

FROM THE *Damkars*

Damkar Seniors-Oriented
Residential Project

WHAT WE HEARD REPORT

July - September 2021



b&a

 Trico
Homes™

FROM THE
Dankars



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INTRODUCTION

Trico Homes submitted a renewed Conceptual Scheme Amendment and Land Use Redesignation application to Rocky View County on Friday, June 25, 2021, for its Seniors-oriented Residential Project. Following the application submission, two engagement events were implemented which included:

- **Engagement Event #1:** an in-person open house was held on Thursday July 22, 2021, at the Lynx Ridge Golf Course to share information about the new project vision, and an online survey was made available from July 22 – August 5, 2021.
- **Engagement Event #2:** a virtual information package and online survey was available on the project website from September 21 - October 5, 2021, in lieu of a public open house (cancelled due to a local state of emergency caused by Covid-19).

This report summarizes input received from **Public Engagement Events #1 and #2** for Trico Home's Damkar Seniors-oriented Residential project.



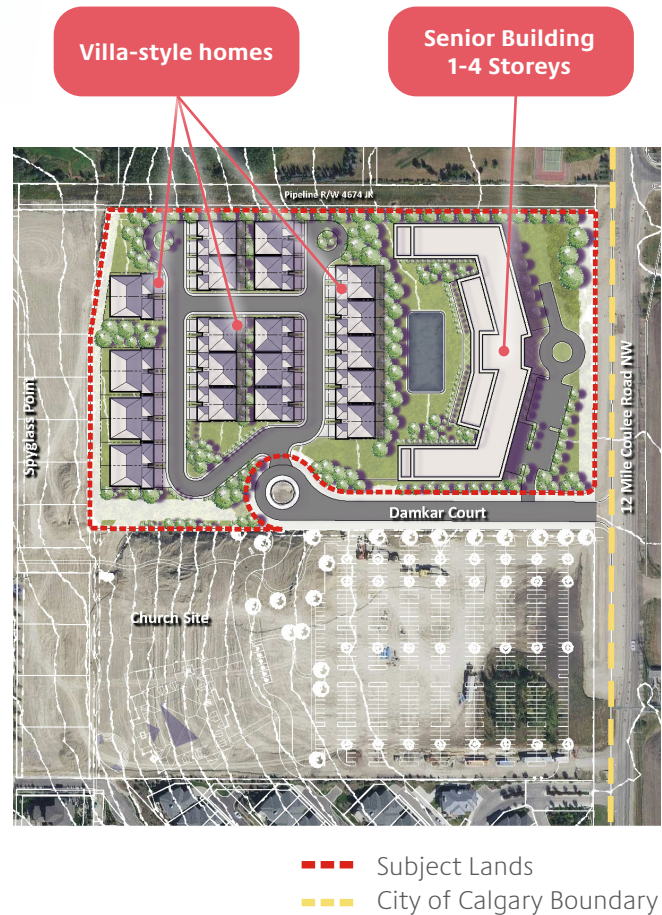
ABOUT THE PROJECT

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 nearly complete, 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.

Located northeast of the community of Watermark at Bearspaw, and immediately north of the future Centre Street Church Northwest Campus, the project lands are about 4.97 hectares, accessed by 12 Mile Coulee Road, and include:



- **A multi-story seniors-oriented building designed to accommodate up to 160 senior's living units on the eastern portion of the site.**
- **Up to 38 villa-style duplexes on the west portion of the site.**
- **A combination of at-grade visitor parking and an underground parkade for tenants.**



- **Within the Watermark Conceptual Scheme (2009) and Bearspaw Area Structure Plan (1993; currently under review) areas.**
- **Planned to be developed logically in a phased approach based on market demand.**
- **Serviced by potable water, sanitary sewer and stormwater via existing infrastructure in Watermark.**



- **A water feature 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.**



ENGAGEMENT OVERVIEW

Trico Homes launched two public engagement programs, one on July 22, 2021, and the other on September 21, as part of the Conceptual Scheme Amendment and Land Use Redesignation application process, and primarily consisted of a public open house and online survey. The purpose of the engagement was to share information about the project applications, including the renewed vision, process, and timeline, respond to questions and comments, and gather input related to the concept.

Public Engagement Tools and Tactics:

July 2021 Engagement

Newspaper Advertisement (Rocky View Weekly)

July 6 – July 27, 2021

Website update

Week of July 6, 2021

Email blast

Sent on Monday, July 5, 2021

Public Open House Engagement Session

July 22, 2021

Online Survey

July 22 – August 5, 2021

September 2021 Engagement

Newspaper Advertisement (Rocky View Weekly)

September 7 – 20, 2021

Website update

Week of September 6, 2021

Email blast

Sent on Wednesday, September 8 and 16, 2021

Virtual Engagement Program

September 21 – October 5, 2021

Online Survey

September 21 – October 5, 2021

In addition to proactive engagement practices, the project team also engaged with those that reached out by email and telephone.





ENGAGEMENT SUMMARY

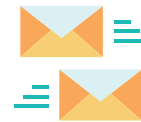
The following summarizes the most common feedback received during Engagement Events One and Two.



70
open house
attendees



60
surveys
completed



11
stakeholder
email inquiries

JULY 2021 OPEN HOUSE SUMMARY

Support for Villa Concept

Many attendees expressed support for the introduction of the villa concept and an overall reduction in density.

Main building height

Some questions were raised about the proposed height of the main building and mentioned opportunities to improve views to the west by reducing height.

Response: The proposed concept allows for a maximum of two to four storeys at the main building on the eastern portion of the site and includes an overall reduction in density from 500 units to 200. The project team is in the early stages of planning the project and final building heights are not yet determined. The final unit number will be partially based on market demand at the time of construction.

Questions about traffic management

Some attendees noted that potential traffic increases and impacts to the existing local road network are a concern. 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.

Questions about 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.

Construction timeline and future purchasing

Several attendees inquired about purchasing a unit or getting on a waiting list to purchase in the future, potential unit cost, and the timing of construction completion.

Response: Trico Homes is in the beginning stages of planning for the project, so details about unit specifications, including cost, aren't available quite yet. If the Land Use Redesignation and Conceptual Scheme applications are approved by Rocky View County Council (a decision is expected Fall 2021), Trico will develop and submit a Development Permit application which will contain more information about suite specifications. Following that, an updated timeline relative to construction will be released.

SURVEY FINDINGS

The following summarizes the feedback received through the online surveys (live from July 22 – August 5, and September 21 - October 5), and hard copy forms received from the open house. The most common topics mentioned in the survey are as follows:

- Reduce the height and/or density of the main building
- Adjust setbacks along 12 Mile Coulee Road and on the western slope near the proposed villas
- Supportive of project and/or villa concept
- Vegetation is key component of high-quality interface with neighbours
- Some questions about traffic impacts to local infrastructure

Q1: Do you have any ideas to enhance the proposed design at this stage?

Theme	Occurrence
Reduce height of main building	20
Increase setbacks with neighbours	13
Reduce density of main building	8
Maintain local character	7
Supportive of project/villas	6
More vegetation/landscaping	5
All villas/no condos	4
More information needed	3
Servicing concerns	3
Expand/improve access	2
Poor Church experience	2
Reduce number of villas	2
Increase parking/share Church parking	1
Supportive of signal on 12 Mile Coulee Road	1
Don't change design at DP	1
Supportive of architecture	1
Satisfied with engagement	1
Public pathways	1
Car wash	1
High quality interface with Tuscany	1
Local road improvements	1
More green space	1
Low outdoor lighting	1
Single level villas	1
Traffic concerns	1
Build into hillside	1
Green roofs	1
Enforce age restriction	1
Noise concerns	1
Elevators	1

Q2: Is there anything missing within the local community that could be addressed through this project?

Theme	Occurrence
More green space	4
Public pathway/sidewalk access	6
Supportive of signal	4
More vegetation	3
Coffee shop	3
Traffic concerns	3
Cycle lanes	3
Crosswalks	3
Unsupportive of project	3
Servicing concerns	3
More ponds	2
Reduce density of main building	2
Convenience store	2
Tennis courts	2
Increase setbacks with neighbours	2
Pay for amenities/HOA fees	2
Pathways should be included in Phase 1	1
Supportive of project	1
No demand for this project	1

Theme	Occurrence
Maintain local character	1
Poor Church experience	1
Maintain views	1
Dog Park	1
RVC maintenance	1
Continued engagement	1
Sustainability	1
More information needed	1
Building amenities should be public	1
Auto-off ovens	1
Reduce lighting	1
Community garden	1
Security	1
Aligns with local character	1
Good interface	1
High speed internet	1
Sewage servicing for Bluebridge	1
Transit access	1
Water feature	1

Q3: Do you have any final questions, comments or ideas related to the project?

Theme	Occurrence
Reduce density	10
Reduce height of main building	7
Traffic management	6
Supportive of project/villas	6
Maintain local character	6
Unsupportive of project	5
Servicing concerns	4
Maintain views	4
Poor Church experience	4
High quality interface with neighbours	2
All villas/no condos	2
Lack of trust in process/developers	2
Increase setbacks with neighbours	2
Maintain privacy	1
Improve architecture	1
Strong community feel	1
Clarity on operators	1
No demand for this project	1
Property value concerns	1
Clarification on age restriction	1

Theme	Occurrence
Wildlife habitat	1
Do not expand water treatment plant	1
Updated timeline	1
Privacy concerns	1
Supportive of architecture	1
Maintenance concerns	1
Noise concerns	1
More vegetation	1
Ownership questions (rent or buy)	1
More information needed	1
Parking capacity	1
Security	1
Aligns with local character	1
Good interface	1
Interested buyer	1
Don't change design at DP	1
Age restriction important	1
Revert to original Damkar vision	1
Engage community transit provider	1

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NEXT STEPS

WE ARE
HERE

Spring
2021

Summer
2021

Fall
2021

Fall
2021

Winter
2021-
2022

Submit Development
Application to Rocky
View County

Anticipate public
circulation
posting about a
month following
submission.

Public
Engagement (1)

Online & in-person
public engagement.

Anticipated Initial
Public Hearing

First reading of
the application.

Public
Engagement (2)

Online & in-person
public engagement.

Anticipated
Public Hearing

Second and third
reading of the
application.

For questions or comments,
please get in touch.

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