

FROM THE  
*Damkars*

Damkar Seniors  
Residential Project

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WHAT WE HEARD  
REPORT

May 2022



b&a

 Trico  
Homes™

FROM THE  
*Dankars*





## 1

# INTRODUCTION

Trico Homes submitted a renewed Conceptual Scheme Amendment and Land Use Redesignation application to Rocky View County in June 2021, for its Seniors Residential Project. Following the application submission, the concept plan was further revised based on community input and was shared publicly to gather further feedback.

This report summarizes input received from the May 2022 public engagement program for Trico Home's Damkar Seniors 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 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 allow seniors to 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:



- **Introduction of 75 - 100, one to two storey villas across the site.**
- **Emphasis on landscaped areas, pathways and street furniture to encourage outdoor activities and enhance social interaction.**
- **Vehicle access is responsive to natural topography and adjacent development.**



- **Within the Watermark Conceptual Scheme (2009) and Bearspaw Area Structure Plan (1993; currently under review) areas.**
- **Serviced by potable water, sanitary sewer and stormwater via existing infrastructure in Watermark.**



- **Adapts to natural topography to preserve views for tenants and neighbours.**
- **Craftsmen style architecture that is reflective of local aesthetic.**
- **Planned to be developed logically in a phased approach based on market demand.**

## 2

# ENGAGEMENT OVERVIEW

Trico Homes hosted a public engagement program in May 2022 as part of the Conceptual Scheme Amendment and Land Use Redesignation application process. The engagement program consisted of a public open house and online survey. The purpose of the engagement was to share information about revised concept plan, renewed vision, process, and timeline, respond to questions and comments, and gather input related to the concept.

## May 2022 Engagement Program

### Newspaper Advertisement (Rocky View Weekly)

April 19 – May 3, 2022

### Website update

Week of April 18, 2022

### Email blast

Sent on Tuesday, April 19, 2022

### Public Open House Engagement Session

May 3, 2022

### Online Survey

May 3 – 17, 2022

In addition to the summary above, the project team also responded to questions and comments received by email and telephone.



# ENGAGEMENT SUMMARY

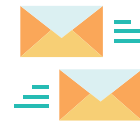
The following summarizes the most common feedback received during the May 2022 engagement program.



**45**  
open house  
attendees



**33**  
surveys  
completed



**7**  
stakeholder  
email inquiries

## MAY 2022 OPEN HOUSE SUMMARY

### Support for Villa Concept

Many attendees expressed support for the villa-only concept and an overall reduction in density and height.

### Construction timeline and future purchasing

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

**Response:** Trico is in the beginning stages of planning so details about unit specifications, including cost, aren't available yet. If the Land Use Redesignation and Conceptual Scheme applications are approved by Rocky View County Council (likely summer/fall 2022), 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.

**Trico is tracking interested buyers and will contact them with further purchasing details as the project proceeds.**

### 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:** The original Traffic Impact Assessment (TIA) was completed based on a 500 unit development and results proved minor local impacts. With a significant unit reduction (now 100 units), the TIA is still accurate. A traffic signal will be built at one of the intersections of 12 Mile Coulee Road to enhance safety and will be completed by the developer.

### Questions about servicing

Some noted that there are existing capacity issues with the Blazer Estates water system and questioned if this would be further affected by the project.

**Response:** Trico confirmed with Rocky View County that while the reduced density at the site can be accommodated by the Blazer Estates water system, upgrades may be required. Detailed studies at the time of subdivision and development will ensure adequate capacity. Trico will likely enter into a development agreement with RVC and offsite levies will be payable.

### Increase Setbacks

Some requested that setbacks be increased between the project and existing neighbours to the west and north.

**Response:** The approved 2009 Watermark Conceptual Scheme shows the site as designated for residential development. Development along the western boundary of the site will be 1-2 storeys to reduce visual impacts. Trico is committed to designing a landscape buffer between the site and adjacent properties to help mitigate concerns.

## SURVEY FINDINGS

The following summarizes the feedback received through the online survey (live from May 3 – 17), and hard copy forms received from the open house. The most common topics mentioned are:

- Support for the introduction of the villa-only concept
- Desire for greater setbacks between villas and neighbouring residents
- Support for the overall reduction in height and density
- Some remaining concerns and questions about traffic management and safety in the area

***Q1: Following your review of the materials, do you have any additional comments or ideas related to the Damkar Seniors Residential Project?***

Theme	Occurrence
Support villa-only concept	7
Greater setback wanted	6
Support height reduction	5
Support density reduction	5
Traffic concerns	4
Servicing concerns	3
Unsupportive	3
Want condo option	2
Reduce density	2
Landscaping important	2
General support	2
Questions about unit sizes	1
Not compatible	1
Visual impacts	1
Privacy concerns	1
Common area for gathering needed	1
Poor engagement session	1
Affordability concerns	1
Need amenities	1
Grading concerns	1
Wildlife impact concerns	1
Protect dark skies	1
Improved renderings	1
Density still too high	1
Noise concerns	1
Church site improvements needed	1
Pathway connections needed	1
Questions about unit prices	1



# 4

## NEXT STEPS

WE ARE  
HERE

Spring/  
Summer  
2022

Summer  
2022

Summer  
2022

Winter  
2022

Anticipated Public  
Hearing (second  
reading of the  
application)

CMRB and Council  
Approval (third  
reading)

Subdivision and  
Development  
Permit Applications  
Submitted

Construction begins

For questions or comments,  
please get in touch.

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