure already constructed within the Watermark Community.
- Accessory commercial uses that support, and are contained within, the seniors-oriented building.





# THE VISION





# DENSITY COMPARISONS

			ORIGINAL APPLICATION (April 2020)		REVISED APPLICATION (June 2021)	
Watermark Sub Areas	ha	ac	# of units	Residential density (upga)	# of units	Residential density (upga)
1	7.2	17.8	13.0	0.7	13.0	0.7
2	3.2	8.0	8.0	1.0	8.0	1.0
3	5.4	13.2	10.0	0.8	10.0	0.8
4	11.9	29.3	30.0	1.0	30.0	1.0
5	15.8	39.1	68.0	1.7	68.0	1.7
6*	67.9	168.2	340.0	2.0	340.0	2.0
7	6.0	14.8	101.0	6.8	101.0	6.8
SUB-TOTAL (pre Damkar site development)	117.4	290.4	570	2.0	570.0	2.0
Damkar Appendix 8 (Church Site)	4.4	10.9	0.0	0.0	0.0	0.0
Damkar Appendix 8 (ATCO PUL)	0.5	1.3	0.0	0.0	0.0	0.0
Damkar Appendix 8 (Damkar Court ROW)	0.9	2.2	0.0	0.0	0.0	0.0
Development Proposal (Seniors Residential Site)	5.0	12.3	400-500	32.5 - 40.6	200	16.3
<b>TOTAL</b>	<b>128.1</b>	<b>317.0</b>	<b>970 - 1070</b>	<b>3.1 - 3.4</b>	<b>770</b>	<b>2.4</b>



# DEFINITION OF “SENIOR-ORIENTED”



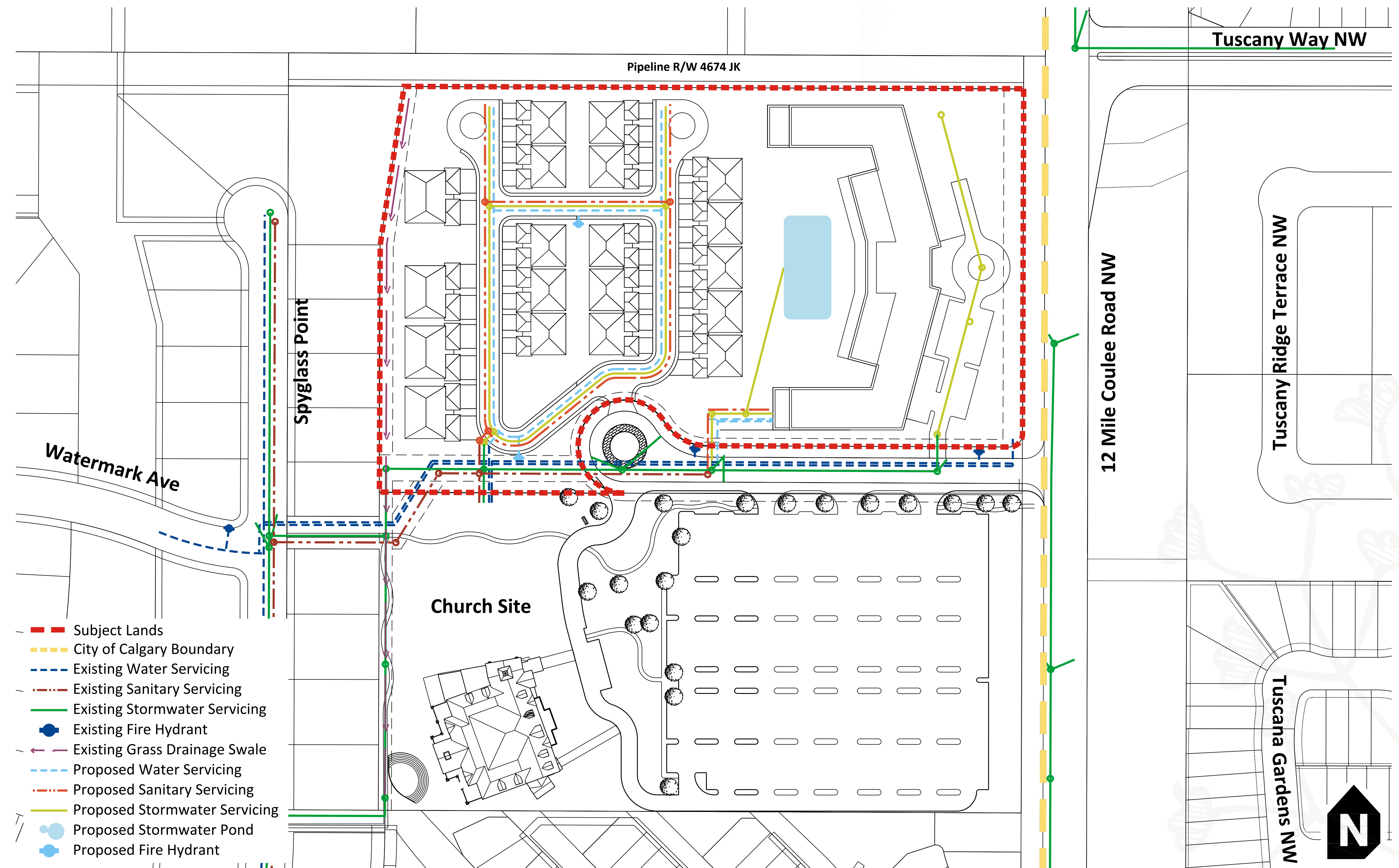
- A residential community that provides options for independent, semi-assisted and/or fully assisted living arrangements legally restricted to seniors aged 55+ in a multiple unit dwelling format.
- A Seniors-oriented Development is planned, designed, and marketed for a senior’s demographic, and includes a suitable range of services, housing, and amenities to ensure the needs of Rocky View County’s aging population are met, while not prescriptively restricting by age.
- Design Considerations include:
  - Dual main 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



# INFRASTRUCTURE SERVICING

## Infrastructure:

- Technical analysis complete.
- Access from 12 Mile Coulee Road via Damkar Court.
- Signalization at one intersection along 12 Mile Coulee Road.
- Potable water, sanitary sewer & stormwater via existing infrastructure in Watermark.
- Damkar Court is built.
- Transportation Offsite Levies have been pre-paid (to contribute to upgrades to 12 Mile Coulee Road).

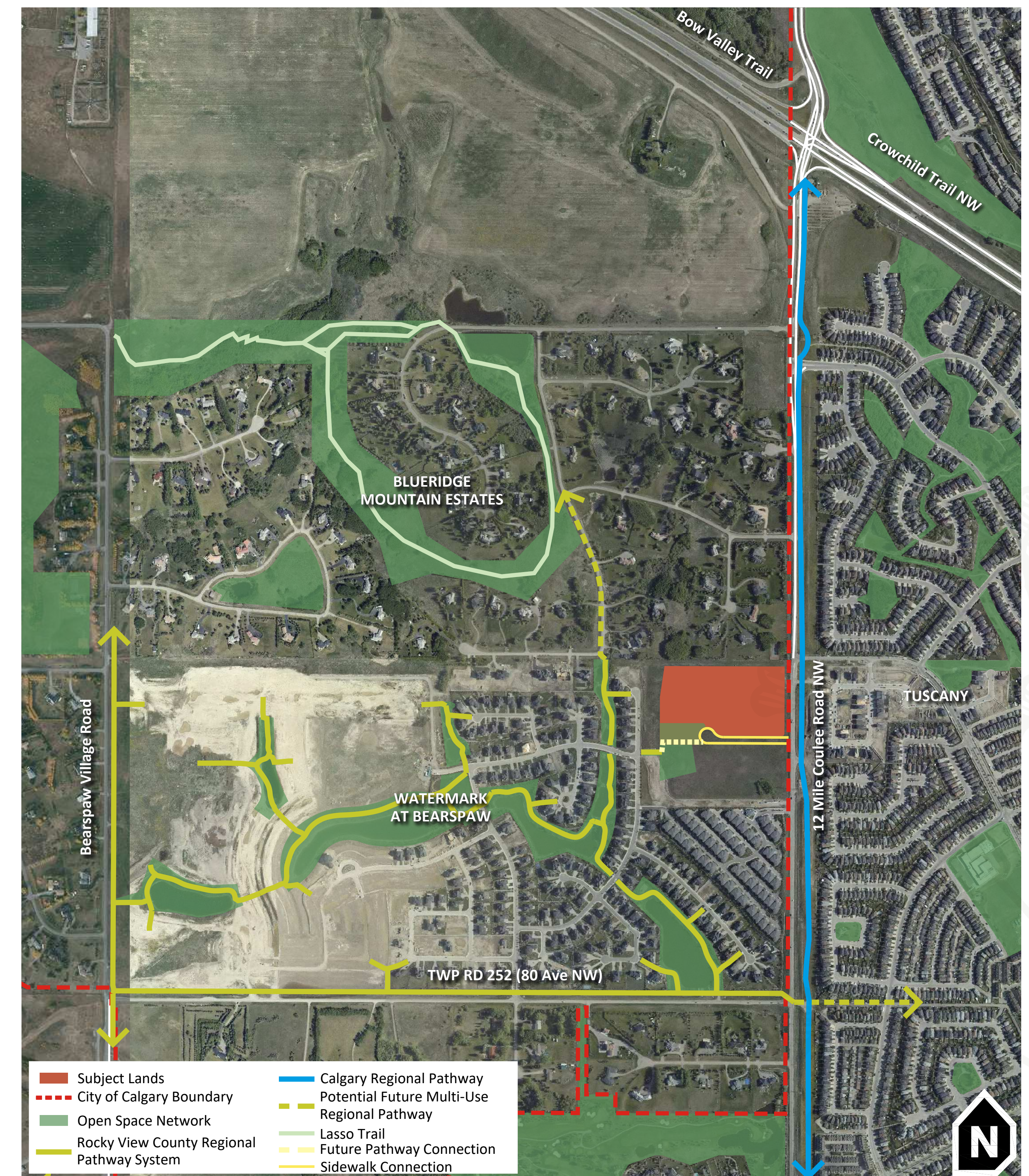




# OPEN SPACE NETWORK

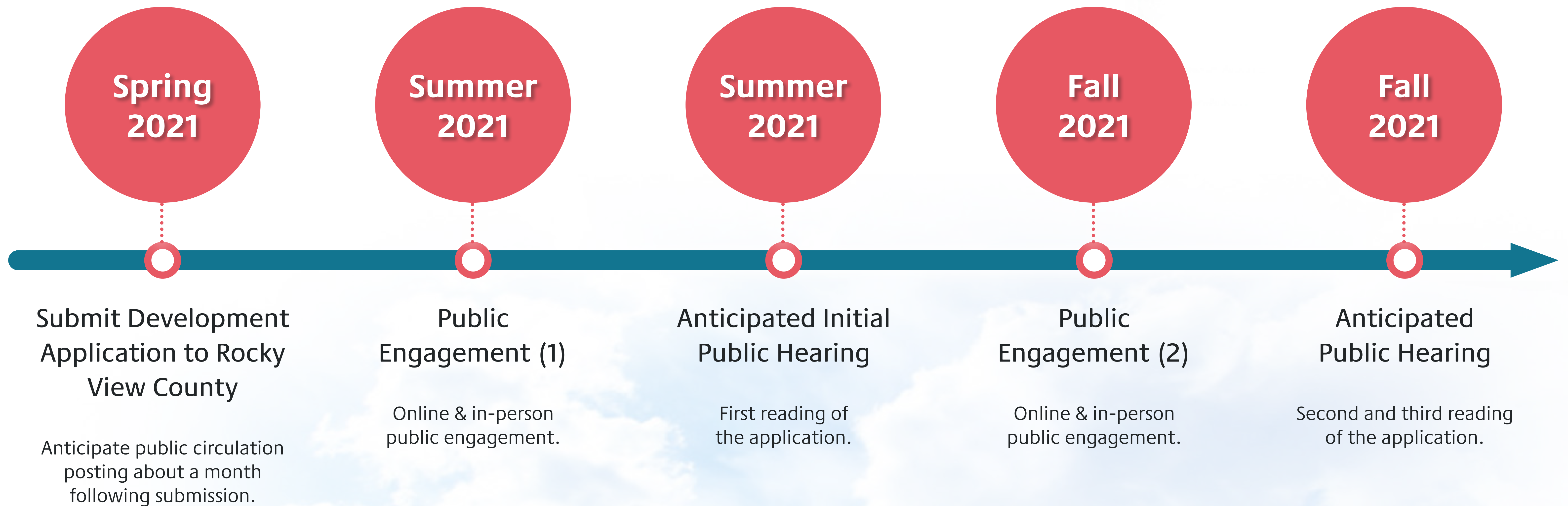


- Internal pathways integrated with church site and greater regional network.
- Gathering spaces, water features and other private amenities.
- Lands do not owe Municipal Reserve.
- Potential for accessory commercial uses to draw people into the community.





# THE TIMELINE







# NEXT STEPS

**Thank you for your participation.**

Please visit the project website ([www.fromthedamkars.com](http://www.fromthedamkars.com)) to complete an online survey about the information shared today. Hard copies are also available.

For questions, please contact us.



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