

• WELCOME •

TO TRICO HOMES
OPEN HOUSE

FOR THE
Damkars

SENIORS

RESIDENTIAL
• PROJECT •

WE ARE HERE TO:



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.



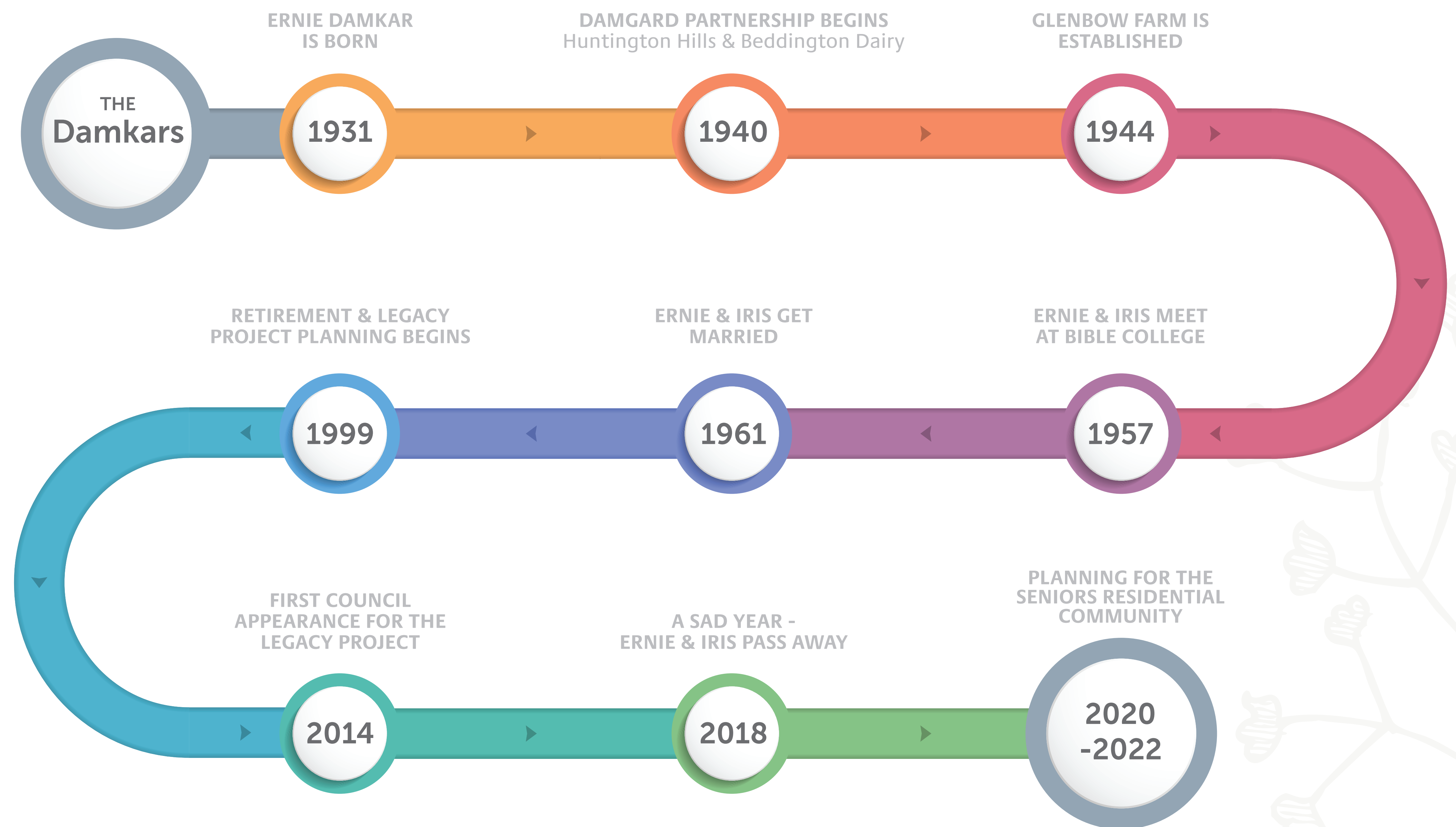
www.FromTheDamkars.com

ABOUT THE DAMKARS

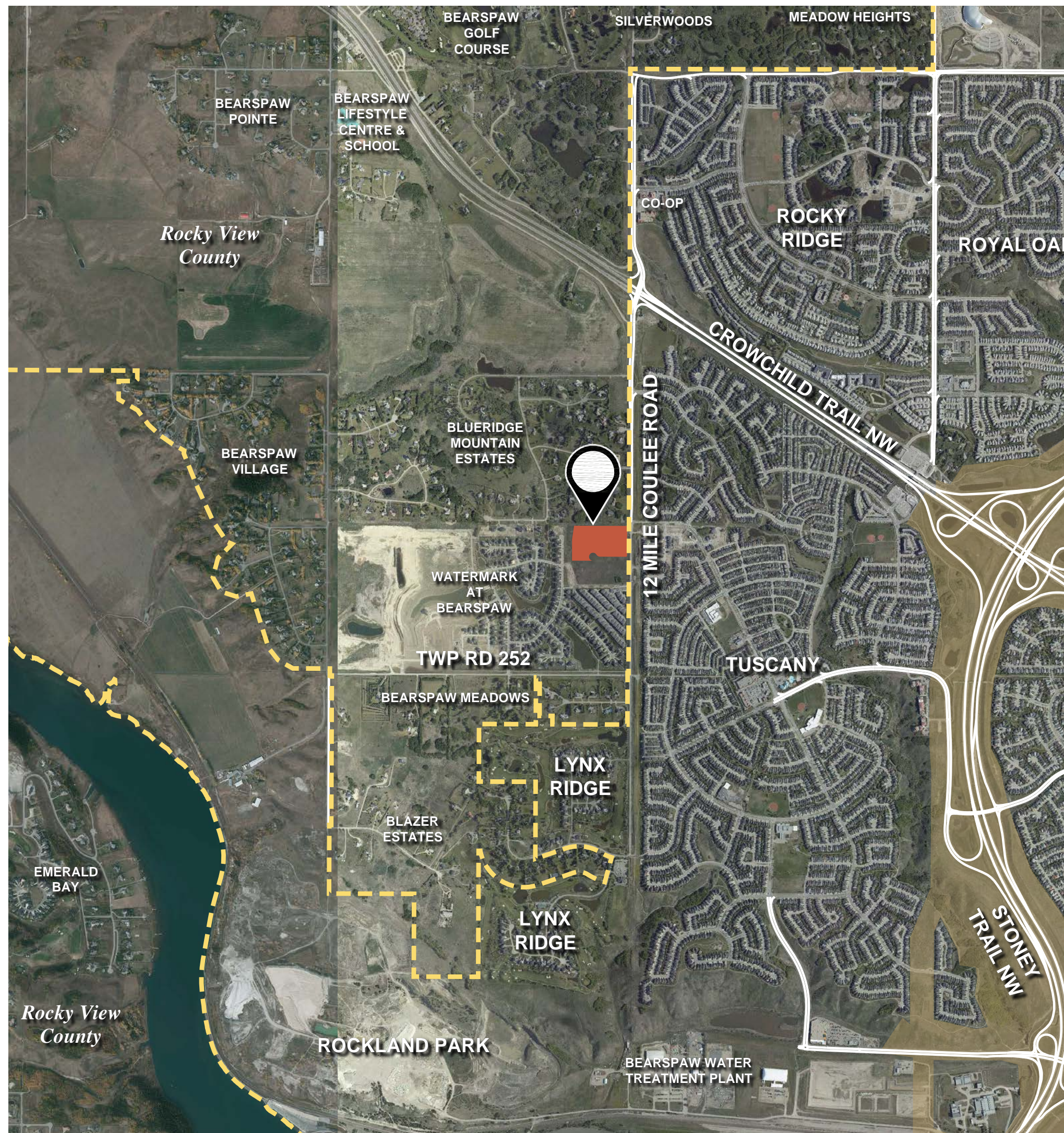
Damkars
LEGACY PROJECT



The Damkar family has a significant history in the Calgary area, and it has been their dream to develop their Bearspaw homestead to create two projects: the Centre Street Church Northwest Campus and a seniors residential community. Ernie and Iris Damkar spent their final years connected with their friends and family, and through this project, they hope to provide that same opportunity to others.



LOCAL & REGIONAL CONTEXT



Subject Lands

City of Calgary Boundary

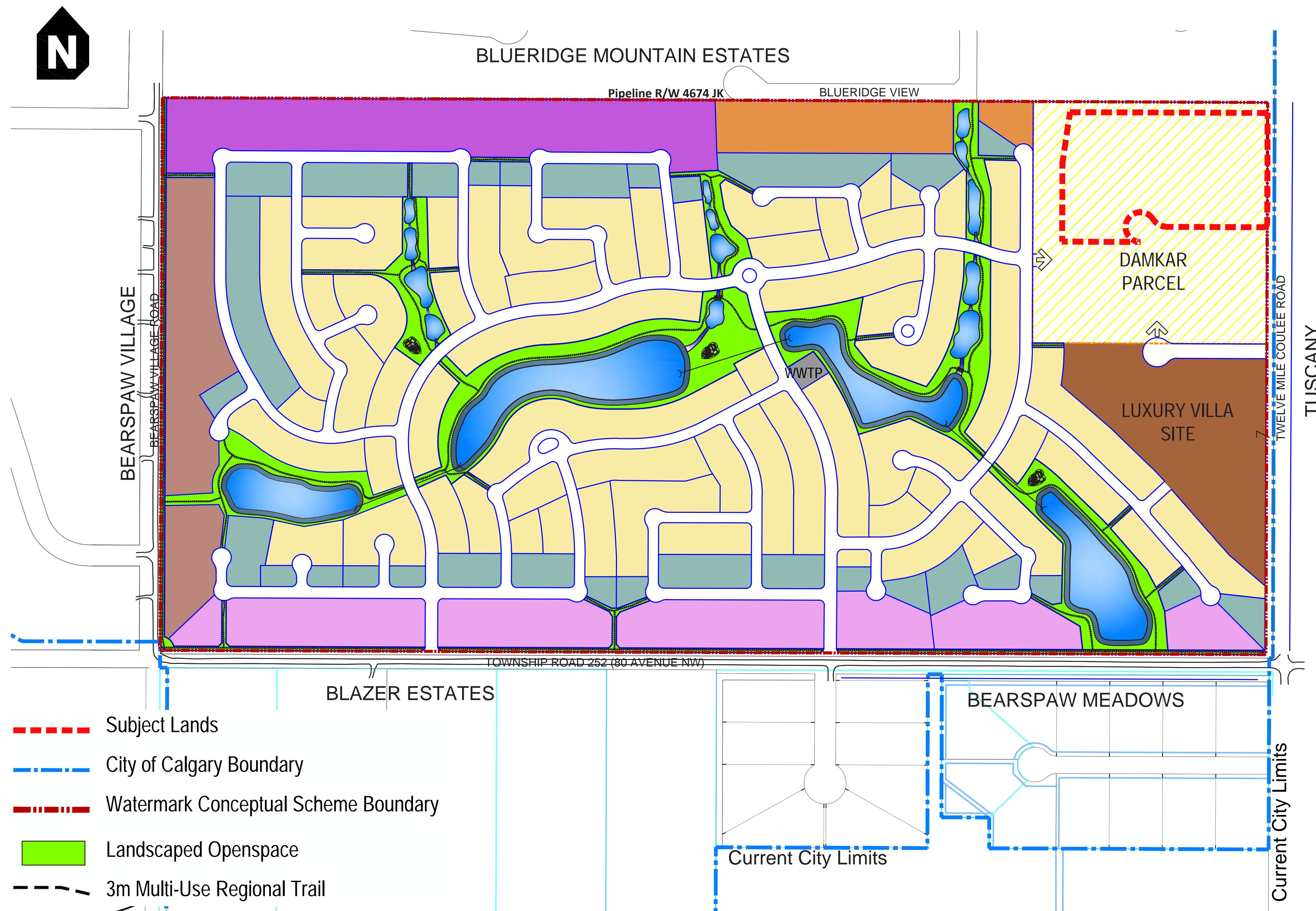


FROM THE
Damkars

Subject Lands

City of Calgary Boundary

WATERMARK CONCEPTUAL SCHEME



Watermark Conceptual Scheme (C-6798 – 2009):

- The Conceptual Scheme provides the planning framework for the Damkar legacy projects (approved in 2009), signalling that the Seniors Residential Project would require further planning.
- 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.

PROJECT 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.

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.
- Community interface will be sensitive and integrate with the neighbouring Watermark Community.
- Sensitively manage internal traffic.
- Peak traffic flows will be managed to minimize impact on the surrounding area.
- Address servicing requirements to integrate with local utilities. Detailed design at the time of subdivision and development.

CONCEPT PLAN

Trico Homes refined the Concept Plan and submitted a new application on June 25, 2021. Since then, further amendments have been incorporated into this submission based on feedback received during the summer and fall engagement in 2021. The revised Concept offers a balanced approach that honours the Damkar's vision and community growth direction. Amendments are:

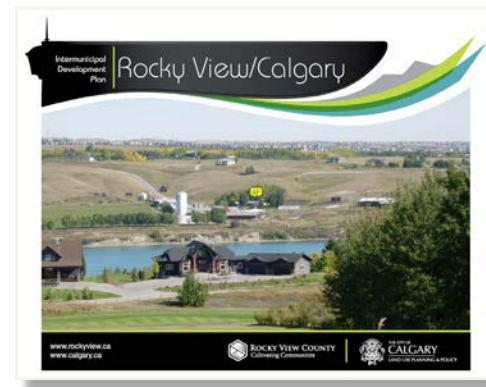
- Introduction of villas across the site and increased emphasis on landscaped areas, pathways and street furniture to encourage outdoor activities and enhance social interaction.
- Vehicular access responsive to topography and adjacent development.
- An extension of existing utilities from the Watermark community in consultation with Rocky View County.



PLANNING & POLICY CONTEXT

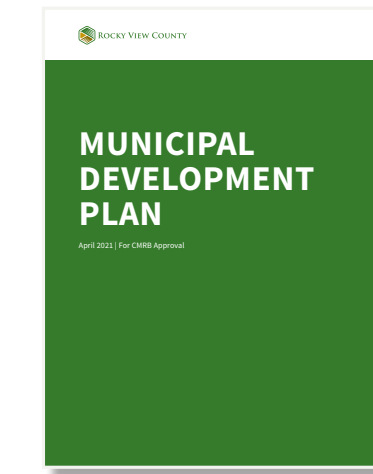


Rocky View/Calgary Intermunicipal Development Plan



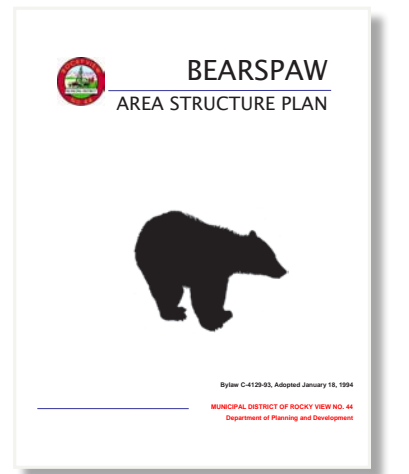
- The Rocky View/Calgary Intermunicipal Development Plan (IDP) guides land use and development in areas of joint interest, adjacent to the boundary between both municipalities.
- Twelve Mile Coulee Road marks the boundary between the City of Calgary and RVC, with the City of Calgary having jurisdiction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



- 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 (on hold)



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.

THE PROPOSED APPLICATION

 Trico Homes is pursuing the following applications to allow for a Seniors Residential development. Each application has been 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

**Minor amendment to
the Bearspaw Area
Structure Plan**

REVISED APPROACH

Original Application 2020 - May 2021

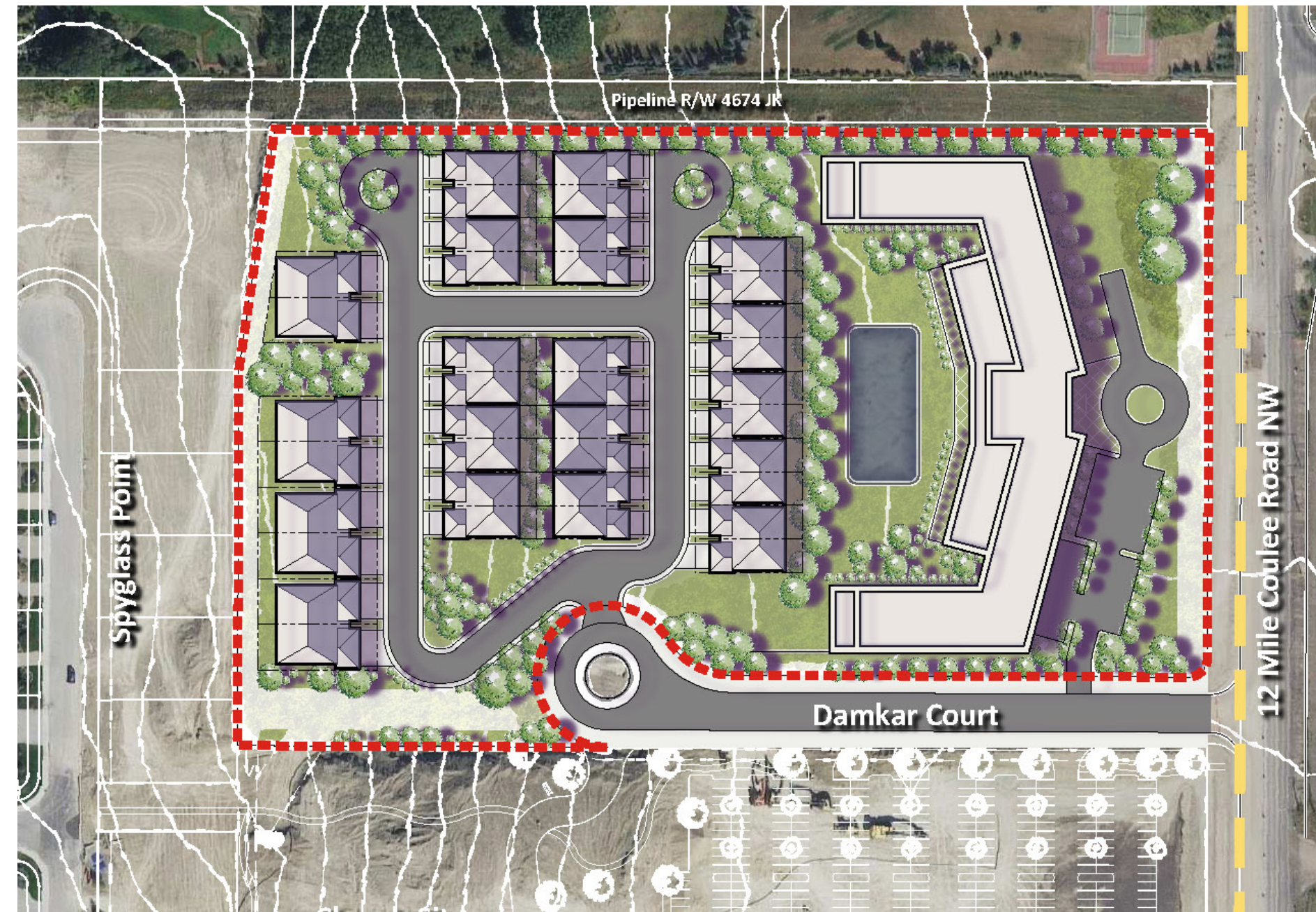
- Two virtual engagements
- One in-person open house
- Numerous stakeholder meetings
- Feedback from 156 feedback forms
- First application submission
- Refused by Council



- Four residential (condo) buildings
- Up to 500 units
- Up to 6 storeys

Revised Application June - April 2021

- One virtual engagement
- One in-person open house
- Numerous stakeholder meetings
- Feedback from 46 feedback forms
- Second application submission



- Mix of villa style residential options and one main condo building
- About 40 villas and up to 160 condo units
- 2 - 4 storeys

Resubmission and Revised Plan May 2022

- One in-person open house
- Revisions to Concept Plan and application submission



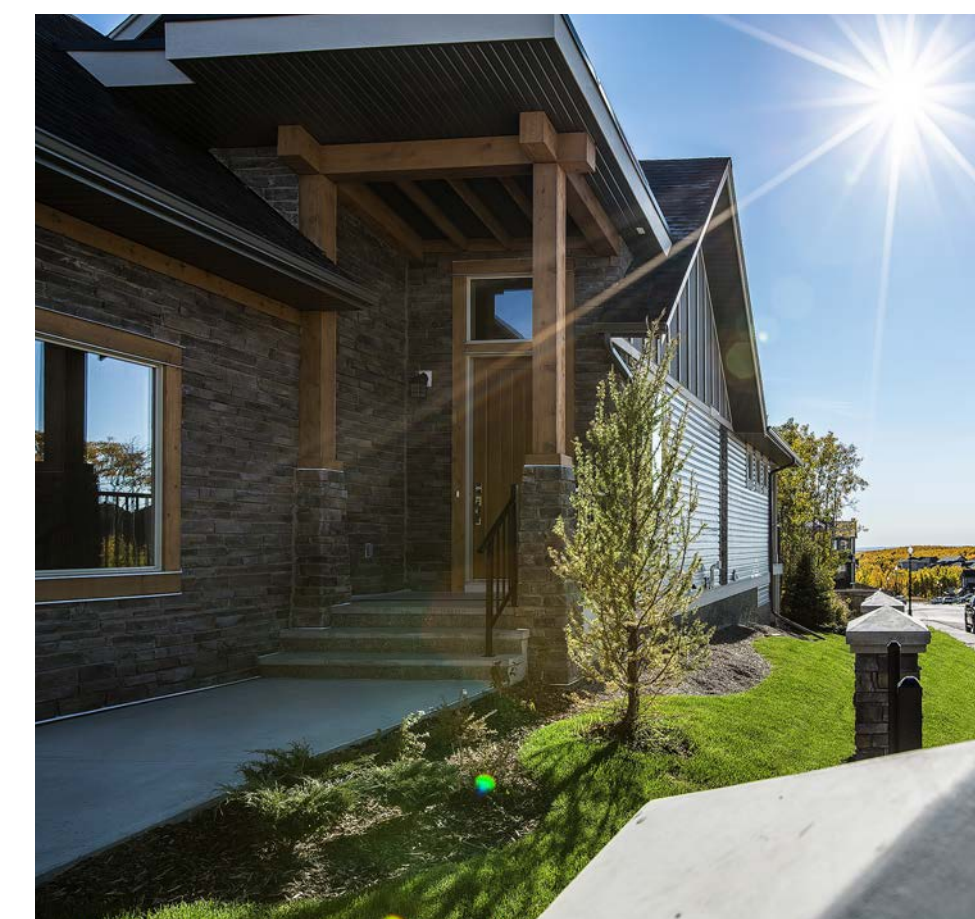
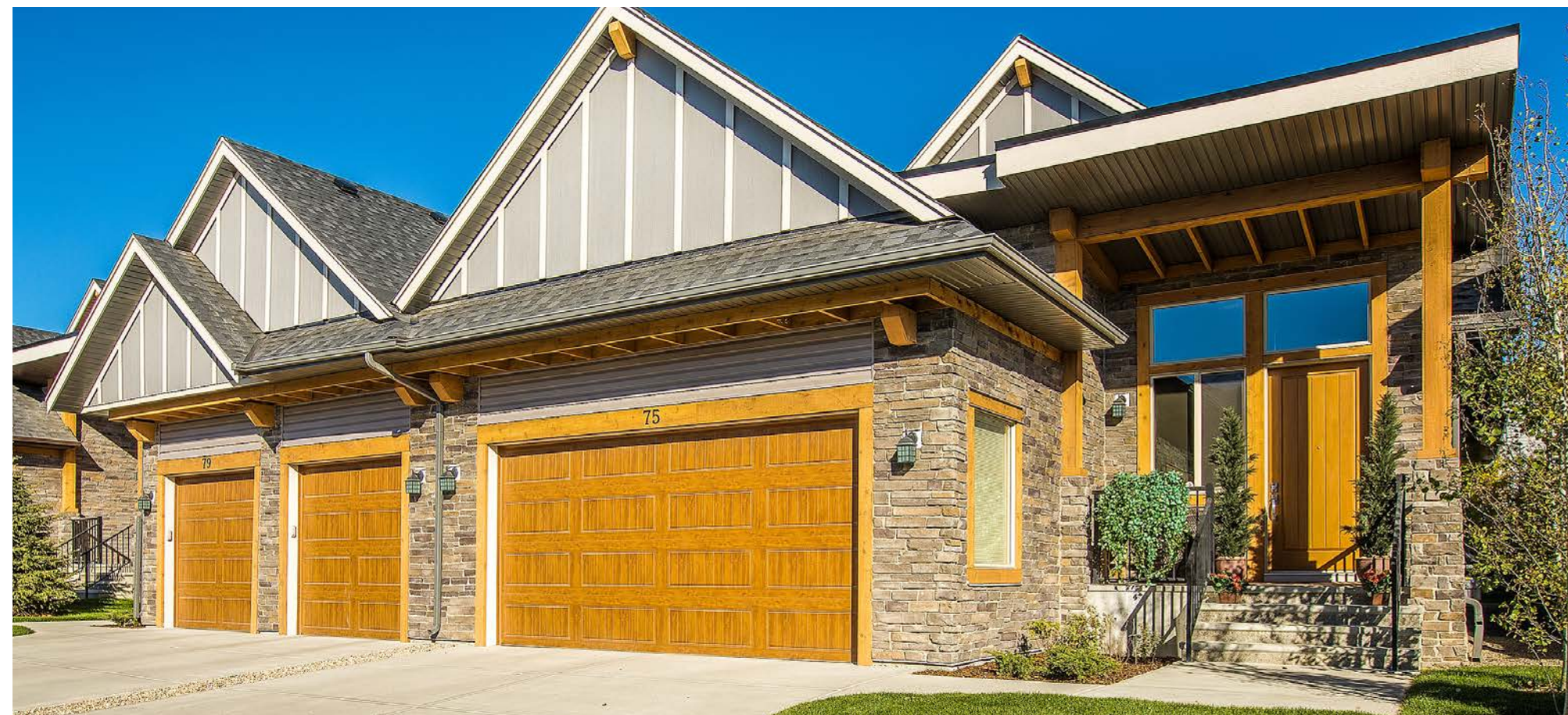
- Approximately 75 - 100 Villas
- 1 - 2 storeys

ROCKY VIEW COUNTY SENIORS HOUSING ASSESSMENT (2015)

- Senior population and senior-led households in the County are increasing. Demand for seniors housing will continue to grow.
- Most seniors in the County prefer to remain in their own community, or close to it, as they age.
- Average household incomes of senior-led homes are relatively high however there is also a large proportion of households with lower incomes.
- Most dwellings in the County are single detached, which may not be the most appropriate housing type to facilitate aging at home.
- People would like to move to a retirement community/ villa-type development which offers light support.



THE VISION



DENSITY COMPARISONS

			ORIGINAL APPLICATION (April 2020)		REVISED APPLICATION (June 2021)		CURRENT APPLICATION	
Watermark Sub Areas	ha	ac	# of units	Residential density (upga)	# of units	Residential density (upga)	# of units	Residential Density (upga)
1	7.2	17.8	13.0	0.7	13.0	0.7	13.0	0.7
2	3.2	8.0	8.0	1.0	8.0	1.0	8.0	1.0
3	5.4	13.2	10.0	0.8	10.0	0.8	10.0	0.8
4	11.9	29.3	30.0	1.0	30.0	1.0	30.0	1.0
5	15.8	39.1	68.0	1.7	68.0	1.7	68.0	1.7
6	67.9	168.2	330.0	2.0	330.0	2.0	330.00	2.0
7	6.0	14.8	101.0	6.8	101.0	6.8	101.0	6.8
SUB-TOTAL (Pre Damkar Site Development)	117.4	290.4	560	2.0	560	2.0	560	2.0
Damkar Appendix 8 (Church Site)	4.4	10.9	0.0	0.0	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	0.0	0.0
Damkar Appendix 8 (Damkar Court ROW)	0.9	2.2	0.0	0.0	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	75-100	6.0-8.1
TOTAL	128.1	317.0	960 - 1060	3.1 - 3.4	760	2.4	635-660	2.0 - 2.1

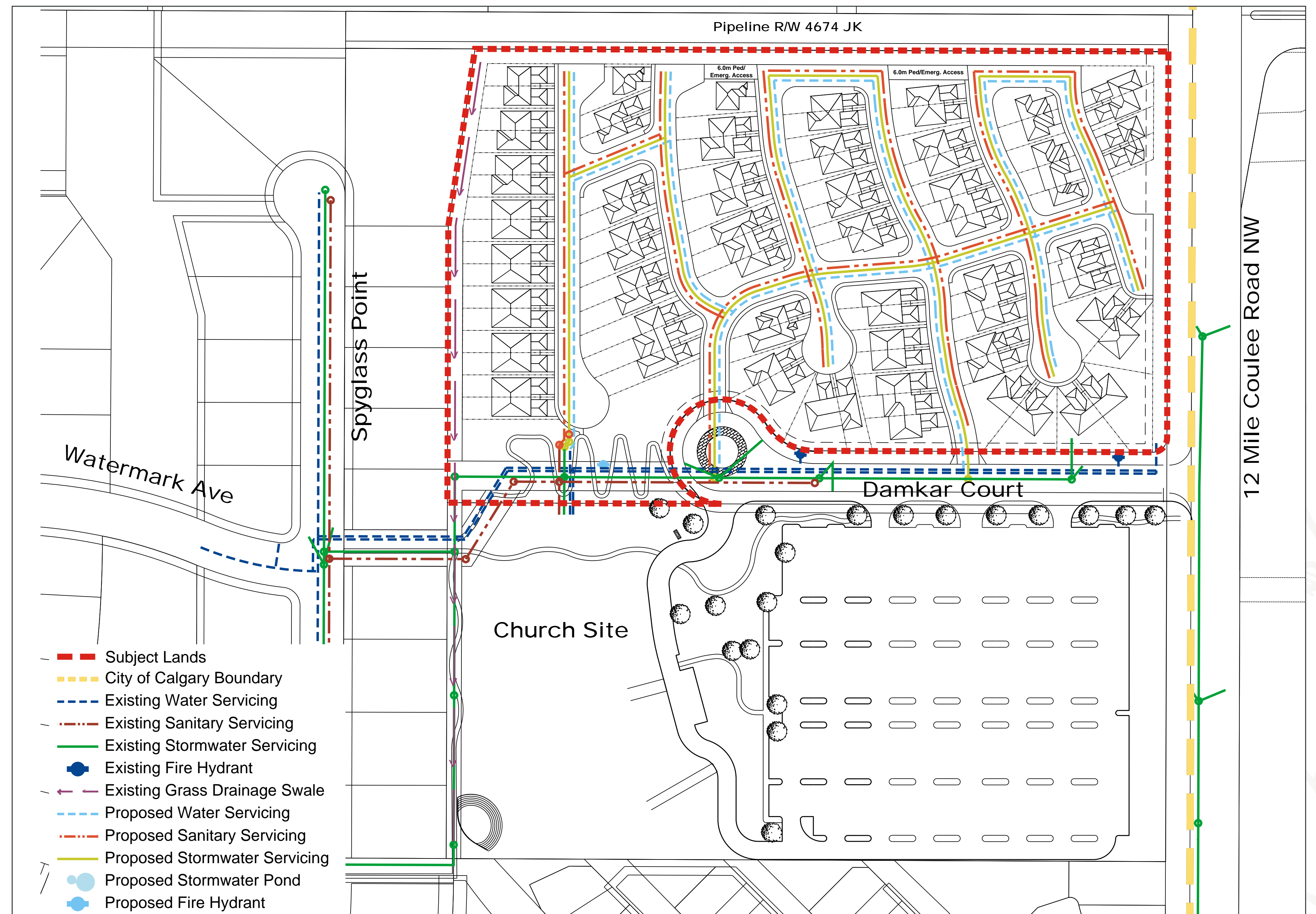
"SENIORS RESIDENTIAL PROJECT" DEFINED



- A residential community that provides housing options for independent living arrangements legally restricted to seniors aged 55+.
- A Seniors Development is planned, designed, and marketed for a senior's demographic, and includes suitable range housing options to ensure the needs of Rocky View County's aging population are met.
- Design Considerations include:
 - Dual main suite units for comfortable living
 - Incorporation of non-slip surfaces
 - Clean and sheltered open spaces with street furniture
 - Extra lighting and community surveillance

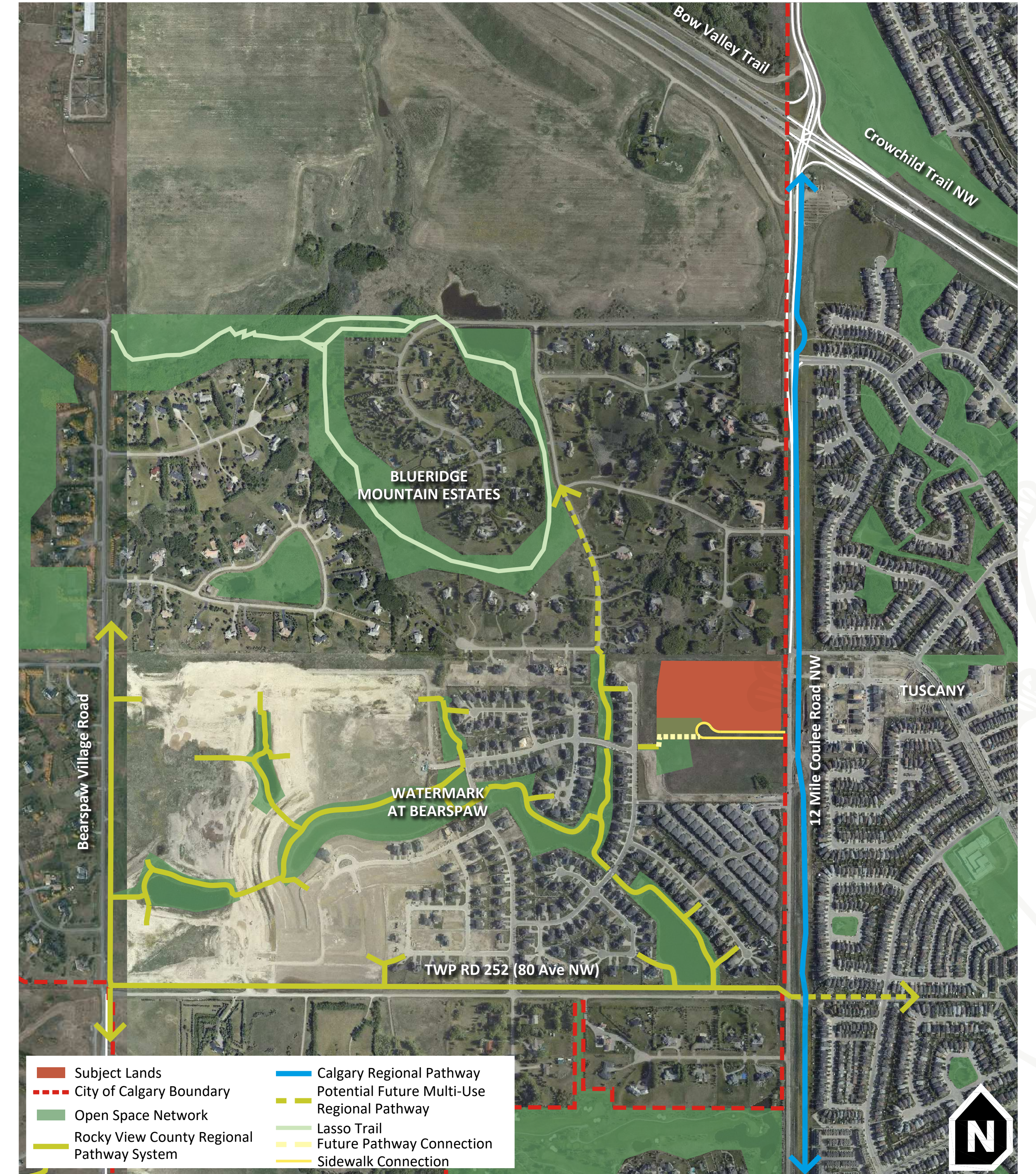
INFRASTRUCTURE SERVICING

- Utility providers have available capacity and consultation is ongoing.
- Detailed servicing analysis and planning will take place at the time of subdivision and development.
- 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).



An aerial perspective rendering of a proposed residential development. A light-colored, winding path or road cuts through a large green field. To the left of the path, there is a cluster of trees, including several tall, thin evergreens and a group of shorter, rounded trees with reddish-brown foliage. To the right of the path, there are more trees, including a large, rounded tree with reddish-brown foliage. In the background, a row of modern, two-story houses with dark roofs and light-colored walls is visible. A road with a few cars is at the very top of the image. The overall scene is bright and sunny, with shadows cast by the trees and houses.

- Internal pathways integrated with church site and greater regional network.



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 and believes businesses have a responsibility to be caring corporate citizens with the power to bring positive change to their communities.

For more information about Trico Homes, please visit

 www.TricoHomes.com



NEXT STEPS

Thank you for your participation.

Please visit the project website (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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