



COUNCIL MEETING AGENDA

Date: May 18, 2021
Time: 9:00 AM
Location: <https://www.rockyview.ca/>

Pages

- A. CALL MEETING TO ORDER
- B. UPDATES/APPROVAL OF AGENDA
- C. APPROVAL OF MINUTES
- D. FINANCIAL REPORTS
- E. PUBLIC HEARINGS / APPOINTMENTS

The following public hearings were advertised on April 20, 2021 and April 27, 2021 on the Rocky View County website in accordance with the *Municipal Government Act* and *Public Notification Bylaw C-7860-2019*.

MORNING PUBLIC HEARINGS / APPOINTMENTS 9:00 AM

- | | |
|--|-----|
| 1. Division 9 - Bylaw C-8107-2020 - Redesignation Item – Agricultural, General District to Agricultural, Small Parcel District | 3 |
| File: PL20200118 (07828003) | |
| 2. Division 8 - Bylaw C-8056-2020 - Conceptual Scheme Item – Residential | 25 |
| File: PL20200051 (05618459) | |
| Note: this item should be considered in conjunction with item E-3 | |
| 3. Division 8 - Bylaw C-8055-2020 - Redesignation Item – Residential | 581 |
| File: PL20200050 (05618459) | |
| Note: this item should be considered in conjunction with item E-2 | |

- F. GENERAL BUSINESS
- G. BYLAWS
- H. UNFINISHED BUSINESS
- I. COUNCILLOR REPORTS
- J. MANAGEMENT REPORTS
- K. NOTICES OF MOTION
- L. PUBLIC PRESENTATIONS
- M. CLOSED SESSION

1. RVC2021-16 - Personnel Matter

THAT Council move into closed session to consider the confidential item "Personnel Matter" pursuant to the following sections of the Freedom of Information and Protection of Privacy Act:

Section 24 – Advice from officials

Section 25 – Disclosure harmful to economic and other interests of a public body

N. ADJOURN THE MEETING



PLANNING POLICY

TO: Council
DATE: May 18, 2021
TIME: Morning Appointment
FILE: 07828003
SUBJECT: Redesignation Item – Agricultural, General District to Agricultural, Small Parcel District

DIVISION: 9
APPLICATION: PL20200118

APPLICATION: To redesignate the subject lands from Agriculture, General District to Agriculture, Small Parcel District to facilitate the creation of a 70.0 acre parcel (Lot 1) with a 70.0 acre remainder (Lot 2).

GENERAL LOCATION: Located approximately 1.61 km (1 mile) west of Hwy 22 and on the north side of Twp. Rd 274.

LAND USE DESIGNATION: Agriculture, General District (A-GEN)

EXECUTIVE SUMMARY: Council gave first reading to Bylaw C-8107-2020 on December 22, 2020.

The proposed land use amendment would accommodate the continuation and intensification of agricultural uses (equine rehabilitation and therapy services) within the proposed new parcel and allow for the more efficient use of agricultural land. The proposal was assessed under Section 8.0 (Agriculture) of the County Plan and was found to be consistent with the relevant policies in that Plan.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

OPTIONS:

- Option # 1: Motion #1 THAT Bylaw C-8107-2020 be given second reading.
 Motion #2 THAT Bylaw C-8107-2020 be given third and final reading.
- Option # 2: THAT application PL20200118 be refused.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources
 Ravi Siddhartha, Planning Policy

**APPLICATION EVALUATION:**

The application was evaluated based on the technical reports submitted with the application and the applicable policies and regulations.

APPLICABLE POLICY AND REGULATIONS: <ul style="list-style-type: none"> • <i>Municipal Government Act;</i> • Municipal Development Plan; • Land Use Bylaw; and • County Servicing Standards. 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • Water Well Drilling Report for two wells dated 1981/01/30 & 1989/04/05
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POLICY ANALYSIS:County Plan

The County Plan's goal is to direct growth to identified areas and limit fragmentation of agricultural lands. Section 8 of the County Plan provides policies for evaluating proposals in agricultural areas and provides support for redesignation and subdivision for agricultural purposes for a variety of parcel sizes, including development for a new or distinct agricultural use. In this case, the proposed redesignation and subdivision follows a similar pattern of nearby small agricultural operations. The proposal aligns with Policies 8.8 and 8.15 that support agricultural services, and encourages viability and flexibility by allowing a range of parcel sizes.

The Applicant's application also demonstrated rationale for the future subdivision of the current parcel and overall accordance with Policy 8.18 of the County Plan, relating to new and distinct agricultural uses.

Land Use Bylaw

The purpose and intent of the Agricultural Small Parcel District (A-SML) is to provide a range of mid-sized parcel sizes for agricultural uses. Although this district provides for traditional agricultural pursuits on large parcels of land, it also recognizes the emerging trends towards new agricultural uses, which may be successfully developed on smaller land parcels. The range of uses available in the district, including discretionary uses, are consistent with those in the proposal. The proposal to use the East parcel for therapeutic and rehabilitation care for injured horses and the West parcel for ranch activities aligns with the variety of agricultural use; therefore, Administration recommends approval.

ADDITIONAL CONSIDERATIONS:

- All technical matters required at this stage of the application process are satisfactory.



Respectfully submitted,

“Brock Beach”

Acting Executive Director
Community Development Services

RS/rp

Concurrence,

“Kent Robinson”

Acting Chief Administrative Officer

ATTACHMENTS

ATTACHMENT ‘A’: Application Information
ATTACHMENT ‘B’: Application Referrals
ATTACHMENT ‘C’: Bylaw C-8107-2020 and Schedule A
ATTACHMENT ‘D’: Map Set
ATTACHMENT ‘E’: Public Submissions



ROCKY VIEW COUNTY

ATTACHMENT 'A': APPLICATION INFORMATION

APPLICANT: Edwards, Brenda Adele	OWNERS: Edwards, Brenda Adele
DATE APPLICATION RECEIVED: September 3, 2020	DATE DEEMED COMPLETE: September 25, 2020
GROSS AREA: ± 56.66 hectares (± 140.00 acres)	LEGAL DESCRIPTION: SE-28-27-04-W05M
SOILS (C.L.I. from A.R.C.): Class 4H,E – Severe limitations to cereal crop production due to temperature limiting factors and erosion damage.	
HISTORY: June 12, 1981 Plan 8110703 was registered creating a 20.00 acre parcel with the subject 140.00 acre remainder.	
PUBLIC & AGENCY SUBMISSIONS: The application was circulated to 13 adjacent landowners. Eight letters were received in support of the proposal along with the application and none after the circulation. The responses have been included in Attachment 'E.' The application was also circulated to a number of internal and external agencies, as depicted in Attachment 'B'; relevant comments are addressed within 'Additional Considerations' above, if applicable.	



ATTACHMENT B: APPLICATION REFERRALS

AGENCY	COMMENTS
School Authority	
Calgary Catholic School District	The Calgary Catholic School District has no objection to the above-noted circulation (PL20200118/129). As per the circulation, municipal reserve is not required pursuant to Section 663 to the Municipal Government Act.
Province of Alberta	
Alberta Environment & Parks	We may have missed the deadline, however comments from this office would be to remind the applicants, there appears to be a number of wetlands within the application area. These wetlands may be Provincial Crown lands as per section 3 of the <i>Public lands act</i> . Any occupation of the bed and shore of a naturally occurring permanent wetland requires authorization under the <i>Public land act</i> .
Internal Departments	
Agricultural & Environmental Services	Agricultural Services Staff Comments: It appears the applicant intends to use the parcel for a new agricultural pursuit but the proposed agricultural operation could also be carried out under the current land use designation.
Planning and Development Services - Engineering	<p>Geotechnical:</p> <ul style="list-style-type: none"> County GIS contours indicate that the land is relatively flat with slopes of less than 15%. Engineering has no requirements at this time. <p>Transportation:</p> <ul style="list-style-type: none"> Access to proposed lot 2 is provided off a gravel approach from Township Road 274. No approach is currently present for proposed lot 1. As per the application, the applicant intends to use the single access point for providing access to both lots. As a condition of future subdivision, applicant shall <ul style="list-style-type: none"> Upgrade the existing gravel approach off Township Road 274 to mutual standards Prepare and register a right of way plan and access easement to provide access to lot 1 and lot 2 to the satisfaction of the County As the proposed subdivision results in parcel size larger than 7.41 acres, Transportation Off-site levy shall be deferred at this time. <p>Sanitary/Waste Water:</p> <ul style="list-style-type: none"> As per the application, the proposed lot 2 is serviced by a septic field and proposed lot 1 will be serviced by a PSTS.



AGENCY	COMMENTS
	<ul style="list-style-type: none"> At a time of future subdivision, the applicant is required to provide a Level 1 PSTS assessment, prepared by a qualified professional as indicated in the Model Process Reference Document to the satisfaction of the County. If the recommendations of the Level 1 PSTS assessment indicate improvements are required, as a condition of future subdivision, the owner shall enter into Site Improvements/Service Agreements with the County. <p>Water Supply And Waterworks:</p> <ul style="list-style-type: none"> The application indicated that proposed lot 1 and 2 are serviced by water wells. <p>Storm Water Management:</p> <ul style="list-style-type: none"> As the lot size of proposed lot 1 and 2 is 70 acres, the change in site imperviousness due to construction of new dwelling will not have a significant impact from stormwater management perspective. No site-specific stormwater implementation plan is warranted at this time. <p>Environmental</p> <ul style="list-style-type: none"> Based on GIS review, wetlands are present on site. Applicant shall be responsible for obtaining all necessary permits from AEP under Water Act for the disturbance to the wetlands.

Circulation Period: September 30, 2020 to October 22, 2020

Agencies that did not respond, expressed no concerns, or were not required for distribution, are not listed.



BYLAW C-8107-2020

A Bylaw of Rocky View County, in the Province of Alberta, to amend Rocky View County Bylaw C-8000-2020, being the *Land Use Bylaw*.

The Council of Rocky View County enacts as follows:

Title

- 1 This Bylaw may be cited as *Bylaw C-8107-2020*.

Definitions

- 2 Words in this Bylaw have the same meaning as those set out in the *Municipal Government Act* except for the definitions provided below:
- (1) **“Council”** means the duly elected Council of Rocky View County;
 - (2) **“Municipal Government Act”** means the *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time; and
 - (3) **“Rocky View County”** means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.

Effect

- 3 THAT Schedule B, Land Use Maps No. 78 of Bylaw C-8000-2020 be amended by redesignating SE-28-27-04-W5M from Agricultural, General District to Agricultural, Small Parcel District as shown on the attached Schedule 'A' forming part of this Bylaw.
- 4 THAT SE-28-27-04-W5M is hereby redesignated to Agricultural, Small Parcel District as shown on the attached Schedule 'A' forming part of this Bylaw.

Transitional

- 5 Bylaw C-8107-2020 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.



ROCKY VIEW COUNTY

READ A FIRST TIME IN COUNCIL this 22nd day of December, 2020*PUBLIC HEARING HELD* this day of _____, 2021

READ A SECOND TIME IN COUNCIL this day of _____, 2021

READ A THIRD TIME IN COUNCIL this day of _____, 2021

Reeve_____
Chief Administrative Officer or Designate_____
Date Bylaw Signed

Schedule 'A'

Bylaw
C-8107-2020

Amendment**FROM**

Agricultural, General
 District

TO

Agricultural, Small
 Parcel District



± 56.66 ha
 (± 140.00 ac)

TWP RD 274

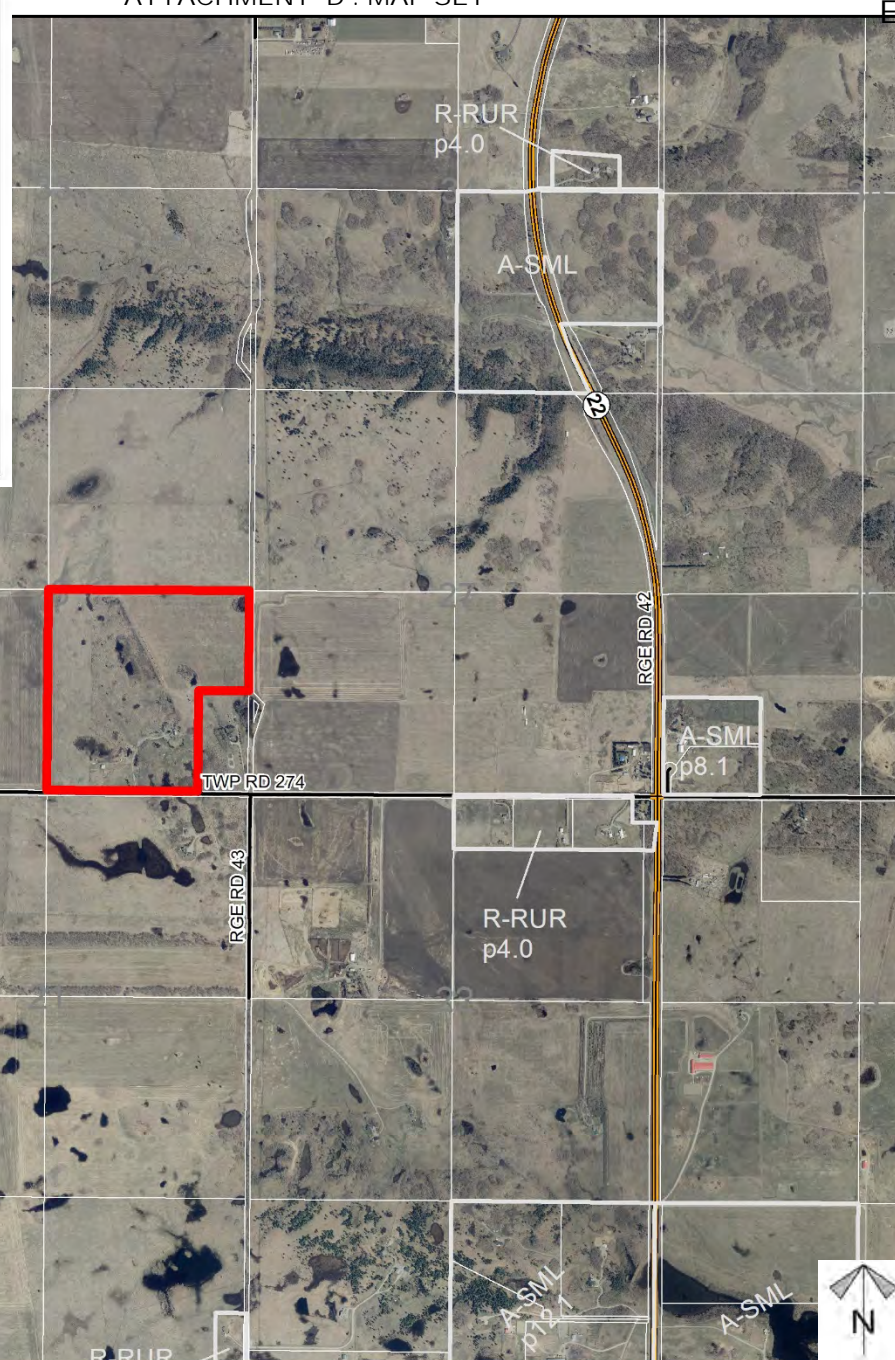
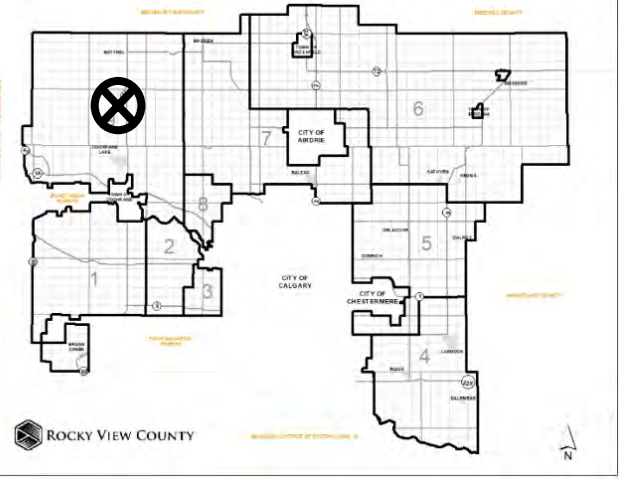
RGE RD 43



Location & Context

Redesignation Proposal

To redesignate the subject lands from Agriculture General District to Agriculture Small Parcel District to facilitate the creation of a 70.0 acre parcel (Lot 1) with a 70.0 acre remainder (Lot 2).



Development Proposal

Redesignation Proposal

To redesignate the subject lands from Agriculture General District to Agriculture Small Parcel District to facilitate the creation of a 70.0 acre parcel (Lot 1) with a 70.0 acre remainder (Lot 2).

A-GEN → A-SML ±
28.33 ha
(± 70.00 ac)
Lot 2

A-GEN → A-SML
± 28.33 ha
(± 70.00 ac)
Lot 1

TWP RD 274

RGE RD 43



Division: 9
Roll: 07828003
File: PL20200118
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Environmental**Redesignation Proposal**

To redesignate the subject lands from Agriculture General District to Agriculture Small Parcel District to facilitate the creation of a 70.0 acre parcel (Lot 1) with a 70.0 acre remainder (Lot 2).

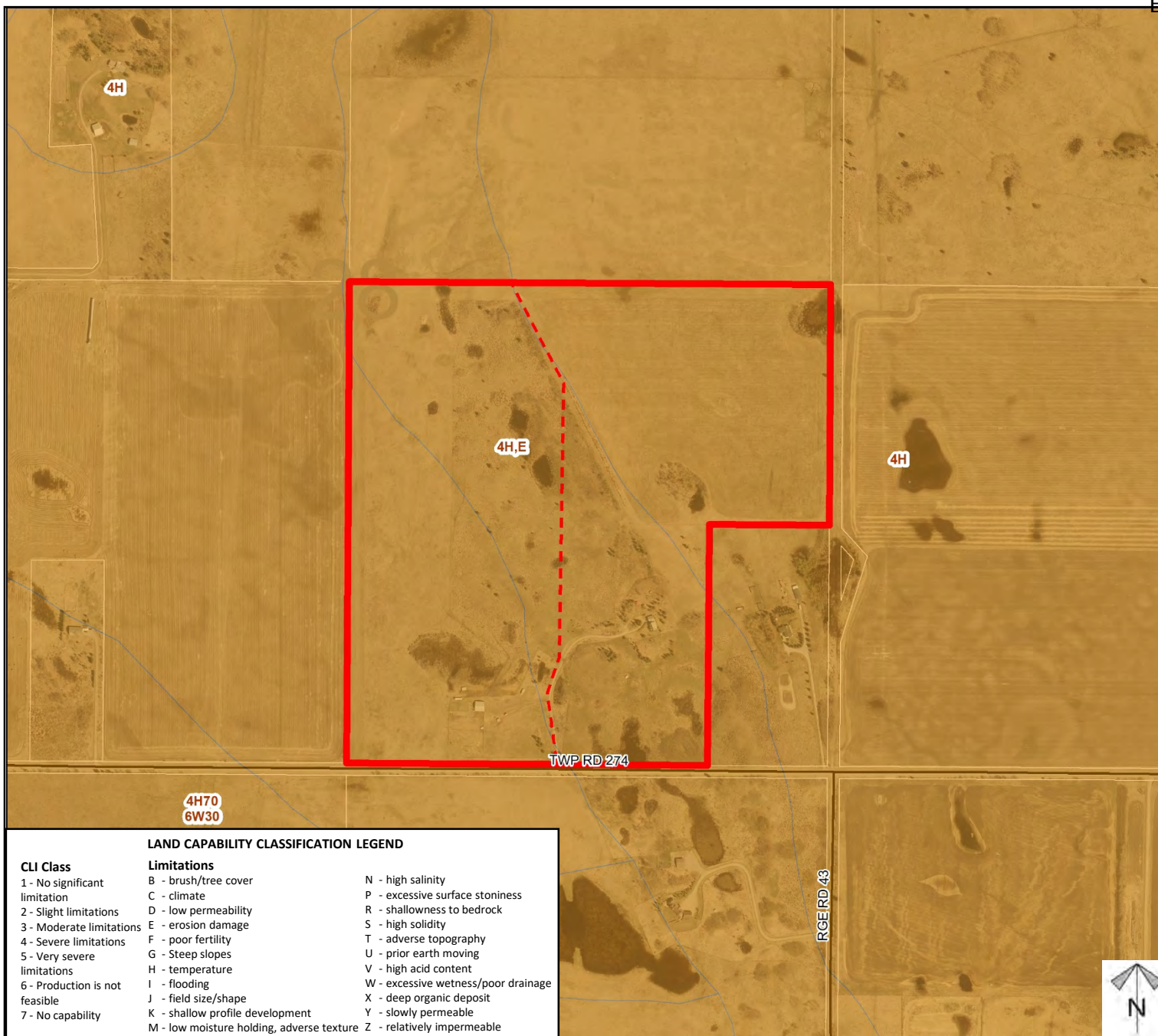
-  Subject Lands
-  Contour - 2 meters
-  Riparian Setbacks
-  Alberta Wetland Inventory
-  Surface Water



Soil Classifications

Redesignation Proposal

To redesignate the subject lands from Agriculture General District to Agriculture Small Parcel District to facilitate the creation of a 70.0 acre parcel (Lot 1) with a 70.0 acre remainder (Lot 2).



Landowner Circulation Area

Redesignation Proposal

To redesignate the subject lands from Agriculture General District to Agriculture Small Parcel District to facilitate the creation of a 70.0 acre parcel (Lot 1) with a 70.0 acre remainder (Lot 2).

Legend

Support

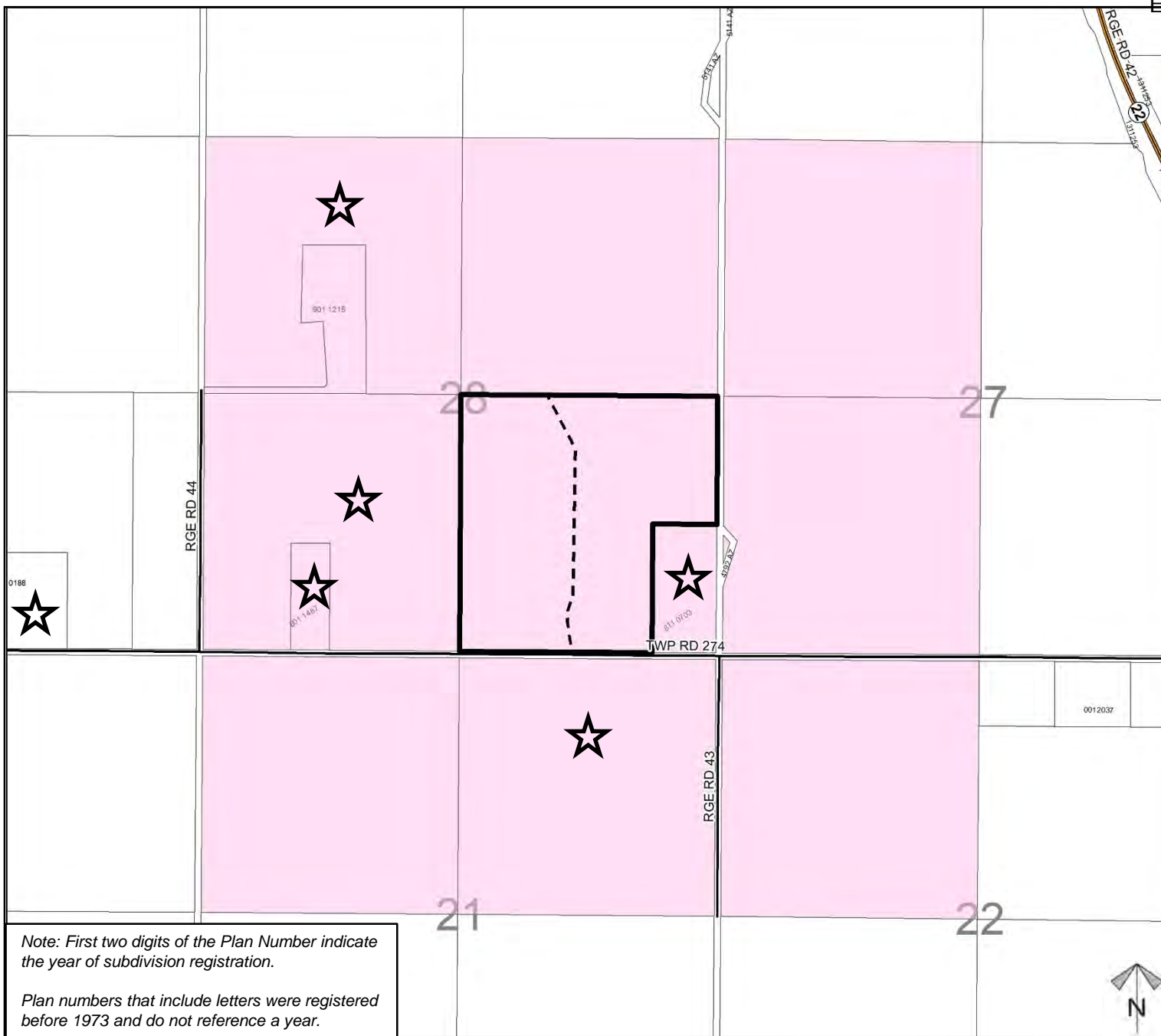


Opposition



2 responses outside of
circulation area

Division: 9
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Note: First two digits of the Plan Number indicate the year of subdivision registration.

Plan numbers that include letters were registered before 1973 and do not reference a year.

August 26, 2020

Rocky View County Council,
262075 Rocky View Point.,
Rocky View County, Alberta
T4A 0X2

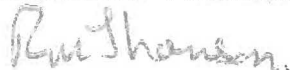
Attention: Rocky View County Planning and Development.

Re: SE ¼ 28 27 R4 W5
Redesignation and Subdivision Application

Please be advised that we have reviewed the above application and have no objection to the same.

With Regards:

Robert M. Thomson



Vivian Thomson



SW28 27 4 W5

274112

Range Road 44

Cochrane, AB

T4C 1A1



subdivision

VAL NELSON [REDACTED]

Tue 2019-10-15 2:43 PM

To: [REDACTED]

Hi Brenda,

In regards to your subdivision of 2 parcels, a 60 & and 80. As a joining land owner I am in approval and have no issues with this being approved.

I wish you good luck.

Valerie Nelson

Letter of support

Katie Harvie [REDACTED]

Tue 2019-09-17 11:13 AM

To: Brenda Edwards [REDACTED]

Re: SE 1/4-28-27-R4-W5 re-designation and subdivision

I am a neighbour directly south of Brenda and am in support of her application.

Katie Harvie
NE21-27-4-W5
273223 RR 43
Rocky View County

Sent from my iPad

Redesignation and subdivision

Tracy Baker [REDACTED]

Sat 2019-09-21 8:47 AM

To: beck-edwards@hotmail.com <[REDACTED]>

Cc: Gord Baker [REDACTED]

Rocky View County Planning and Development

c/o Brenda Beck Edwards

Re: Redesignation and subdivision SE 1/4 28 27 R4 W5

I understand Ms Beck Edwards is proposing to subdivide her property into 60 and 80 acre parcels, we are in favor of such a request.

It's important to grow our community but more important is to allow long time homeowners and passionate neighbors the options to continue living in this community. It's an even further advantage that the driveway onto 274 will be shared and the property is already serviced.

I can be reached per the contacts below if there is any additional information required.

Tracy and Gord Baker

Box 18, Site 7, RR1

T4C 1A1

Emergency #44092

Legal:

Plan 0310188 Block 1 Lot 1 SE ¼. Section 29 Twp 27 Range 04 W5M

[REDACTED]
Tracy's iPhone
[REDACTED]

Letter of Support

Harvie, Tim [REDACTED]

Mon 2018-08-20 2:37 PM

To: beck-edwards@hotmail.com <[REDACTED]>

Dear Rocky View County Council,

I am writing in support of Brenda Edward's application for redesignation and subdivision of her property described as:

SE28 – 27 – R4 – W5.

I have no issues or concerns with this application and would support its approval.

Yours truly,

Tim Harvie
Southbow Farming Ltd. (immediate area landowner)

RE: Subdivision and Re-designation of SE/4 28-27-4 W5

I have no objection to the proposed subdivision of the SE/4 of Section 28.

A handwritten signature in dark ink, appearing to read "C A Pratt". The signature is fluid and cursive, with the first name "C A" and the last name "Pratt" clearly distinguishable.

Christopher A Pratt

NW 28-27-04-W5 (including lot #1)

September 15, 2019

Rocky View County Council
262075 Rocky View Point
Rocky View County, Alberta
T4A 0X2

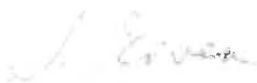
Attn: Rocky View County Planning and Development

Re: SE ¼ 28 27 R4 W5
Redesignation and subdivision application

Please be advised that we have reviewed the above application, and are in support of same.



Rick Erven



Shelley Erven

SW 13-27-4 W5
Site 13, Box 16,
RR 1
Cochrane, Alberta
T4C 1A1

Subdivision

Jordan Van Kampen [REDACTED]

Tue 2020-08-25 6:48 PM

To: beck-edwards@hotmail.com [REDACTED] >

To Rocky view county council
Care of Brenda Beck Edward

I, Jordan Van Kampen have no objection to the subdivision of land description SE 1/4 28 27 R4 W5. I live west of this legal land at 43196 twp 274.

Sincerely Jordan Van Kampen

Sent from my iPhone

PLANNING POLICY

TO: Council
DATE: May 18, 2021 **DIVISION:** 8
TIME: Morning Appointment
FILE: 05618459 **APPLICATION:** PL20200051
SUBJECT: Conceptual Scheme Item – Residential
Note: This application should be considered in conjunction with land use application PL20200050 (agenda item E-3)

APPLICATION: To amend the Watermark Conceptual Scheme, inserting Appendix 9, which will provide a policy framework for the development of a 350 unit residential community catering to seniors.

GENERAL LOCATION: Located immediately adjacent to the city of Calgary, approximately 1.2 kilometres (0.75 miles) south of Highway 1A, and on the west side of 12 Mile Coulee Road.

LAND USE DESIGNATION: Residential, Rural District (p4.0).

EXECUTIVE SUMMARY: Council gave first reading to Bylaw C-8056-2020 on July 14, 2020. The Bylaw has been amended to reflect changes to the Land Use Bylaw and the proposal since that time. The application aligns with all statutory plans including relevant policies of the Interim Growth Plan, County Plan, Bearspaw Area Structure Plan (BASP), and the Watermark Conceptual Scheme (WCS); the proposed Appendix 9: Damkar Legacy provides an appropriate implementation framework for the development. The associated land use application (PL20200050 – E-3) has been submitted with this application to provide the regulatory framework to support the proposed uses on site.

Noting the concerns of The City of Calgary, Council may wish to consider the tabling of this item (Option 2) to allow for further collaboration and potential resolution of these concerns. If proceeding with approval of second reading, it should be determined whether the proposal is considered to be regionally significant, and motions are available below for Council to provide direction on referral to the CMRB.

ADMINISTRATION RECOMMENDATION: Administration recommends approval in accordance with Option #1.

OPTIONS:

Option #1:

Motion #1 THAT Bylaw C-8056-2020 be amended in accordance with Attachment 'C'.

Motion #2 THAT Bylaw C-8056-2020 be given second reading, as amended.

If Council wishes to refer Bylaw C-8056-2020 (Watermark Conceptual Scheme amendments) to the CMRB:

Motion #3A THAT Bylaw C-8056-2020, as amended, be referred to the Calgary Metropolitan Region Board for approval.



If Council wishes to not refer Bylaw C-8056-2020 (Watermark Conceptual Scheme amendments) to the CMRB:

Motion #3B THAT Bylaw C-8056-2020, as amended, be granted third and final reading.

Option #2: Motion #1 THAT Bylaw C-8056-2020 be tabled to allow time for continued collaboration with the City of Calgary.

Option #3: THAT application PL20200051 be refused.

AIR PHOTO & DEVELOPMENT CONTEXT:



APPLICATION EVALUATION:

The application was evaluated based on the technical reports submitted with the application and the applicable policies and regulations.

APPLICABLE POLICY AND REGULATIONS:	TECHNICAL REPORTS SUBMITTED:
<ul style="list-style-type: none"> • <i>Municipal Government Act</i>; • Interim Growth Plan; • Municipal Development Plan (County Plan); • Rocky View / City of Calgary Intermunicipal Development Plan; • Bearspaw Area Structure Plan; • Watermark Conceptual Scheme; • Land Use Bylaw; and, • County Servicing Standards. 	<ul style="list-style-type: none"> • Traffic Impact Assessment (TIA) prepared by Bunt & Associates, dated April 8, 2020; • Damkar Seniors Housing Conceptual Scheme Amendment Utility Servicing Design Brief, prepared by CIMA+, dated April 2020; • Damkar Senior Housing Memo prepared by Blazer Water System, dated June 27, 2020; • Preliminary Stormwater Management Report prepared by Westoff Engineering, dated April 14, 2020; • Phase 1 Environmental Site Assessment prepared by Almor Engineering Associates in 2006.

TECHNICAL ANALYSIS:

This report focuses primarily on the technical aspects of the proposal while the associated land-use amendment application focuses on the compatibility with relevant statutory plans.



Development Concept

The proposed Appendix 9 amendment to the existing Watermark CS proposes to develop a multi-residential community catering to seniors. The development concept contemplates four residential buildings ranging in height from 2-4 storeys that include landscaped areas, water features, paved pathways and street furniture to encourage outdoor activities and enhance social interaction. The concept facilitates an opportunity for existing community members to age in place and remain in the Community of Bearspaw near major amenities and services.

The development anticipates between 300-350 residential units, to accommodate a variety of seniors, in four buildings on approximately 12.3 acres. This results in a residential density of approximately 24-28.45 units per gross acre. The Watermark CS assigns an overall density assumed to be 1.95 units per gross acre over a total land area of 316 acres for a total of 617 residential units. As such, the development concept proposes a density that exceeds the Watermark CS policy, requiring an amendment (adopted as an amendment to the Bearspaw ASP) to increase the overall density to a maximum of 3.1 units per gross acre.

The existing Watermark CS states: *Any future land uses should be compatible with the adjacent Watermark development to the west and south, higher density urban development within the Tuscany Community located within the City of Calgary to the east and with adjacent Bearspaw country residential development to the north.*

The proposed amendment appears to be consistent with this direction particularly where the design of the community has been informed by landowner feedback and appropriate design elements to minimize impact on adjacent parcels and create an appropriate transition.

Transportation

The development concept proposes vehicular access to the development from one all-turns access on 12 Mile Coulee Road at Damkar Court, an existing public road. An internal subdivision road network would provide access to each individual building and restricts access to individual lots from 12 Mile Coulee Road. There is the potential for a secondary emergency access between Damkar Court and Tuscany Way NW, which would be defined through detailed design. With respect to off-site improvements, the intersections of 12 Mile Coulee Rd NW/Blueridge Rise, 12 Mile Coulee Rd/Tusslewood Drive and 12 Mile Coulee Rd/Tuscany Way would require improvements; however, these intersections fall within the City of Calgary jurisdiction. If the City of Calgary requires these intersections to be signalized and upgraded at a future development stage, the Applicant would complete all necessary improvements to the City's satisfaction as per the policies provided in Section 8 of the Conceptual Scheme amendment.

Utility Servicing

The Blazer Estates Water Plant would service the development via the existing distribution network and provide both potable domestic water and fire flows. The Blazer system carries two licenses to draw water from the Bow River to service the Watermark Community, Blueridge Estates and the proposed development concept. A water pumping station is located adjacent to the Bow River and the treatment facility is located on the Lynx Ridge Golf Course within the City of Calgary. There is an existing watermain for the development on Damkar Court which ties into the Watermark system on Spyglass Way via the private open space area. During detailed design, a water network analysis would be completed to confirm the required pipe sizing and any other improvements. This would also include a confirmation of the existing system capacity as well as identify any potential upgrades required. The on-site water distribution system would be designed according to Rocky View County Servicing Standards and Alberta Environment Standards and Guidelines.

Existing off-site sanitary infrastructure is also available to service the development. The gravity collection system drains to the Bearspaw Regional Wastewater Treatment Plant located within the Watermark development. The sewer main for the development ties into the Watermark system on



Spyglass Way via the private open space area. A preliminary analysis of the Watermark wastewater collection system found that there is existing capacity to accommodate the development concept. Further assessment of the Bearspaw Regional Wastewater Treatment Plant is to be conducted at a future development stage to determine if future improvements are needed to support the proposed development.

Stormwater

The stormwater management system would integrate with the community of Watermark and stormwater would be directed to Watermark's Wet Pond D. A Stormwater Management Plan (SWMP) was prepared in support of this amendment and this preliminary analysis indicates that the SWMP meets the requirements of the Watermark at Bearspaw Master Drainage Plan. In addition, it recognizes the Damkar Lands Phase 1, located to the south of the development and proposes to integrate effectively.

Open Space

The development concept provides open space in the form of private amenity space, parks, and pathways to the seniors-oriented residential community that is intended to encourage social interaction and recreation. In addition, the internal open space network would connect to the adjacent Watermark open space/pathway system and the regional open space system.

A landscaped transition area and pedestrian pathway system would be provided along the southwest portion of the development to provide separation, connection and transition to the church site and to the community of Watermark (along Spyglass Way). Each building would be separated by open space that includes cascading pools and water features, providing open gathering areas. The developer estimates the total amount of private open space to be 2.79 hectares (6.89 acres); this would be determined in detail at subdivision stage.

Design Standards

The development proposes a built form that would be consistent with the Watermark architectural and landscape design details as referenced in Section 6.2 of the Watermark Conceptual Scheme. In general, the 'Watermark' trademark would be incorporated into open spaces and building forms.

The developer would administer the design and architectural standards and generally consider:

- Site positioning and built form including minimizing building footprints and maintaining views;
- Community character and architectural guidelines including attention to natural features and architectural controls for each building;
- Downward-focused lighting designed to eliminate excessive lighting impacts on adjacent uses as per "dark skies" principles; and
- Landscaping and water conservation such as drought resistant plants, rain barrels and best management practices.

The application has been evaluated in accordance with the Interim Growth Plan, County Plan, Rocky View / City of Calgary Intermunicipal Development Plan, Bearspaw Area Structure Plan, Watermark Conceptual Scheme, and County Servicing Standards; the proposal is consistent with these plans and Administration recommends approval of the Conceptual Scheme amendment.

ADDITIONAL CONSIDERATIONS:

The subject site is located immediately west of the City of Calgary, one mile south of Hwy 1A, and adjacent to and west of 12 Mile Coulee Road. The subject land is within an area of the County that has experienced significant residential development. As a result, the majority of the lands within this area have been fragmented into residential parcels, with the exception of the subject lands, which currently remain undeveloped. The land consists of generally flat lands that slope from northeast to the western



ROCKY VIEW COUNTY

portion of the parcel. The proposed access to the site is through the existing 12 Mile Coulee Road to the east.

Respectfully submitted,

Concurrence,

“Brock Beach”

“Kent Robinson”

Acting Executive Director
Community Development Services

Acting Chief Administrative Officer

JA/sl

ATTACHMENTS:

ATTACHMENT ‘A’: Application Information

ATTACHMENT ‘B’: Application Referrals

ATTACHMENT ‘C’: Bylaw C-8056-2020 and Schedules A&B

ATTACHMENT ‘D’: Excerpt: redline version of Watermark Conceptual Scheme: Appendix 9.

ATTACHMENT ‘E’: Map Set

ATTACHMENT ‘F’: Public Submissions



ROCKY VIEW COUNTY

ATTACHMENT 'A': APPLICATION INFORMATION

APPLICANT: B & A Planning (Chris Andrew)	OWNERS: Trico Developments (1990) Ltd
DATE APPLICATION RECEIVED: April 16, 2020	DATE DEEMED COMPLETE: January 15, 2021
GROSS AREA: ± 4.97 hectares (± 12.29 acres)	LEGAL DESCRIPTION: Lot 4, Block 1, Plan 1712232 within SE-18-25-02-W05M.
SOILS (C.L.I. from A.R.C.): 4W 4 – Severe limitations to cereal crop production due to excessive wetness/poor drainage. 2C 2 – Slight limitations to cereal crop production due to adverse climate.	
HISTORY: <div> <div>June 10, 2014</div> <div>An amendment to the Watermark Conceptual Scheme to add Appendix 8: Damkar Lands was adopted by Council.</div> </div> <div> <div>October 1, 2013</div> <div>The County Plan was adopted.</div> </div> <div> <div>February 28, 2012</div> <div>The Rocky View County / City of Calgary Intermunicipal Development Plan was adopted.</div> </div> <div> <div>July 14, 2009</div> <div>The Watermark Conceptual Scheme was adopted by Council.</div> </div> <div> <div>January 18, 1994</div> <div>The Bearspaw Area Structure Plan (Bylaw C-4129-1993) was adopted by Council.</div> </div>	
PUBLIC & AGENCY SUBMISSIONS: The application was circulated to 1,013 adjacent landowners; 118 letters were received in response (see Attachment 'E'). The application was also circulated to a number of internal and external agencies, with received comments listed in Attachment 'B'.	



ATTACHMENT 'B': APPLICATION REFERRALS

AGENCY	COMMENTS
<i>Province of Alberta</i>	
Alberta Transportation	<p>This will acknowledge receipt of your circulation regarding the above noted proposal, which at the time of subdivision must meet the requirements of Sections 14 and 15 of the Subdivision and Development Regulation, due to the proximity of Highway 1A. The department is currently protecting Highway 1A to a Multi-lane standard at this location.</p> <p>The above noted subdivision proposal does not meet Section 14 or 15 of the Regulation. The department has concerns about operational and safety impacts to the highway should this subdivision be approved.</p> <p>Therefore, in accordance with the rationale provided below, the department is unwilling to provide authorization to the subdivision authority to vary the requirements of Section 14 of the Regulation until the following issues are addressed:</p> <ol style="list-style-type: none"> 1. The department expects that the municipality will mitigate the impacts of traffic generated by developments approved on the local road connections to the highway system, pursuant to Policies 8.37, 8.38, and 8.39 of the South Saskatchewan Regional Plan, and Section 622(1) of the Municipal Government Act. <p>In order to facilitate the mitigation of these impacts of development on the provincial highway system, the department recommends off-site levies for transportation infrastructure pursuant to Section 648(2)(c.2) of the Municipal Government Act.</p> <p>The department further notes willingness to work with the municipality on any requirements of Section 3.1 of the Off Site Levy Regulations for "transportation infrastructure" should the municipality choose to adopt off-site levies for transportation infrastructure.</p> <ol style="list-style-type: none"> 2. The existing intersection of Highway 1A and 12 Mile Coulee Road is presently at capacity and is not capable of supporting traffic from additional development. Until such time that Rocky View County and the City of Calgary have reached agreement with respect to upgrading the intersection, subsequent subdivision and development of the land will not be supported.
<i>Public Utility</i>	
ATCO Pipelines	<p>The Engineering Department of ATCO Pipelines, (a division of ATCO Gas and Pipelines Ltd.) has reviewed the above named plan and has no objections subject to the following conditions:</p> <ol style="list-style-type: none"> 1. Any existing land rights shall be carried forward in kind and registered on any newly created lots, public utility lots, or other properties. 2. ATCO Pipelines' requires a separate utility lot for its sole use. 3. Ground disturbances and surface works within 30 meters require prior written approval from ATCO Pipelines before commencing any work.



AGENCY	COMMENTS
	<ul style="list-style-type: none"> • Municipal circulation file number must be referenced; proposed works must be compliant with ATCO Pipelines' requirements as set forth in the company's conditional approval letter. • Contact ATCO Pipelines' Land Department at 1-888-420-3464 or landadmin@atco.com for more information. <p>4. Road crossings are subject to Engineering review and approval.</p> <ul style="list-style-type: none"> • Road crossing(s) must be paved and cross at a perpendicular angle. • Parallel roads are not permitted within ATCO Pipelines' right(s)-of-way. • If the road crossing(s) requires a pipeline alteration, the cost will be borne by the developer/owner and can take up to 18 months to complete. <p>5. Parking and/or storage is not permitted on ATCO Pipelines' facility(s) and/or right(s)-of-way.</p> <p>6. Encroachments are not permitted on ATCO Pipelines' facility(s) and/or right(s)-of-way.</p> <p>7. ATCO Pipelines recommends a minimum 15 meter setback from the centerline of the pipeline(s) to any buildings.</p> <p>8. Any changes to grading that alter drainage affecting ATCO Pipelines' right-of-way or facilities must be adequate to allow for ongoing access and maintenance activities.</p> <ul style="list-style-type: none"> • If alterations are required, the cost will be borne by the developer/owner. <p>9. Any revisions or amendments to the proposed plans(s) must be re-circulated to ATCO Transmissions for further review.</p>
Adjacent Municipality	<p>City of Calgary</p> <p>The City of Calgary has reviewed the above noted application in reference to the Rocky View County/City of Calgary Intermunicipal Development Plan (IDP) and other applicable policies. The City of Calgary Administration does not support the application and has the following comments for your consideration.</p> <p>Rocky View County is currently reviewing the Bearspaw Area Structure Plan (the ASP). The ASP outlines the subject lands as country residential. The proposed development is a significant increase in intensity which does not align with the intent of country residential. The City of Calgary is interested in how a significant increase in development intensity adjacent to our boundary has impact on City resources (transit, transportation, recreation, services and infrastructure). This continues to highlight the need for our municipalities to develop a cost-sharing agreement for municipal services. The City does not support this application as it is premature and requires a holistic amendment to the Bearspaw ASP that evaluates the impacts on City services. The City requests that further</p>



AGENCY	COMMENTS
	<p>administrative collaborations and discussions can occur and that the outcome of these discussions be brought forward to the Intermunicipal Committee.</p> <p>The proposed application falls within the City of Calgary source watershed within an area of high vulnerability, as identified by the City of Calgary Source Watershed Vulnerability Index.</p> <ul style="list-style-type: none"> • Areas with a high vulnerability rating: Contaminants likely to be mobilized and transported downstream during most runoff-producing precipitation or snowmelt events. The time for runoff to reach the Bow River or Elbow River is short, requiring prompt action to be effective. Spills and other accidental releases would likely enter watercourses or connected aquifers if not contained within a few hours. <p>The City of Calgary Intermunicipal Development Plan provides the policy structure to address lands that are considered significant for source water where section 11 focuses on watershed management with the goal to responsibly manage watersheds within the Policy Area (The City of Calgary and Rocky View County, 2012, p. 28). The IDP further includes objectives and policies to support the goal. The first objective speaks to ensuring that both municipalities manage water quality as it is important for the drinking water supply, agricultural operations and the overall health of the watershed. The City is intent on protecting the watershed and potable water sources.</p> <p>In addition, the City has the following detailed comments:</p> <ol style="list-style-type: none"> 1. Appropriate interface policies as outlined in the Intermunicipal Development Plan need to be reflected in the conceptual scheme. 2. Note that The City will not revisit the Master Servicing Agreement with Bearspaw School to accommodate the proposed development through an infrastructure / service extension. The proposed development will not have access to City servicing. 3. Conceptual Scheme policy 9.3.3: on-site stormwater storage will be determined through a stormwater report prepared at the development permit stage. This will determine the size, shape, unit area release rate control and water quality in accordance with the Bearspaw Master Drainage Plan. Given high vulnerability rating of the lands in question, the City of Calgary requests a copy of the report and the opportunity to review against source water protection objectives, when it becomes available. 4. The City requests that Rocky View County submits the Transportation Impact Assessment update (2020) referenced in conceptual scheme for review and comment. 5. Any upgrades or improvements on 12 Mile Coulee Rd NW (geometric, access, traffic control) would be at the developer and or Rocky View County's expense. Access to 12 Mile Coulee Rd NW shall be designed to City standards.



AGENCY	COMMENTS
	<p>6. Improvements to active modes of transportation and linkages into existing pathway networks should occur.</p> <p>In summary, The City of Calgary does not support the proposed application as the application is premature and may have detrimental impact on services and resources for The City of Calgary.</p> <p><i>**Detailed response provided including technical studies.</i></p>
Internal Departments	
Fire Services & Emergency Management	<p>1. Please ensure that water supplies and hydrants are sufficient for firefighting purposes. Please contact the Fire Service to propose a design for a private hydrant systems if it is required.</p> <p>2. Dependent on the occupancies, the Fire Service recommends that the buildings be sprinklered, if applicable, as per the National Building Code.</p> <p>3. Please ensure that access routes are compliant to the designs specified in the National Building Code and the Rocky View County Servicing Standards.</p> <p>4. Please ensure that there is adequate access throughout all phases of development and that the access complies with the requirements of the National Building Code & NFPA 1141.</p>
Planning and Development Services - Engineering	<p>General:</p> <ul style="list-style-type: none"> At a future development stage, the applicant shall be responsible to dedicate all necessary easements and ROWs for utility line assignments and provide for the installation of all underground shallow utilities and street lighting with all necessary utility providers to the satisfaction of the County At a future development stage, the applicant is required to submit a Construction Management Plan for proposed development addressing noise mitigation measures, traffic accommodation, sedimentation and dust control, management of stormwater during construction, erosion and weed control, construction practices, waste management, firefighting procedures, evacuation plan, hazardous material containment and all other relevant construction management details in accordance with County's servicing standards. <p>Geotechnical:</p> <ul style="list-style-type: none"> As per the Conceptual Scheme, a preliminary geotechnical assessment was undertaken for the lands including the subject land by Leviton in 2013. As per the Geotechnical Assessment, a relatively shallow groundwater table is present at the site. The excavation may require temporary dewatering. The on-site slopes are considered stable for the current condition.



AGENCY	COMMENTS
	<ul style="list-style-type: none"> At a future development stage, the applicant is required to provide a Geotechnical investigation report for the proposed development. The geotechnical investigation will incorporate evaluation of the soil and groundwater conditions within the project boundaries, geotechnical recommendations for the design and construction of site grading, underground services, stormwater infrastructures, concrete foundations, asphaltic concrete pavement structures and all other related infrastructures and provide all other relevant geotechnical information for the proposed development to the satisfaction of the County. The site has slopes more than 15 %. At a future development stage, the applicant shall submit a Slope Stability Analysis to assess the site grading and determine any setback requirements in these areas. <p>Transportation:</p> <ul style="list-style-type: none"> The applicant provided a Traffic Impact Assessment (TIA) for the proposed development prepared by Bunt & Associates dated April 8, 2020. As per the TIA, The proposed development consist of 286 adult housing units and 114 congregate care facility units. The development is proposed to gain an all-turn access via Damkar Court from 12 Mile Coulee Road NW. The TIA considered offsite impacts to the road network and key intersections based on the growth of background traffic as well as with the addition of the proposed development. As per the TIA <ul style="list-style-type: none"> 12 Mile Coulee Rd/Crowchild Tr: Fails to operate at the background and post-development conditions. However, the 12 Mile Coulee/Crowchild Trail intersection is a regional issue, and a long-term solution is identified by the City of Calgary. 12 Mile Coulee Rd NW/Blueridge Rise: Anticipated to operate with substantial delay for the east bound left turn at the background and post-development conditions. The signal analysis indicated no signal is warranted. The long delay for the east bound can be mitigated through the installation of appropriate signage. 12 Mile Coulee Rd/Tusslewood Drive and 12 Mile Coulee Rd/Tuscany Way: Anticipated to require signalization for the background condition and post-development conditions. 12 Mile Coulee Rd/Damkar Court: It is capable of accommodating total post-development traffic through to the 2039 horizon. Thus, no improvements are required. The proposed development includes a pathway along the utility right of way on the north boundary of the site. This will connect the regional pathway system in Watermark to the



AGENCY	COMMENTS
	<p>regional path (under construction) along 12 Mile Coulee Road.</p> <ul style="list-style-type: none"> Intersections of 12 Mile Coulee Rd NW/Blueridge Rise, 12 Mile Coulee Rd/Tusslewood Drive and 12 Mile Coulee Rd/Tuscany Way require to be upgraded at the both, background and post development condition. These intersection fall within the City of Calgary jurisdiction. Should City of Calgary require these intersections to be signalized and upgraded, the applicant shall complete all necessary improvements to the City's satisfaction prior to issuance of future Development Permit. The existing intersection of Highway 1A and 12 Mile Coulee Road is presently at capacity and failing to support the traffic in the current condition. The intersection of Highway 1A and 12 mile is proposed to be improved through Ascension (another development in the area), which will accommodate this development. At a future development stage, the applicant is required to provide payment of the Transportation Off-Site Levy, in accordance with the applicable levy at the time of approval, for the total gross acreage of the lands proposed to be developed. It is to be noted that the applicant shall be responsible for any offsite ROW acquisitions (if required) to support the proposed development <p>Sanitary/Waste Water:</p> <ul style="list-style-type: none"> The applicant submitted a Damkar Seniors Housing Conceptual Scheme Amendment Utility Servicing Design Brief, prepared by CIMA+, dated April 2020. As per the Utility Design Brief, the existing offsite sanitary infrastructure is available to service the proposed Seniors Housing development. The Watermark gravity collection system was expanded during the construction of Damkar Court and includes two 200mm PVC mains stubbed into the Site. The stubbed main will be extended to service the buildings. The gravity collection system drains to the Bearspaw Regional Wastewater Treatment Plant located within the Watermark development. A preliminary analysis of the Watermark Wastewater Collection system concluded that there is capacity for the Seniors Housing development concept. At a future development stage, applicant shall provide a detailed sanitary servicing study to confirm the wastewater usage for the proposed development and see if upgrades are required to the existing gravity collection system. The study will also investigate the available capacity of the Bearspaw Regional Wastewater Treatment Plant and identify if upgrades are required at the plant to meet the additional demand of the proposed development. Should upgrades to the Bearspaw Regional Wastewater Treatment Plant and the existing gravity collection system are required, prior to issuance of



AGENCY	COMMENTS
	<p>future DP, the applicant shall enter into development agreement with the County to complete all necessary improvements to support the proposed development.</p> <ul style="list-style-type: none"> It is to be noted that the applicant shall be responsible for any ROW acquisitions and easements required to service the proposed development. <p>Water Supply And Waterworks:</p> <ul style="list-style-type: none"> As per the Utility Design Brief, Water servicing for the proposed Seniors Housing development will utilize the water distribution system by Blazer Water Systems Ltd. The water distribution system will provide treated potable domestic water and fire flows to the proposed development. Water distribution mains to service the Seniors Housing development were installed during the construction of Damkar Court and include a dual (looped) 200 mm PVC mains extending from Spyglass Way near the intersection with Watermark Ave. Two 200 mm PVC mains have been stubbed into the Site which will be extended and looped to service the buildings. As per the Damkar Senior Housing memo, provided by Blazer Water System, dated June 27, 2020, Blazer Water System has the capacity to meet the potable water needs of the seniors housing. It is to be noted that the existing capacity of Blazer WTP is insufficient for the fire flow requirements of proposed development. As per the preliminary fire suppression strategy, supplemental fire protection measures such as internal fire suppression sprinklers supplemented by onsite water storage, stormwater storage (storm pond) with drafting hydrant and building construction with fire resistant materials can be implemented to address the shortfall from the water distribution system for fire suppression. At the time of future development permit, the applicant shall submit a detailed water servicing strategy, including further assessment of tie in to the Blazer Water Treatment Plant, fire suppression strategies, water demands for each phase of the development and engineered design drawings. At a future development stage, the applicant will need to enter into a Development Agreement with the County for the construction of the water distribution system, fire suppression infrastructures and all other water infrastructure required to service the development. The applicant will also need to enter into a Development Service Agreement with Blazer Water System to purchase the necessary water capacity for the proposed phase and for the construction of all water-related infrastructure within the water treatment plant. It is to be noted that the applicant shall be responsible for any ROW acquisitions and easements required to service the proposed development for all proposed potable water infrastructure



AGENCY	COMMENTS
	<ul style="list-style-type: none"> All Alberta Environment approvals shall be the sole responsibility of the applicant. <p>Storm Water Management:</p> <ul style="list-style-type: none"> As part of the conceptual scheme, the applicant provided a Preliminary Stormwater Management report prepared by Westoff Engineering, dated April 14, 2020. The stormwater management concept for the site proposes integration with the community of watermark and will be directed to Watermark's wet pond D at the controlled release rate. The on-site storage will be provided by three storm ponds appearing as water features located between the buildings that will attenuate the storm event run-off for controlled release offsite. The proposed Damkar Seniors Housing development will meet a Unit Area Release Rate in accordance with Damkar Subdivision Phase 1 Stormwater Management Plan from the Damkar Lands (including the Site) into the existing Watermark Phase 1 minor system. At a future development stage, the applicant will be required provide a detailed stormwater management plan and design drawings for the proposed stormwater management system and all related infrastructure in accordance with the requirements of the Damkar Subdivision Phase 1 Stormwater Management Plan, Master Drainage Plan for the Watermark at Bearspaw development, the County's Servicing Standards, Alberta Environment regulations and best practices. At a future development stage, the applicant will be required to prepare an erosion and sediment control (ESC) plan, prepared by a qualified professional, identifying ESC measures to be taken during construction of proposed infrastructure. The drawings and plans shall be in accordance with the requirements of the County's Servicing Standards and best management practices It is to be noted that the applicant shall be responsible for any ROW acquisitions and drainage easements required to service the proposed development. <p>Environmental:</p> <p>No environmental constraints are present given that the lands have previously been stripped, graded and serviced.</p>

Circulation Period: April 30, 2020 to May 22, 2020

Agencies that did not respond, expressed no concerns, or were not required for distribution, are not listed.



ROCKY VIEW COUNTY

BYLAW C-8056-2020**A Bylaw of Rocky View County to amend Bylaw C-4129-93, known as the Bears paw Area Structure Plan, and to amend Bylaw C-6798-2009 known as the Watermark at Bears paw Conceptual Scheme.**

The Council of Rocky View County enacts as follows:

PART 1 – Title

1 This Bylaw shall be known as Bylaw C-8056-2020.

PART 2 – Definitions

2 Words in this Bylaw have the same meaning as those set out in the Land Use Bylaw and Municipal Government Act except for the definitions provided below:

- (1) “Council” means the duly elected Council of Rocky View County;
- (2) “Land Use Bylaw” means Rocky View County Bylaw C-8000-2020, being the Land Use Bylaw, as amended or replaced from time to time;
- (3) “Municipal Government Act” means the Municipal Government Act, RSA 2000, c M-26, as amended or replaced from time to time; and
- (4) “Rocky View County” means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.

~~In this Bylaw, the definitions and terms shall have the meanings given to them in Land Use Bylaw C-4841-97 and the Municipal Government Act.~~

PART 3 – Effect OF BYLAW

3 ~~THAT sections of the Watermark at Bears paw Conceptual Scheme C-6798-2009 be amended, and the by attaching “Appendix 9 Damkar Lands Seniors Oriented Residential” be approved as shown detailed in Schedules ‘A & B’ attached to and forming part of this Bylaw;~~

4 ~~THAT the Bears paw Area Structure Plan C-4129-93 be amended as follows is hereby amended by:~~

4.1 ~~The text within Section 10.0, Concept Plans, which reads, states “Watermark at Bears paw – amended to include Appendix 8 Damkar lands, Adopted May 2014~~ **Adopted February 9, 2010** ~~” is replaced by text stating “Watermark at Bears paw – amended to include: Appendix 8 Damkar lands, Adopted May 2014; and Appendix 9 Damkar Lands Seniors Oriented Residential, Adopted (date)”;~~ **be amended to read, “ Watermark at Bears paw – Adopted February 9, 2010 (amended June 10, 2014 and May 18, 2021); and,**

- ~~a) Attaching “Appendix 9 Damkar Lands Seniors Oriented Residential” as shown in Schedule ‘A’, attached to and forming part of this Bylaw, to the Watermark at Bears paw Conceptual Scheme forming part of the Bears paw area Structure Plan C-6798-2009.~~

PART 4 – TRANSITIONAL Effective Date

5 Bylaw C-8056-2020 **is passed and** comes into force when it receives third reading, and is signed **in accordance with the Municipal Government Act.** ~~by the Reeve/Deputy Reeve and CAO or Designate, as per the Municipal Government Act.~~

Division: 8

~~File: 05618459 – PL20200051~~

READ A FIRST TIME IN COUNCIL this 14th day of July , 2020
PUBLIC HEARING WAS HELD IN COUNCIL this day of , 2021
READ A SECOND TIME IN COUNCIL this day of , 2021
READ A THIRD TIME IN COUNCIL this day of , 2021

Reeve

CAO or Designate

Date Bylaw Signed

SCHEDULE 'A'
FORMING PART OF BYLAW C-8056-2020

Amendments to the Watermark Conceptual Scheme C-6798-2009

Amendment #1

Delete the text in Section 6.0, subsection 6.2, in the paragraph entitled Density that reads:

The maximum density for the entire conceptual plan area has been assumed to be 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). Of the 617 residential units, approximately 57 units have been allocated to the Damkar Parcel, with the Watermark site having a total maximum density of 560 residential units.

and replace with:

The maximum density for the entire conceptual plan area has been assumed to be 2.9 units per gross acre over a total land area of 316 acres for a total of 910 residential units (including the Damkar Parcel). Of the 910 residential units, approximately 350 units have been allocated to the Damkar Parcel, with the Watermark site having a total maximum density of 560 residential units.

Amendment #2

Delete Table 1, which shows:

TABLE 1 Residential Sub-Area Statistics

Sub Area	Total Area		No. Units	Density (upa)
	Hectares	Acres		
1	7.21	17.81	13	0.73
2	3.22	7.96	8	1.01
3	5.35	13.21	10	0.76
4	11.87	29.34	30	1.02
5	15.82	39.19	68	1.74
6	66.55	164.78	330	2.00
7	5.98	14.78	101	6.83
Total/Avg.	116	287	560	1.95

Lot Dimensions and Minimum Sizes

Standard, Rectangular Lot Dimensions			Lot Sizes	
Sub Area	Feet	Metres	Acres	Hectares
1	200 X 250	61 X 76	1.15	.46
2	160 X 250	49 X 76	.92	.37
3	160 X 250	49 X 76	.94	.38
4	130 X 230	39.5 X 70	.69	.28
5	100 X 160	30.5 X 49	.37	.15
6	82 X 150	25 X 45.5	.28	.11
	82 X 140	25 X 42.5	.26	.11
7	n/a		n/a	

Building Envelope Setback Distances

Sub Area	Minimum Front Yard Setback		Minimum Rear Yard Setback		Minimum Side Yard Setback		Minimum Distance Between Houses	
	Ft	M	Ft	M	Ft	M	Ft	M
1	36.1	11.0	119.7	36.5	26.2	8.0	100.0	30.5
2	79.5	24.3	82.0	25.0	19.7	6.0	70.5	21.5
3	36.1	11.0	80.0*	24.3*	14.8	4.5	50.8	15.5
4	36.1	11.0	80.0*	24.3*	14.8	4.5	50.8	15.5
5	32.8	10.0	36.1	11.0	9.8	3.0	31.2	9.5
6	29.5	9.0	29.5	9.0	8.2	2.5	25.3	7.7
7	n/a		n/a		n/a		n/a	

*With a 6 metre MFL pathway along the western boundary of Sub-Area Three and the southern boundary of Sub-Area Four, the houses will be set back a minimum of 30.5 metres (100 feet) from Watermark's existing western and southern property boundary.

And replace with:

Table 1: Residential Sub-Area Statistics

Sub Area	Total Area		No. Units	Density (upa)
	Hectares	Acres		
1	7.21	17.8	13	0.7
2	3.22	8.0	8	1.0
3	5.4	13.2	10	0.8
4	11.9	29.3	30	1.0
5	15.8	39.1	68	1.7
6	67.9	168.2	340	2.0
7	5.98	14.8	101	6.8
Appendix 8	5.8	13.4	0	0
Appendix 9	5.00	12.3	300 ~ 350	24 ~ 28
Total/Avg/	128.1	317.0	870 ~ 920	2.7 ~ 2.9

*sub-area 6 increased in 2014 by 3.4 ac/10 units as per adoption of Damkar Appendix 8

Amendment #3

Amend policy 6.2.1, which reads

Policy 6.2.1 Overall density of residential development within the Conceptual Scheme area shall not exceed 1.95 units per gross acre.

And replace with:

Policy 6.2.1 Overall density of residential development within the Conceptual Scheme area shall not exceed 2.9 units per gross acre.

Amendment #4

Amend policy 6.7.1, which reads:

Policy 6.7.1 Future land uses may include residential and/or institutional uses. Densities beyond the equivalent of 1.95 residential units per gross acre may require an amendment to the Conceptual Scheme.

And replace with:

Policy 6.7.1 Future land uses may include residential and/or institutional uses. Densities beyond the equivalent of 2.9 residential units per gross acre may require an amendment to the Conceptual Scheme.

Amendment #5

Insert Appendix 9 Damkar Lands Seniors Oriented Residential, as per Schedule B.

Amendment #6

Update the Table of Contents to reflect the addition of Appendix 8 and Appendix 9.

Amendment #7

General formatting, numbering and grammar throughout.

SCHEDULE 'B'

FORMING PART OF BYLAW C-8056-2020

A Conceptual Scheme affecting Lot 4, Block 1, Plan 1712232, herein referred to as Appendix 9 Damkar Lands Seniors Oriented Residential.



Conceptual Scheme

Watermark project was initially suggested and then strongly supported by virtually all participants at the neighbourhood visioning workshop.

- All units will be designed to look like large single family homes, and no individual building will contain more than two grade entry units.
- Sub-Area Seven will have a maximum density of 7 units per gross acre.

Density

The maximum density for the entire conceptual plan area has been assumed to be ~~1.95~~ 2.9 units per gross acre over a total land area of 316 acres for a total of ~~617-910~~ residential units (including the Damkar Parcel). Of the ~~617-910~~ residential units, approximately ~~57~~ 350 units have been allocated to the Damkar Parcel, with the Watermark site having a total maximum density of 560 residential units.

Table 1 summarizes the land use components of the Watermark site.

Please see the following page for a revised Table 1

TABLE 1

Residential Sub-Area Statistics

Sub Area	Total Area		No. Units	Density (upa)
	Hectares	Acres		
1	7.21	17.8	13	0.73
2	3.22	7.96	8	1.01
3	5.35	13.27	10	0.76
4	11.87	29.4	30	1.02
5	15.82	39.4	38	1.74
6	66.55	164.78	50	2.00
7	5.98	14.78	101	6.83
Total/Avg.	116	287	560	1.95

Lot Dimensions and Minimum Sizes

Standard, Rectangular Lot Dimensions			Lot Sizes	
Sub Area	Feet	Metres	Acres	Hectares
1	200 X 250	61 X 76	1.15	.46
2	160 X 250	49 X 76	.92	.37
3	140 X 230	42.5 X 70	.74	.30
4	130 X 230	39.5 X 70	.69	.28
5	100 X 160	30.5 X 49	.37	.15
6	82 X 150 82 X 140 (backing on parkland)	25 X 45.5 25 X 42.5	.28 .26	.11 .11
7	n/a		n/a	

Building Envelope Setback Distances

Sub Area	Minimum Front Yard Setback		Minimum Rear Yard Setback		Minimum Side Yard Setback		Minimum Distance Between Houses	
	Ft	M	Ft	M	Ft	M	Ft	M
1	36.1	11.0	119.7	36.5	26.2	8.0	100.0	30.5
2	70.5	21.5	82.0	25.0	19.7	6.0	70.5	21.5
3	36.1	11.0	80.0*	24.5*	14.8	4.5	50.8	15.5
4	36.1	11.0	80.0*	24.5*	14.8	4.5	50.8	15.5
5	32.8	10.0	36.1	11.0	9.8	3.0	31.2	9.5
6	29.5	9.0	29.5	9.0	8.2	2.5	25.3	7.7
7	n/a		n/a		n/a		n/a	

* With a 6 metre MR pathway along the western boundary of Sub-Area Three and the southern boundary of Sub-Area Four, the houses will be set back a minimum of 30.5 metres (100 feet) from Watermark's existing western and southern property boundary.

REVISED

Table 1: Residential Sub-Area Statistics

Sub Area	Total Area		No. Units	Density (upa)
	Hectares	Acres		
1	7.21	17.8	13	0.7
2	3.22	8.0	8	1.0
3	5.4	13.2	10	0.8
4	11.9	29.3	30	1.0
5	15.8	39.1	68	1.7
6	67.9	168.2	340	2.0
7	5.98	14.8	101	6.8
Appendix 8	5.8	13.4	0	0
Appendix 9	5.00	12.3	300 – 350	24 – 28
Total/Avg/	128.1	317.0	870 - 920	2.7 – 2.9

*sub-area 6 increased in 2014 by 3.4 ac/10 units as per adoption of Damkar Appendix 8



Conceptual Scheme

Phasing

The phasing plan (Figure 7) demonstrates how the total development of the Watermark site could be phased. More than one phase may proceed at the same time and the order and size of the individual phases may change without needing an amendment to the Conceptual Scheme.

Policy 6.2.5

To accommodate market conditions, the order of actual development may vary from the proposed phasing plan without requiring an amendment to the Conceptual Scheme.

- Policy 6.2.1** Overall density of residential development within the Conceptual Scheme area shall not exceed ~~1.95~~ **2.9** units per gross acre.
- Policy 6.2.2** Specific lot sizes and lot dimensions will be based on the details provided in Table 1 for Sub-Areas One to Six.
- Policy 6.2.3** Specific building envelope setback distances will be consistent with the details provided in Table 1 for Sub-Areas One to Six.
- Policy 6.2.4** Details regarding internal road systems, specific lot sizes and distribution of lots shall be finalized at the subdivision stage. As long as the overall intent of the residential concept and lot size specifications as set out in Section 6.2 are respected, final subdivision design details may vary from those depicted in Figure 6 above without requiring an amendment to the Conceptual Scheme.



Conceptual Scheme

- A connection from the Watermark site to the existing Bearspaw Village Park located at the northwest corner of Bearspaw Village Road and Bearspaw Village Crescent.

On site multi-use regional trail systems will be 3 metres in width; constructed using low maintenance materials such as asphalt; designed to facilitate multi-use (cycling, walking, etc.); and provide for key connections to existing and future pathway systems in the local area.

- Policy 6.6.1** **On site multi-use regional trails will be 3 metres in width, constructed of low maintenance material (paved), provide for multi-use opportunities and facilitate key local connections.**
- Policy 6.6.2** **A combined bicycle/pedestrian multi-use regional pathway will be created along the north side of Township Road 252/80 Avenue and along the east side of Bearspaw Village Road. The pathway will be constructed by the developer and maintained by the M.D. of Rocky View, by a Homeowners Association under a lease agreement with the M.D., or by the Bearspaw Glendale Community Association.**
- Policy 6.6.3** **The internal bicycle/pedestrian multi-use regional trail system within the Watermark site will be designed in such a manner as to provide strategic connections to existing pathway systems within adjacent Bearspaw subdivisions and the Tuscany Community. The internal multi-use regional trail system will be constructed by the**

developer and maintained by the M.D. of Rocky View, by a Homeowners Association under a lease agreement with the M.D. or by the Bearspaw Glendale Community Association.

6.7 Damkar Parcel

An approximate 29 acre/12 hectare site located within the extreme northeast portion of the conceptual scheme boundary has been retained by the Damkar Family (See Figure 6). An agreement exists to provide, under certain conditions, wastewater and water service from the Watermark systems to the Damkar Parcel. Proposed future land uses for this site may require an amendment to the Conceptual Scheme should such uses and densities not be in conformity with this Conceptual Scheme. Any future land uses should be compatible with the adjacent Watermark development to the west and south, higher density urban development within the Tuscany Community located within the City of Calgary to the east and with adjacent Bearspaw country residential development to the north.

- Policy 6.7.1** **Future land uses may include residential and/or institutional uses. Densities beyond the equivalent of ~~1.95~~ 2.9 residential units per gross acre may require an amendment to the Conceptual Scheme.**
- Policy 6.7.2** **Transportation access will be from 12 Mile Coulee Road and will be shared with Sub Area 7 of the Watermark project.**
- Policy 6.7.3** **Communal wastewater treatment and water services will be provided to the Damkar Parcel under certain conditions, by the Watermark project.**



Damkars

LEGACY PROJECT

SENIORS-ORIENTED
RESIDENTIAL COMMUNITY

Appendix 9: Conceptual Scheme Amendment



DAMKAR LANDS

Seniors Oriented
Residential Community

A Legacy Project in Bearspaw



Trico Homes

The logo for the Damkars Legacy Project. It features the word "Damkars" in a large, elegant, white script font. Below it, the words "LEGACY PROJECT" are written in a smaller, white, all-caps sans-serif font. The background of the logo is a teal color with a white line-art illustration of a branch with small flowers or leaves in the upper left corner.

Damkars

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1

MOTIVATION & RATIONALE

This Conceptual Scheme Amendment has been prepared by B&A Planning Group, with a team of technical experts, on behalf of an ownership group led by Trico Developments (1990) Ltd. in support of a Land Use Redesignation and Area Structure Plan (ASP) amendment. This Conceptual Scheme amendment relates to a ± 12.3 ac (5 ha) parcel legally described as Lot 4, Block 1, Plan 171 2232 and located directly west of 12 Mile Coulee Road approximately 1 $\frac{1}{2}$ mile south of Highway 1A (hereafter known as the "Plan Area"). This planning framework, proposed as Appendix 9, supersedes the existing policies in place for the Plan Area as shown within the Watermark Conceptual Scheme.

The Plan Area is in Rocky View County (RVC), in an area of Bearspaw that has recently experienced significant development activity. Adopted in 2009, the Watermark Conceptual Scheme contemplates a fully serviced, master-planned residential community with ± 600 homes on ± 300 ac. The development is provided with core services by the Blazer Estates Water System, the Bearspaw Wastewater Treatment Plant and an integrated stormwater management system within a series of cascading detention ponds and wetlands within the site.

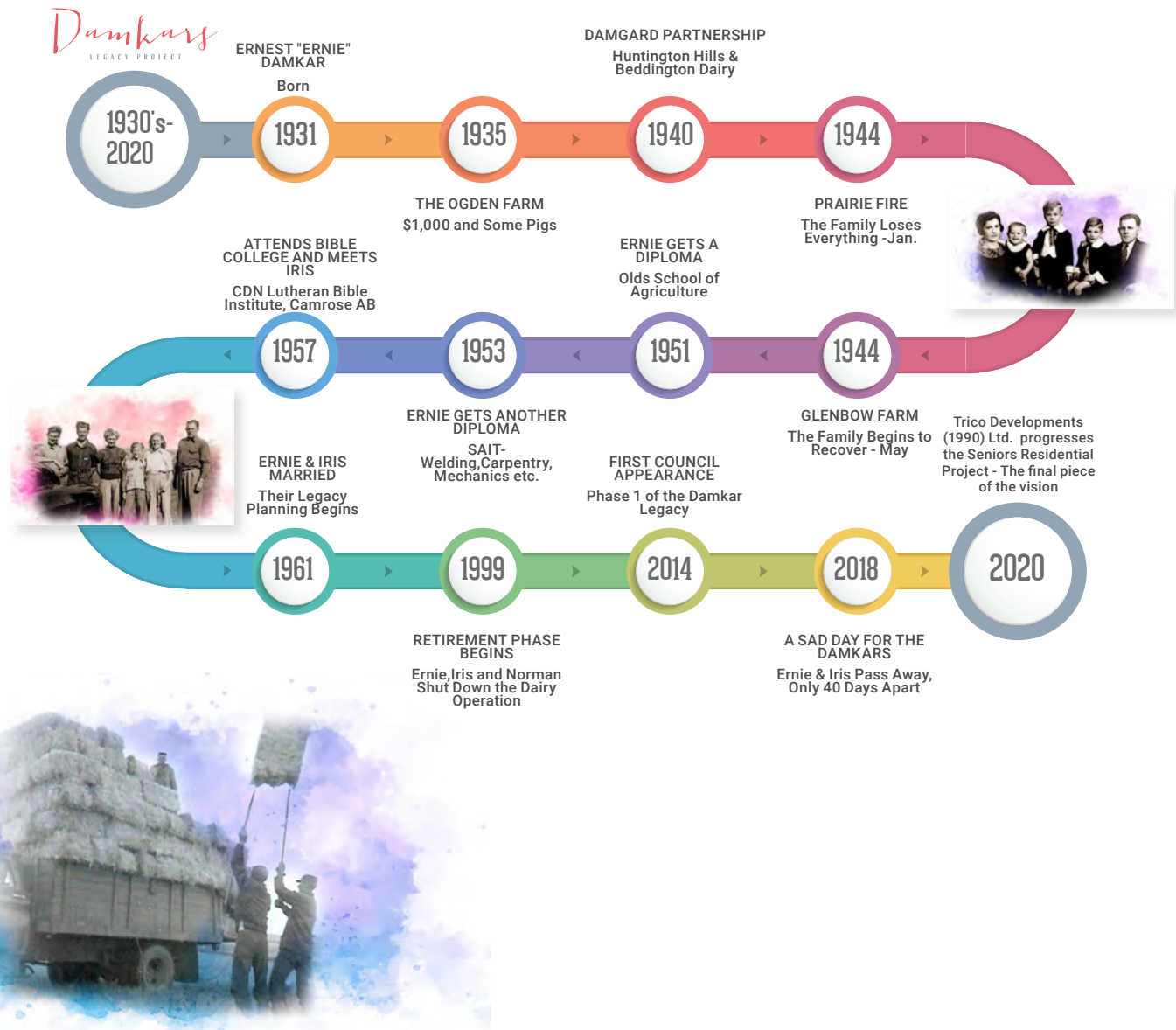
Trico's development concept proposes a seniors oriented residential community, which will complete the final component of the vision established by the Watermark Conceptual Scheme and the Damkar Family. As part of the sale of the Watermark lands to MacDonald Developments, the original owners (Ernie and Iris Damkar) directed that the NE corner of the Plan Area should accommodate a church and a seniors-oriented residential project. The first phase of this vision was recently realized via approval of the Centre Street Church Northwest Campus and ten residential lots adjacent to Spyglass Way. Implementation of the second phase of the Damkar's vision, the seniors oriented residential community, is the subject of this amendment.

1.1 HISTORY

The Damkar family has a long history in the Calgary area, particularly the late Ernie and Iris, whose dream it was to develop their Bearspaw homestead to create two projects: (1) the Centre Street Church Northwest Campus and; (2) a residential project that caters to seniors. With the Church construction well underway, the residential project is the final step in making the Damkar's dream a reality.

Ernie and Iris, along with Ernie's brother Norman, ran a family-inherited dairy farm for many years in Bearspaw. Before their passing, Ernie and Iris willed their land to the community to create two legacy projects, the Church and residential project that caters to seniors. Ernie and Iris envisioned a seniors residential project to be a place where local aging populations can enjoy their retirement in familiar surroundings together with loved ones. This residential 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 residential project to be a gift to God and their community.

Trico Developments [1990] Ltd. Progresses Seniors Residential Project



2

DEVELOPMENT
OBJECTIVES & GUIDING
PRINCIPLES

2

2.1 DEVELOPMENT OBJECTIVES

This Appendix has been prepared in accordance with the following planning objectives:

- To establish a framework to guide the resolution of planning and development issues during the subsequent land use redesignation, subdivision and development processes.
- To highlight the development within the context of the Watermark Conceptual Scheme, the Bearspaw Area Structure Plan, the Rocky View/Calgary Intermunicipal Development Plan, County Plan and Calgary Metropolitan Region Interim Growth Plan.
- To provide a policy framework that guides utility servicing and ensures an orderly extension of existing infrastructure from the Watermark Community.
- To identify an internal transportation system that accommodates full development of the site and manages peak traffic congestion, parking and queueing.
- To provide the opportunity to connect the open space system to a larger regional open space system.
- To provide transitional uses and buffers between the Watermark Community and development within the Plan Area.
- To maintain the unique and prestigious residential character of the Watermark Community with a strong visual aesthetic and adherence to the Watermark architectural and design standards.

2.2 GUIDING PRINCIPLES

This Appendix establishes a series of Guiding Principles intended to facilitate the development objectives associated with the Damkar family's motivation to establish a seniors-oriented residential community, north of the recently approved Centre Street Church Northwest Campus, which is currently under construction. Similar to the Watermark Conceptual Scheme, the development will carefully integrate the natural environment, maintain views of the Rocky Mountains, leverage its proximity to the Bow River Valley and the City of Calgary, while incorporating innovative and aesthetically pleasing development standards, visually enhancing the broader Bearspaw community. The underlying principle is to provide an alternative housing option to encourage local residents to age in place.

These guiding principles are described as follows:

2.2.1 Facilitate Aging in Place

- Provide an appropriate form of housing that allows and encourages individuals to remain in their community throughout their life-cycle.

2.2.2 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; and
- Appropriate architectural standards that reflect the local aesthetic.

2.2.3 Connect to regional open space and amenities

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

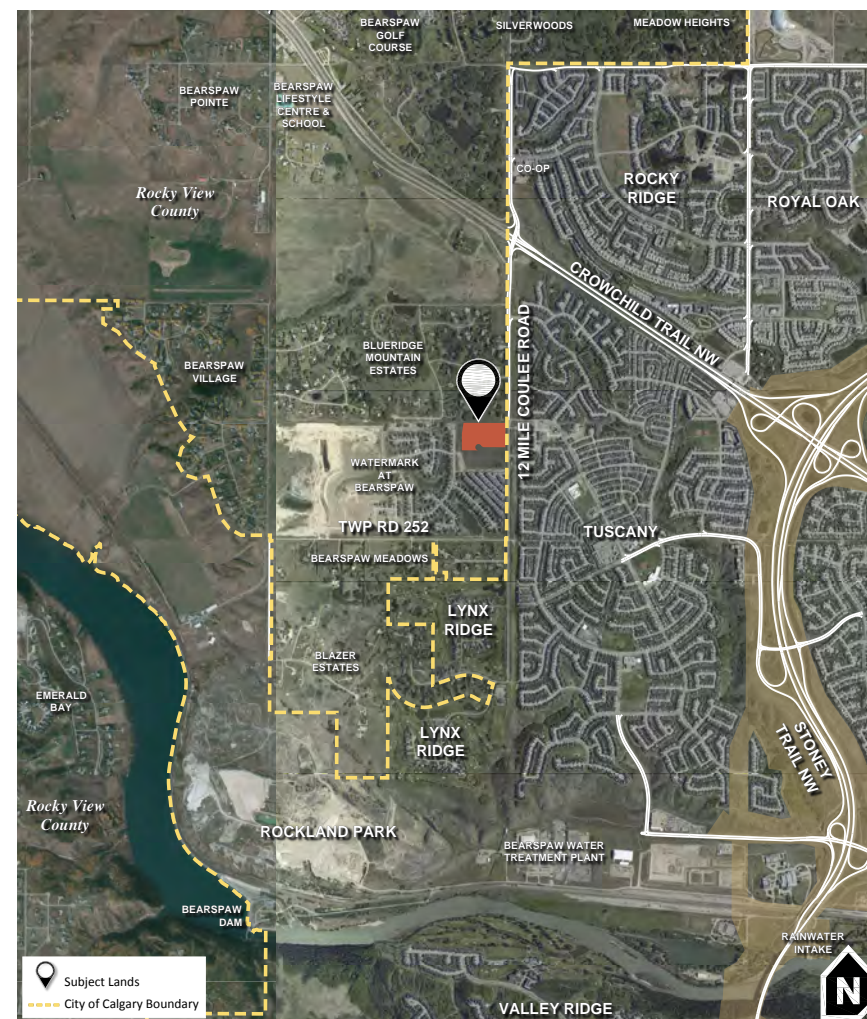
2.2.4 Integrate with the Watermark Community

- Leverage natural topography to preserve views for tenants and neighbours;
- Community interface will be sensitive and will 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; and
- Address servicing matters to integrate the development concept.

2.2.5 Facilitate an open and transparent stakeholder engagement process

- Complete a stakeholder engagement program to inform interested stakeholders regarding the project details, solicit feedback about technical issues and provide timely responses to questions, comments and ideas – **Section 3.0 Communications and Engagement** further details the strategy and process.

Figure 1 | Regional Location



3

COMMUNICATIONS AND
ENGAGEMENT

4

3.1 STRATEGIC COMMUNICATIONS
AND ENGAGEMENT APPROACH

The International Association of Public Participation's (IAP2) public participation spectrum forms the basis of this Communications and Engagement (C&E) Strategy. It is a framework to determine the appropriate level of engagement for a project, and to facilitate the development of a comprehensive strategy. This C&E Strategy focuses on informing and consulting with stakeholders to:

- Ensure all relevant stakeholders are identified and included in the process.
- Share relevant information about the project in an objective and timely manner.
- Generate awareness about the development concept and provide multiple avenues for stakeholders to learn about and provide input.
- Keep stakeholders informed, listen, acknowledge concerns, and provide feedback on how public input influenced decisions.
- Ensure the engagement process is monitored and measured, and results are shared with all stakeholders.

The C&E Strategy will generally follow three phases as outlined in this section. The program may be updated as the project progresses based on input received and the complexity and unknowns related to engagement outcomes and overarching approval processes.



Primary Stakeholder Outreach

The objective of Phase 1 is to provide an overview of the proposal and development concept and introduce the C&E Strategy to stakeholders, refining it based on initial feedback, as necessary. There are multiple opportunities for public input that will be clearly identified and communicated prior to outreach.



Pre-submission Public Engagement

The objective of Phase 2 is to introduce the project to the broader public by way of an open house, respond to questions and record feedback. Input received will be analyzed and published in a What We Heard Report and shared publicly. Due to the current public health situation related to Covid-19 occurring at the time of this application, the open house will take place in an online format using the project website. The project team will be available by telephone and email throughout the planning process to respond to public questions and comments.

Post-application Submission Public
Engagement

The objective of Phase 3 is to provide project updates related to the application process to the public by way of ongoing communication tactics.

3.2 OBJECTIVES

The central goal of the C&E Strategy is to work with and listen to those who have the potential to be impacted by the project through a meaningful and accountable process. The C&E Strategy will achieve this by:

- Developing and sustaining an effective communication process with stakeholders through the distribution of consistent and timely information.
- Providing opportunities for stakeholders to offer meaningful input.
- Listening to perspectives, obtaining feedback and addressing questions, concerns and aspirations as it relates to the development concept.
- Analyzing input received and communicating to stakeholders how the input was or was not considered, addressing reasons why.

Appendix 1 Highlights the Engagement Results in "What We Heard Reports" from the Online Engagement Program and the In-person Open House

3.3 C&E TACTICAL APPROACH

This Conceptual Amendment proposes specific tactics to ensure all stakeholders have consistent access to accurate and timely project information and to steadfastly address stakeholder questions and concerns as they arise. The C&E Strategy include the following tactics:

- Interactive Website that includes project information, policy context and engagement opportunities.
- Direct marketing to grow and enhance public understanding of the project and promote engagement opportunities. Tactics could include a mail drop, advertisements, email-blasts and temporary signage.
- Small Format telephone meetings with key stakeholders to share information about the project and respond to questions.
- An Online engagement program ran from May 18 to June 1, 2020 to facilitate information sharing and promote dialogue about the project application. Members of the public were invited to provide feedback by way of an online survey, email or telephone. This tactic was selected based on Covid-19 protocols.
- A dedicated engagement representative lead consistent, transparent and timely communication and engagement with the public to effectively build and manage relationships.
- Comprehensive reporting and accountability including detailed stakeholder records and an engagement summary.
- Based on the feedback received and the loosened Covid-19 restrictions, the project team held an in-person public open house on November 12, 2020 (Based on a poll to ensure the community was comfortable with this approach).

4

PLANNING AND POLICY
CONTEXT

6



4.1 ROCKY VIEW/CALGARY INTERMUNICIPAL DEVELOPMENT PLAN

The Rocky View/Calgary Intermunicipal Development Plan (IDP) guides land use and development in the area of joint interest adjacent to the mutual 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. Therefore, transportation and other matters of mutual concern including interface and land use compatibility must be discussed and addressed in a joint manner between both jurisdictions.

4.2 THE COUNTY PLAN, MUNICIPAL DEVELOPMENT PLAN [BYLAW C-7280-2013]

The approved County Plan (Bylaw C-7280-2013) contains the overarching statutory policy framework and planning principles that guide development in RVC. RVC is currently reviewing the MDP to set direction around growth for the next 20 years and is anticipating approval at the beginning of 2021. Preliminary documentation from the MDP review identifies Bearspaw as a highly suitable location for residential development.

The existing County Plan designates the Plan Area as Country Residential within the Bearspaw community. As such, development in this location shall conform to the Bearspaw ASP or, alternatively, propose an amendment. It also identifies the plan area as a Primary Residential Area, which supports higher density residential development where appropriate.

The County Plan also encourages alternative residential development forms that retain rural character and reduce the overall development footprint on the landscape. This plan creates a framework to develop an alternative form of housing for seniors in a logical location.

4.3 BEARSPAW AREA STRUCTURE PLAN [BYLAW C-5177-2000]

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. In addition, 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.

Preliminary documentation and public engagement states there is a "general desire to allow for seniors development, to encourage aging in place," and that "higher densities should be adjacent to existing developed areas and match existing development patterns." RVC anticipates Council to approve the ASP by September 2020. This Appendix and proposed development concept directly align with the recent findings of the BASP review.

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.

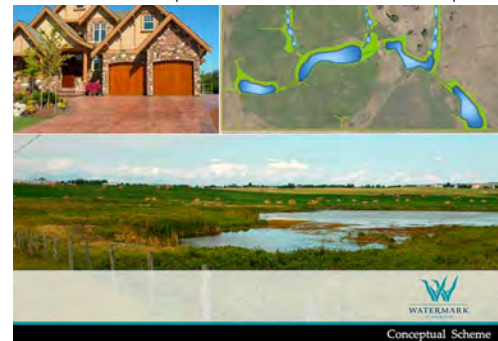
4.4 WATERMARK CONCEPTUAL SCHEME [C-6798 - 2009]

The Watermark Conceptual Scheme (CS), approved by RVC Council on February 9, 2010. As it relates to the Plan Area, the CS mandates an overall density assumed to be 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). Any variance to this density requires an CS amendment.

In addition, the CS designates the Plan Area as the "Damkar Parcel" subjecting it to the following policies:

Policy 6.7.1	Future land uses may include residential and/or institutional uses. Densities beyond the equivalent of 1.95 residential units per gross acre may require an amendment to the Conceptual Scheme.
Policy 6.7.2	Transportation access will be from 12 Mile Coulee Road and will be shared with Sub Area 7 of the Watermark project.
Policy 6.7.3	Communal wastewater treatment and water services will be provided to the Damkar Parcel under certain conditions, by the Watermark project.

As such, development of the Plan Area requires an amendment to the Watermark CS to address density.



4.4.1 Damkar Lands - Appendix 8

An Amendment to Bylaw C-6798 - 2009 being the Watermark Conceptual Scheme, known as Damkar Lands – Appendix 8 was approved in 2014. The amendment provides further policy direction to the Plan Area. It supersedes the existing policies in place for the Plan Area as shown within the Watermark Conceptual Scheme.

The intent of the Appendix 8 amendment was to redesignate the lands to allow for the development of a church, in line with the vision of the Damkar Family. It references the Plan Area, stating it will remain undeveloped at that time and be part of a future application for residential development intended to include seniors'-oriented living.

Appendix 8 specifically identifies the Plan Area as Sub-Area Four (Future Development Area) subject it to the following policies:

Policy 6.1.4.1	Intensification of development of Sub-Area Four (Future Development Area) will be subject to future Council approvals including an additional Appendix to the Watermark Conceptual Scheme and subsequent redesignation and subdivision, and;
Policy 7.3.3	Sub-Area Four (Future Development Area) will be subject to future Council approvals including an additional Appendix to the Watermark Conceptual Scheme and subsequent redesignation and subdivision in accordance with policy 6.1.4.1 Sub-Area Four (Future Development Area).

Appendix 8 also triggered a land use redesignation for Sub-Area Four on an interim basis to Residential Three District (R-3). This was strictly because of the reduction in parcel size caused by development on the remainder of the parcel. Agricultural Holdings District (AH) requires a minimum parcel size of 8.10 hectares (20.01 acres), which the Plan Area no longer met as a result of Appendix 8's proposed subdivision plan. This Appendix will override the policies in Appendix 8 specifically as it relates to Sub-Area Four.

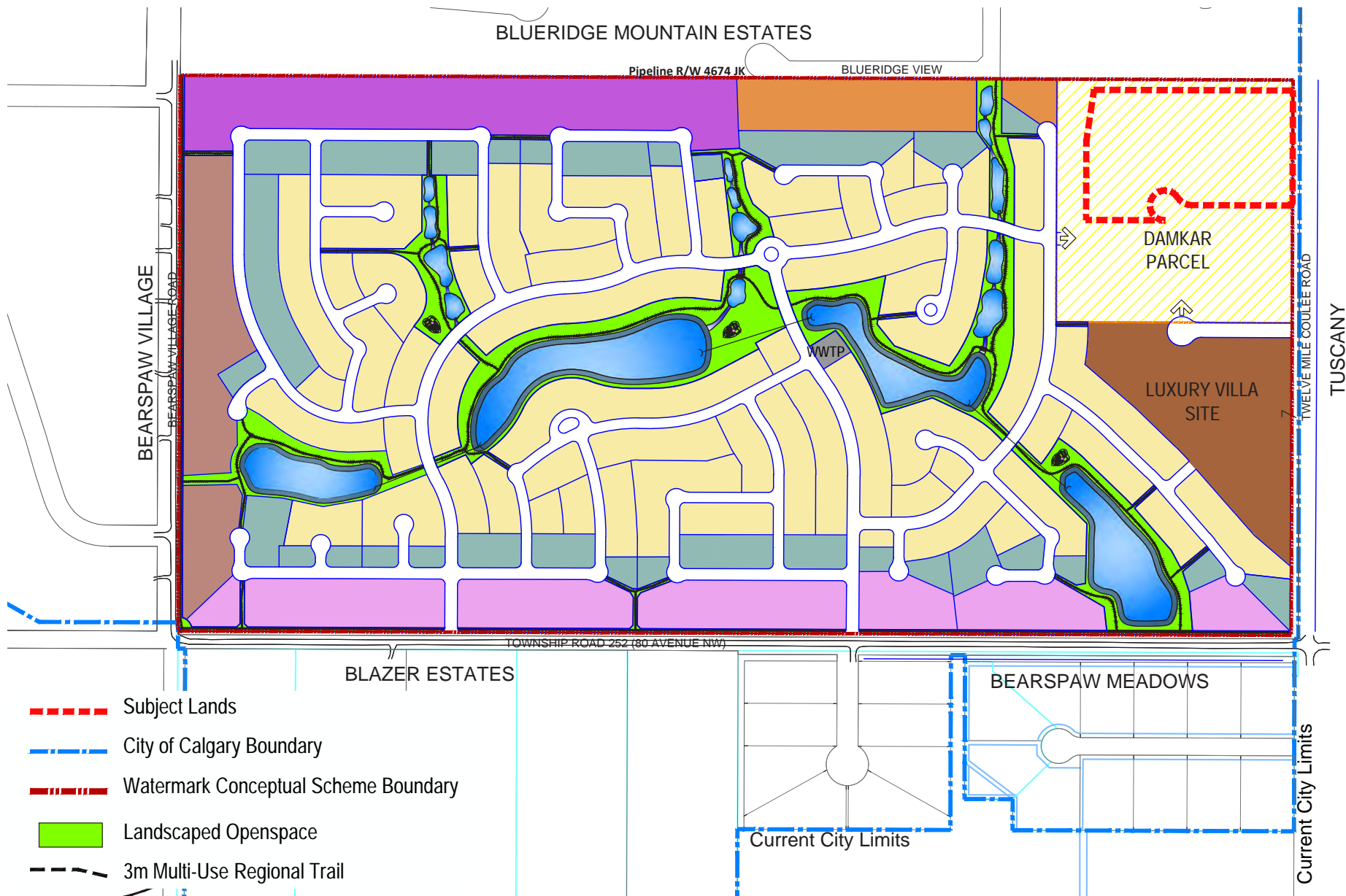
4.5 SENIOR'S HOUSING ASSESSMENT [2015]

RVC undertook a Senior's Housing Assessment in 2015 to identify the available inventory of housing options appropriate for seniors, determine future need, and to create actions and strategies that the County can undertake to help meet its needs over the next 10-15 years. Key findings from the study include:

- The senior population and senior-led households in the County are increasing and projections indicate that these will continue to increase, signifying that the current demand for seniors housing will continue to grow in the near future.
- Average household incomes of senior-led homes are relatively high but there is also a large proportion of households with lower incomes, suggesting a need for both affordable and market rate housing options.
- The majority of homes in the County are single detached, which may not be the most appropriate housing type to facilitate aging at home. These also tend to be less affordable than other dwelling types.
- Most seniors in the County would like to remain in their own community or close to their own community as they age.
- Housing affordability is one of the most important factors which County seniors are considering.
- The need for affordable housing options in the County will continue to increase particularly as the average house prices in the County are increasing at a greater rate than the Province as a whole.
- Most survey respondents and focus group participants would like to move to a retirement community/ villa-type development offering light supports.
- 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.

This Appendix provides a development framework that aligns directly with the recent findings of RVC's Seniors Housing Assessment and creates an opportunity to deliver a seniors oriented housing option. This allows for the completion of Watermark as a mixed-residential community that allows seniors to remain in their community near major amenities and critical services. This addresses a noticeable gap in RVC's existing housing supply.

Figure 2 | Watermark Conceptual Scheme



5

DEVELOPMENT PLAN CONTEXT

10

5.1 REGIONAL CONTEXT

Figure 1 highlights the Plan Area's prominent location, within the urban fringe, sharing a boundary with the City of Calgary and Figure 4 highlights the Local Context. Its location, within the large-lot, country residential community of Bearspaw, forms a logical transition to relatively higher density urban development to the east, within the Calgary community of Tuscany. The Plan Area is part of the Watermark Conceptual Scheme area, which sets density at a maximum of 1.95 units per gross acre for the overall area. This near urban density serves as a transition between the city of Calgary and the community of Bearspaw. The Plan Area is highly accessible due to 12 Mile Coulee Road which is used by Calgary and RVC residents to access commercial and retail services in the City. The lands are within the Rocky View/Calgary Intermunicipal Development Plan area as mentioned in **Section 3.3**.

5.2 LEGAL DESCRIPTION AND OWNERSHIP

Figure 3 highlights the Plan Area which is approximately 5 hectares (12.3 acres) within the SE of Section 18, Township Road 25, Range 2, West of the 5th Meridian. The Plan Area is owned by a development group led by Trico Developments (1990) Ltd. The site is legally described as Plan 1712232, Block 1, Lot 4.

5.3 LOCAL CONTEXT

Figure 3 depicts existing and future subdivisions surrounding the Plan Area. These include a mix of larger-lot, lower density and smaller-lot, higher-density, single-family country residential developments, as well as villa-style development.

The adjacent development pattern can generally be characterized as follows:

- The subject lands are bound to the north by the low-density residential area of Blueridge Mountain Estates. These lots include single-family homes serviced by groundwater wells and private septic treatment systems.
- Spyglass Way in Watermark forms the boundary between the Watermark Community to the west and the Damkar Lands. To the west of Spy Glass Way is the single-family Watermark residential development.
- Villa-style multi-family development in Watermark forms the boundary to the south.
- 12 Mile Coulee Road forms the boundary to the east of the site. This road is within the City of Calgary's boundary. Beyond 12 Mile Coulee Road, to the west, exists the Community of Tuscany.

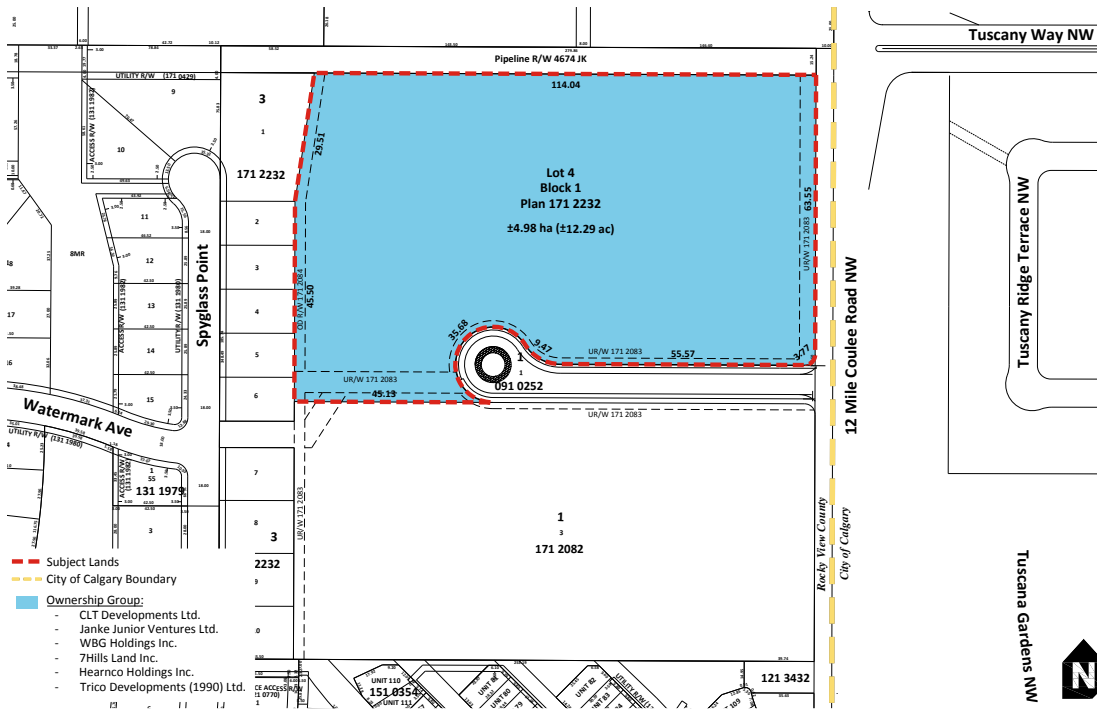


Figure 3 | Legal and Ownership Map



Figure 4 | Local Context

6

EXISTING SITE CONDITIONS

6.1 EXISTING LAND USE BYLAW [C-4841-97]

The Rocky View Land Use Bylaw (LUB) C-8000-2020 identifies the Plan Area as Rural District (p4.0). The purpose and intent of the Residential Rural District (R-RUR) is To provide for residential uses in a rural setting on parcels which can accommodate limited agricultural pursuits. As such, this Appendix proposes to redesignate Plan Area from R-RUR (p4.0) to Direct Control District to complete the final phase of Watermark and to achieve the overarching vision of the Damkar Family.

The LUB defines most of the adjacent lands to the north, west and south as Country Residential (R-CRD, R-RUR and DC141), identifying the church site to the south as a Public Services (S-PUB) District. To the east, the City of Calgary's Land Use Bylaw (1P2007), designates the lands as Residential – Contextual Narrow Parcel One Dwelling (R-C1N) District.

As stated in Section 4.5.1, Council approval of Appendix 8 in 2014, subsequently redesignated the Plan Area from Agricultural Holdings (AH) District to Residential Three (R-3) District as an interim use (naming as per the previous land use bylaw). This is because of the reduction of parcel size caused by development on the remainder of the parcel and Agricultural Holdings District (AH) requires a minimum parcel size of 8.10 hectares (20.01 acres).

Figure 5 highlights the existing zoning of the Plan Area and adjacent uses.



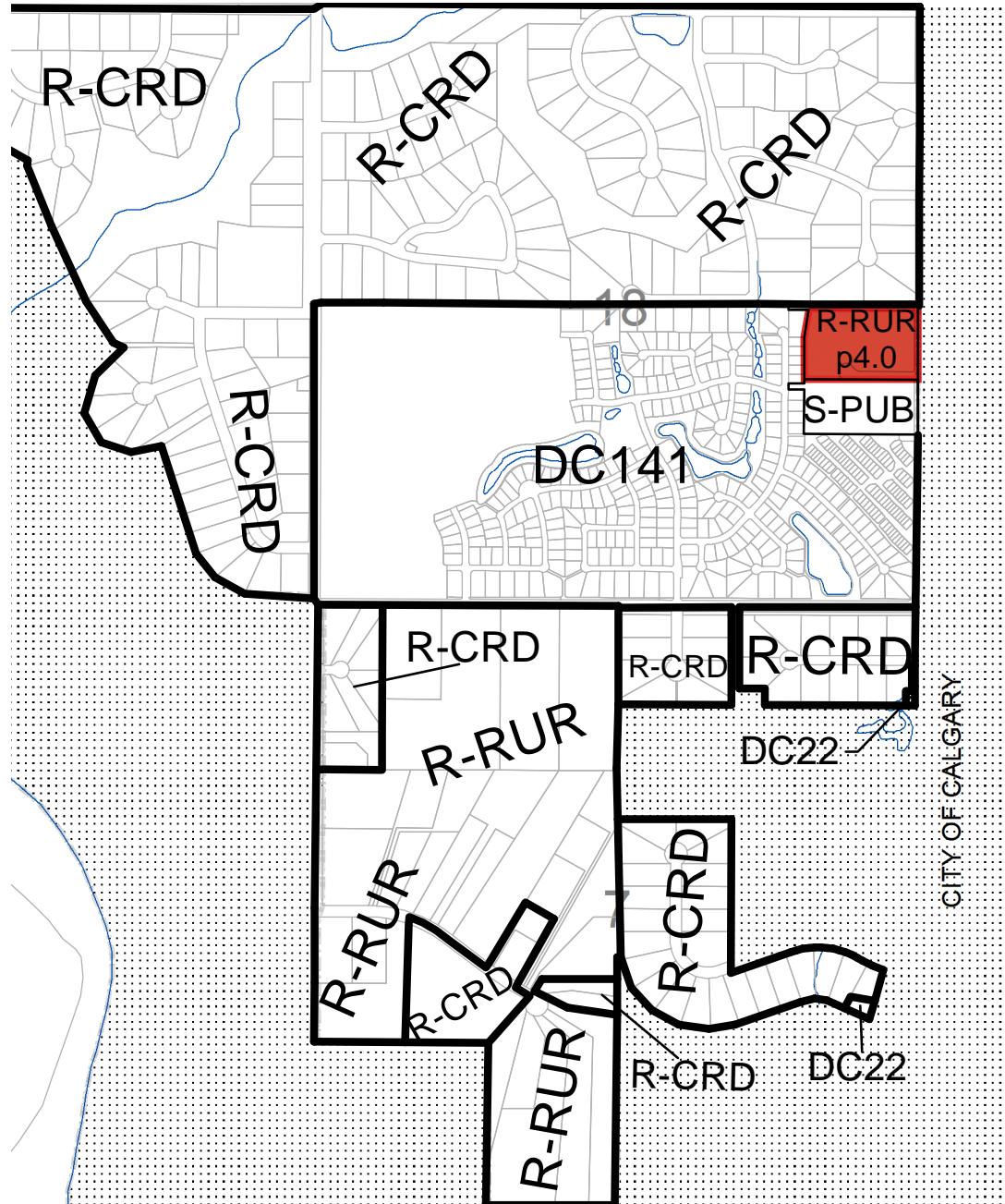


Figure 5 | Existing Land Use

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District

6.2 TOPOGRAPHY

Figure 6 demonstrates that the Plan Area slopes approximately 23m vertically from east to west, with steeper slopes at the west portion with original grades approaching +/- 18%. The elevations range from a high of +/- 1201 m along the east side of the Site adjacent to 12 Mile Coulee Road NW to a low of +/- 1177 m along the west boundary.

6.3 PRELIMINARY GRADING

The Plan Area has been partially disturbed by grading required to construct the Damkar Court roadway and the overland drainage facilities along the west boundary. The remainder of the Plan Area will be graded to consider the natural sloping topography of the parcel throughout the development.

6.4 GEOTECHNICAL EVALUATION

A Preliminary Geotechnical Assessment was undertaken by Levelton for the lands including the Plan Area in 2013. The soil profile at the test hole locations generally consisted of a thin layer of topsoil of 0.1 to 0.2m in depth. This was followed by variable layers of silt and clay overlying clay till. Silt was 1.2m in depth with a moisture content of 18.7% indicating relatively moist conditions. Clay was found between 3.2 and 6.4 metres below the ground surface level.

A relatively shallow water table is present at the site, as revealed by groundwater monitoring, which showed a water level at 3.7 metres below the existing grade. Excavations deeper than 2.2 metres of the existing ground surface may encounter groundwater seepage during the spring and summer months. These excavations may require temporary dewatering. The slopes on the subject property are considered stable under current conditions and the detailed design for the seniors-oriented residential community will continue to respond to all the requirements necessary to maintain this stability.



Existing Site Photos



Existing Site Photos

6.5 TRANSPORTATION NETWORK AND ACCESS

Figure 7 highlights existing access via an all-turns intersection at Twelve Mile Coulee Road and a shared access within Sub Area 7 of the Watermark project. This access point is currently under construction and is named Damkar Court.

12 Mile Coulee Road is a four-lane divided roadway between Highway 1A and Tusslewood Drive. South of Tusslewood Drive, it narrows to a two-lane undivided roadway. The road south of Highway 1A to Tuscany Way is classified as an Arterial. South of Tuscany Way, it is classified at a Primary Collector (27.0 metres)

6.6 PIPELINE RIGHT-OF-WAY

An ATCO natural gas pipeline runs along the northern boundary of the Plan Area within a 15 metre Public Utility Lot, acting as a buffer between the adjacent residential to the north.

6.7 ARCHAEOLOGICAL & HISTORICAL RESOURCES

There are no archaeological resources within the Plan Area. Historic Resource Act Clearance was granted by the Alberta Department of Culture and Community Spirit on September 24, 2012 (HRM file # 4835-12-0074).

6.8 ENVIRONMENTAL SITE ASSESSMENT

A Phase 1 Environmental Site Assessment was completed by Almor Engineering Associates in 2006. Based on the review of historical records, site reconnaissance and information available at the time of the Assessment, there are no known significant environmental impairments and no further assessment was recommended.



Existing Site Photos

Figure 6 | Existing Site Conditions

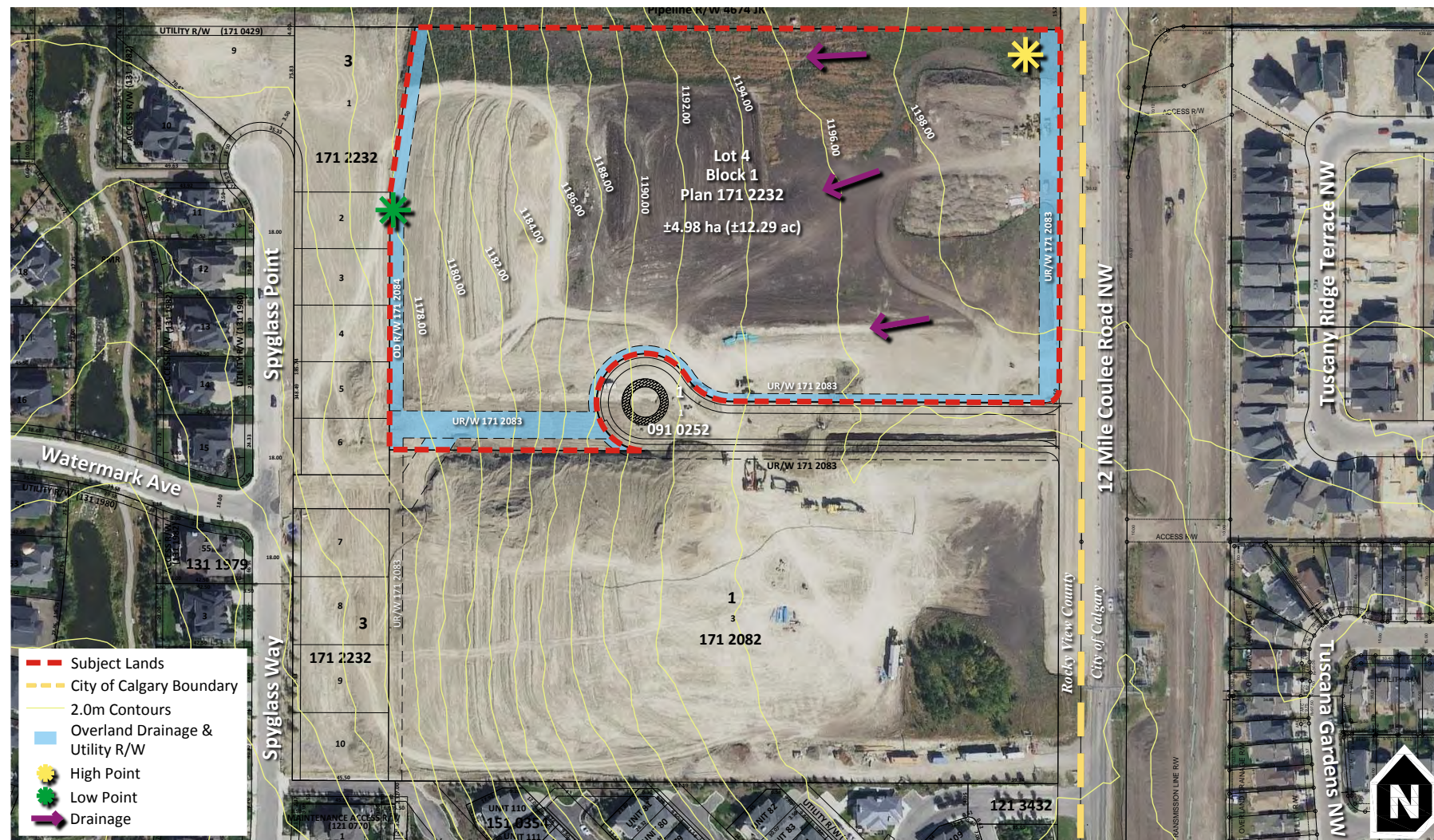




Figure 7 | Existing Transportation Network

7

DEVELOPMENT CONCEPT

20



Realizing the vision of the Damkar's, Trico Developments (1990) Ltd. plans to develop a multi-residential community catering to seniors. The development concept contemplates four residential buildings ranging in height from 2-4 storeys, that include landscaped areas, water features, paved pathways and street furniture to encourage outdoor activities and enhance social interaction. The concept facilitates an opportunity for existing community members to age in place and remain in the Community of Bearspaw near major amenities and services. **Figure 8: Development Concept** depicts the preliminary development concept.

The development concept proposes vehicular access to the Plan Area from one (1) all-turns access on 12 Mile Coulee Road at Damkar Court, an existing public road. An internal subdivision road network will provide access to each individual building and restricts access to individual lots from 12 Mile Coulee Road. There is the potential for a secondary emergency access between Damkar Court and Tuscany Way NW, which will be defined through detailed design.

The Watermark Community will service the Plan Area and the developer will then be responsible for extending the appropriate level of utility distribution infrastructure within the boundary of the Plan Area. The developer will also provide to the County all applicable infrastructure levies, assessments and contributions, if necessary.

The Plan Area will manage stormwater by integrating with the Watermark community system and on-site storage will be determined through a stormwater report to be prepared at the detailed design stage.

Open space will serve the development in the form of private amenity space, parks, and pathways that provide amenities to the seniors-oriented residential community, and will encourage social interaction and recreation. The Plan Area does not owe any Municipal Reserve as it was previously paid as cash-in-lieu when the lands were subdivided in 2017.

Development Concept Policies

- 7.1.1** Development should proceed in general accordance with Figure 8: Development Concept, subject to refinement at the time of Development Permit.

Figure 8 | Development Concept



CONCEPT ONLY - SUBJECT TO CHANGE AT THE DEVELOPMENT PERMIT PHASE

Figure 9 | Conceptual Renderings



CONCEPT ONLY - SUBJECT TO CHANGE AT THE DEVELOPMENT PERMIT PHASE



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8

TRANSPORTATION

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8.1 TRANSPORTATION NETWORK

The 2008 Transportation Impact Assessment (TIA) and the 2011 TIA for the Watermark Development include the Plan Area. However, the nature of future development of the site was unknown at the time of the reports. As such, the original 2008 study assumed that the Damkar Lands would consist of 60 single-family residential units and, similarly, the 2011 update assumed a total of 57 single-family residential units on this parcel. The current proposal for a multi-residential seniors-oriented residential community generates more total trips than assumed in previous studies.

An updated TIA for the Damkar Lands (Appendix 8) was completed by Bunt & Associates in May 2013 and the analysis considered approximately 400 units for the Plan Area. The 2013 TIA found that for the opening day horizon, which includes the development of the Plan Area, the site access intersection with 12 Mile Coulee Road can be expected to operate within acceptable capacity parameters during the AM, PM and Sunday peak hours with only a stop sign for intersection control. No significant traffic impacts resulting from this overall development are anticipated at opening day. Transportation levies have been paid as part of previous development applications.

Bunt and Associates prepared a TIA update (2020) for this Appendix to determine impact as it relates to the proposed development concept. Post-development analysis anticipates most of the study intersections to operate at capacity similarly to the long-term pre-development conditions. Traffic generated from the development concept causes negligible impacts to the intersections and traffic movements. The TIA does not recommend any additional improvements beyond those identified for the background scenarios.

Specifically relating to vehicular movements, The TIA found:

- The City of Calgary has a long-term solution for the intersection at 12 Mile Coulee Road NW and Crowchild Trail. The TIA expects this intersection to operate at capacity in the 2028 and 2039 horizons, excluding traffic generated from the Plan Area.
- For opening day horizon, including the Plan Area, the site access at 12 Mile Coulee Road and Damkar Court should operate within acceptable capacity parameters to the 2039 horizon.
- The two intersections along 12 Mile Coulee Road at Tuslewood Drive NW and Tuscan Way NW may require signalization by 2028, even without the development of the Plan Area. The TIA, however, expects both intersections to operate within capacity with signalization, considering anticipated volumes from the Plan Area.

The TIA anticipates the intersection at 12 Mile Coulee Road and Blueridge Rise to operate with delays for the east bound left turn, although the analysis does not warrant the need for signals. Local conditions may dictate a need for some improvement in the future.

The development concept proposes a pathway along the utility right of way on the north boundary of the Plan Area. This will connect the regional pathway system in Watermark to the regional path (under construction) along 12 Mile Coulee Road. This then connects to a wider regional path system within Calgary. Signalization at the 12 Mile Coulee Road NW and Tuscan Way NW intersection with crosswalks, will improve the east-west connectivity and pedestrian safety.

Cycling infrastructure is provided via the regional pathway system along 12 Mile Coulee Road NW and City of Calgary transit is available within 650 metres of the site in the adjacent Tuscan area. The Tuscan LRT Station is located within a 6-minute drive from the Plan Area with direct bus connections available along Tuscan Way NW

Transportation Policies

8.1.1	The Transportation Impact Assessment (Bunt & Associates, March 2020) shall be circulated to the Rocky View County/City of Calgary Intermunicipal Cooperation Team.
8.1.2	Access within the Plan Area shall be generally in accordance with Figure 8: Development Concept
8.1.3	The internal access routes shall be constructed by the developer with a paved surface in accordance with all applicable Rocky View County engineering design standards.
8.1.4	The need for a secondary access point will be determined at the time of detailed design stage (i.e. Development Permit).
8.1.5	Any additional connection(s) to 12 Mile Coulee Road shall be constructed by the developer to the satisfaction of the City of Calgary.
8.1.6	12 Mile Coulee Road and all associated intersections will be upgraded by the developer in accordance with the TIA when triggered by the proposed development to the satisfaction of the City of Calgary and Rocky View County.
8.1.7	Prior to subdivision approval, the County, in consultation with The City of Calgary, shall review the impacts to The City of Calgary's infrastructure and services. If material impacts are found, a cost sharing agreement and/or alternative appropriate mechanisms shall be in place prior to subdivision to address those impacts.

9

UTILITY SERVICING

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9.1 WATER SERVICING

The Blazer Estates Water Plan (Blazer Water Systems Ltd.) will service the Plan Area via the existing distribution network and provide both potable domestic water and fire flows. The Watermark parcel carries two licenses to obtain water from the Bow River with enough capacity to service the approved Watermark Community and proposed development concept. A water pumping station is located adjacent to the Bow River and a water main has been built through an adjacent parcel located to the southwest of the Watermark Community.

Figure 10: Utility Servicing highlights the tie-in location for the water main for the Damkar Lands is on Spyglass Way within the private open space area. Water distribution mains to service the Plan Area were installed during the construction of Damkar Court and include a dual (looped) 200 mm PVC mains extending from Spyglass Way near the intersection with Watermark Ave. Two 200 mm PVC mains have been stubbed into the Plan Area which will be extended and looped to service the buildings as conceptually shown on **Figure 10**.

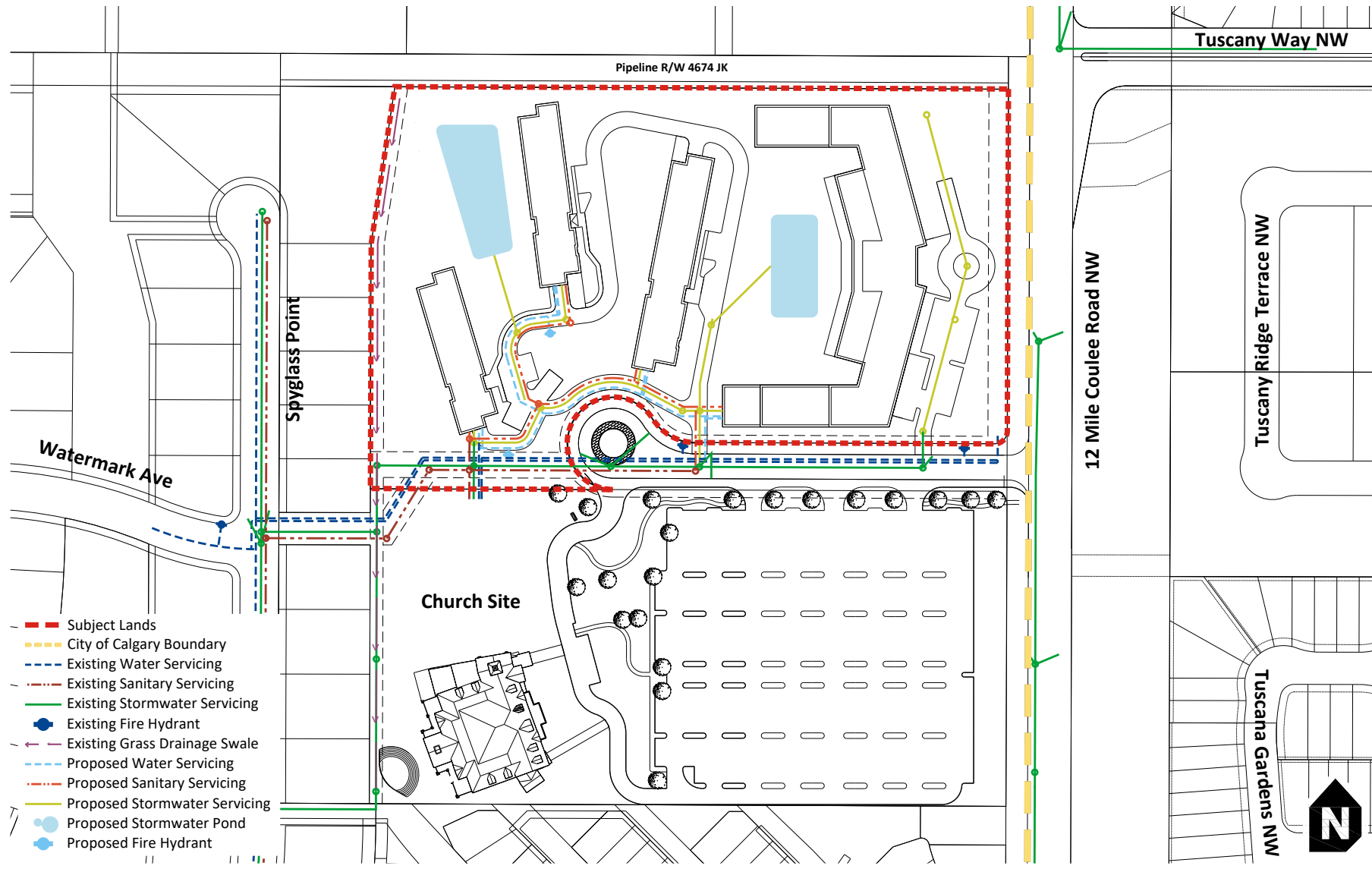
During detailed design, a water network analysis will be completed to confirm the on-site pipe sizes and alignments. This will also include a confirmation of the existing system capacity as well as identify any potential upgrades required. The on-site water distribution system will be designed according to Rocky View County Servicing Standards and Alberta Environment Standards and Guidelines.

Potable Water Servicing Policies

- 9.1.1** Any future improvements to water infrastructure including obtaining necessary approvals and permits to service the plan area shall be the responsibility of the developer.



Figure 10 | Preliminary Utility Servicing



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9.2 SANITARY SERVICING

Existing offsite sanitary infrastructure is also available to service the Plan Area. The Watermark gravity collection system was expanded during the construction of Damkar Court and includes two 200mm PVC mains stubbed into the Plan Area as **Figure 10: Utility Servicing** conceptually illustrates. The gravity collection system drains to the Bearspaw Regional Wastewater Treatment Plant located within the Watermark development. The sewer main for the Plan Area ties into the Watermark system on Spyglass Way via the private open space area. A utility easement right of way agreement will be registered to accommodate the sewer main as shown on **Figure 10: Utility Servicing**.

CIMA+ conducted a preliminary analysis of the Watermark wastewater collection system based on the record information of Damkar Court and Watermark Phase 1. CIMA+ found existing capacity to accommodate the development concept and the analysis identifies mitigation measures potentially required to adequately convey the effluent generated at the highest range of proposed density.

A sanitary servicing study will be completed at the detailed engineering design stage of the development to confirm if upgrades are required to the existing gravity collection system. The study will also investigate the available capacity of the Bearspaw Regional Wastewater Treatment Plant and identify if upgrades are required to meet the additional demand of the proposed development.

The sanitary system will be designed according to Rocky View County Servicing Standards and Alberta Environment Standards and Guidelines.

Sanitary Servicing Policies

- 9.2.1** Any future improvements to wastewater infrastructure including obtaining necessary approvals and permits to service the plan area shall be the responsibility of the developer.

9.3 STORMWATER SERVICING

The stormwater management system will integrate with the Community of Watermark and stormwater will be directed to Watermark’s Wet Pond D. Westhoff Engineering Resources Inc. prepared a Stormwater Management Plan (SWMP) in support of this Appendix. Preliminary analysis emphasizes that the SWMP meets the requirements of the Watermark at Bearspaw Master Drainage Plan. In addition, it recognizes the information of the As built Drawings (October 2015 by IBI Group) of the Damkar Lands Phase 1, located to the south of the Project Site. No external areas drain to the Plan Area as Twelve Mile Coulee Road NW drains independently and managed by the City of Calgary. The following criteria guides the design of the onsite stormwater management system:

- The Project Site will tie into the existing minor system that was developed for Damkar Phase 1 (PL20140115);
- Onsite storage of runoff shall be provided within the Plan Area and controlled to the available capacity of the downstream infrastructure that connects to Pond D within the Watermark Community;
- Based on the existing drawings for Phase 1 (to the south), a total of 3.67 ha of the Project Site can drain to three existing minor system stubs (375mm) with a 1:100-year unit area release rate (UARR) of 120 L/s/ha;
- The remainder area 1.29 ha (runoff coefficient 0.35) drains to a perimeter swale on the west property line and connects to an existing grated top manhole. Part of a 0.58 ha catchment (runoff coefficient 0.25) drains to the same existing grated top manhole.

Figure 10: Utility Servicing highlights the development concept, which proposes three storm ponds appearing as water features between the buildings that will attenuate the storm event run-off for controlled release off-site.

The use of Low Impact Development Strategies (LIDS) and Best Management Practices (BMPs) can be introduced at the time of detailed design. LIDS include routing storm runoff from impervious surfaces to absorbent landscape areas to promote vegetation nourishing by infiltration and evapotranspiration within the soil mass. Water quality can also be improved as sediments and surface pollutants within the storm runoff is trapped by the absorbent landscape before entering the water features. BMPs can use stormwater for visual aspects of the water features to enhance amenity spaces within the Plan Area. Retained stormwater will be recirculated and optionally used for irrigation of landscaped areas. Details will be provided in the detailed design phase.

Stormwater Management Policies

9.3.1	The developer shall construct a stormwater management system within the Plan area in accordance with approved stormwater management plan as generally illustrated by Figure 10: Utility Servicing
9.3.2	A qualified professional will prepare a detailed Site-Specific Stormwater Implementation Plan at the development permit phase.
9.3.3	On-site stormwater storage will be determined through a stormwater report prepared at the development permit stage. This will determine size, shape, unit area release rate control and water quality in accordance with the Bearspaw Master Drainage Plan.
9.3.4	An Erosion and Sediment Control (ESC) Plan and report shall be prepared to comply with the County’s Servicing Standards at the development permit stage.
9.3.5	The design of the LID/BMP’s shall be in accordance with all applicable Provincial regulatory requirements and Rocky View County engineering design standards.
9.3.6	The specific requirement of storm service connections for the Plan Area will be determined at the development permit stage.

9.4 SHALLOW UTILITIES

The developer will provide shallow utilities (i.e. electricity, telecommunication, natural gas, etc.) at the implementation stage in consultation with all applicable shallow utility providers. It is the understanding of CIMA+ that the construction of Damkar Court included installation of the shallow utilities to service the Plan Area, including power, gas and telecommunication utilities. The joint utilities have been installed underground within the Utility Right of Way registered on the Site adjacent to Damkar Court and the services have been stubbed into the site.

9.5 SITE GRADING

The Plan Area will be graded to consider the natural sloping topography of the parcel throughout the development and the buildings will be positioned to “step down” the overall slope across the Plan Area to provide flatter amenity space between the buildings.

A site grading plan will be completed at detailed design with consideration for the deep utility servicing (sanitary and water) and the stormwater management plan. Pre and post development catchment areas will be considered, and storm drainage will be directed to the stormwater management facility located between the buildings. The method of conveyance (e.g. overland drainage ditches or storm pipes), minimum/maximum slope requirements, and elevations of adjacent areas will all have an impact on site grading and final design grades.

Shallow Utility Policies

- 9.4.1** The developer shall install and/or finance shallow utilities at development permit stage in consultation with all applicable utility providers.
- 9.4.2** The developer, in consultation with applicable utility providers, will determine the alignment of utility installations at the development permit stage in accordance with Rocky View County engineering design standards.

Site Grading Policies

- 9.5.1** A site grading plan will be completed at the time of detailed design, with consideration for utility servicing.



9.6 OPEN SPACE

The development concept provides open space in the form of private amenity space, parks, and pathways to the seniors-oriented residential community that encourage social interaction and recreation. In addition, the internal open space network connects to the adjacent Watermark open space/pathway system and the regional open space system. **Figure 11: Open Space Network** generally outlines the open space network and the regional connections.

9.6.1 Private Open Space & Pathway Network



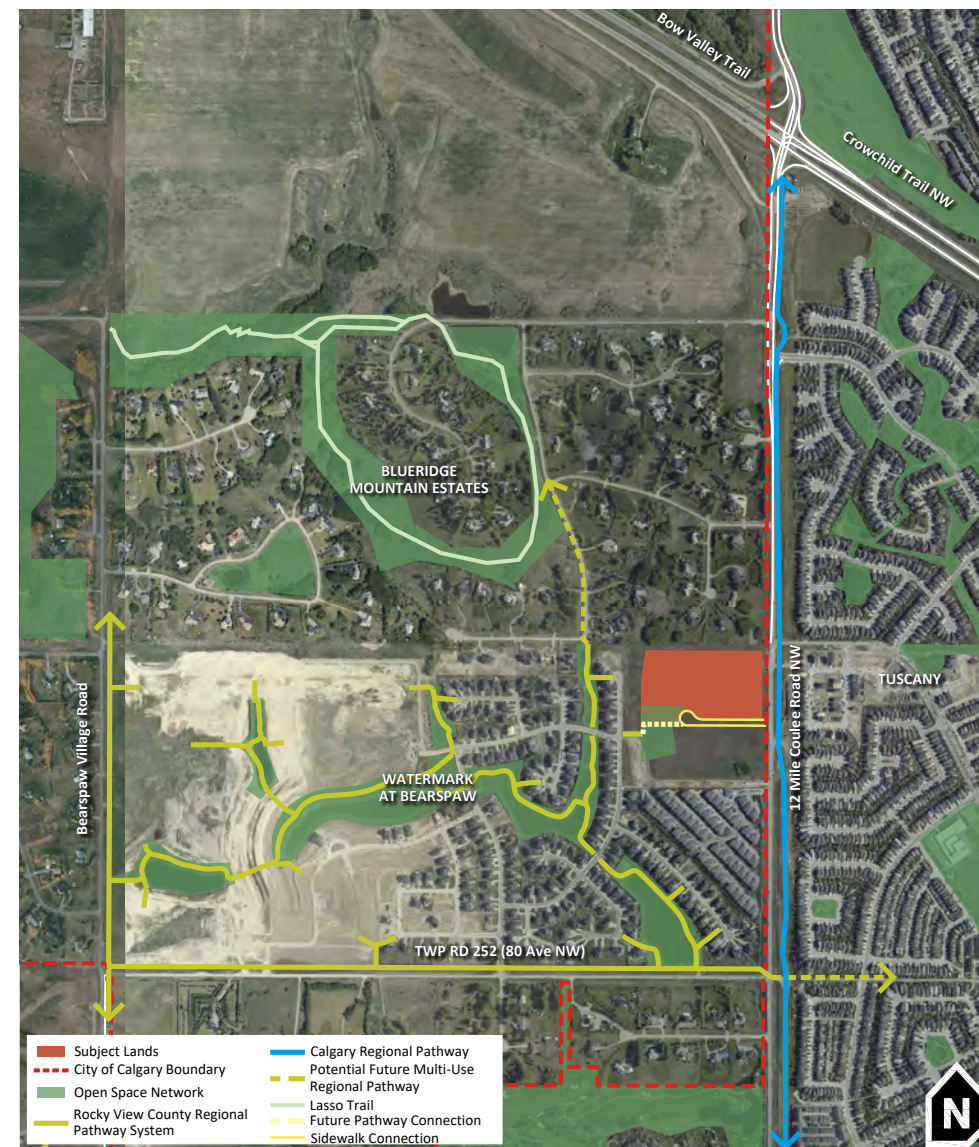
A landscaped transition area and pedestrian pathway system is provided along the southwest portion of the Plan Area to provide separation, connection and transition to the church site and to the Community of Watermark (along Spyglass Way). Each building is separated by open space that includes cascading pools and water features, providing open gathering areas. The developer estimates the total amount of private open space to be 2.79 hectares (6.89 acres).

The development proposes internal pathways that will integrate with the church site to the south, the Community of Watermark and the greater regional network, generally in accordance with Figure 11: Open Space Network. The pathways shall be constructed in accordance with applicable municipal engineering design standards and be maintained by the owners. The specific pathway alignment, width and surface treatment will be determined in accordance with a Landscaping Plan to be prepared by a qualified professional at the development permit stage.

9.7 MUNICIPAL RESERVE

The Plan Area does not owe any Municipal Reserve as it was previously paid as cash-in-lieu when the lands were subdivided in 2017 as per Plan No. 171 2082.

Figure 11 | Open Space Network



Private Open Space Policies

- 9.6.2 Private Open Space shall be constructed by the developer as generally illustrated by **Figure 12: Internal Open Space**
- 9.6.3 The Private Open Space shall be maintained by the condominium association or condominium board.
- 9.6.4 The developer shall construct the pathway system generally in accordance with **Figure 12: Internal Open Space**
- 9.6.5 A condominium association or condominium board shall own and maintain the pathway system.
- 9.6.6 The pathway system shall be accessible to the public via a public access easement.
- 9.6.7 The specific alignment, width and surface treatment of the pathway system shall be determined by a Landscaping Plan to be prepared by a qualified professional at the development permit stage to the satisfaction of Rocky View County.

Figure 12 | Internal Open Space



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9.8 RESIDENTIAL DENSITY

The development anticipates between 300 - 350 residential units, to accommodate a variety of seniors, in four buildings on approximately 12.3 acres. This results in a residential density of approximately 24 – 28.45 units per gross acre. The Watermark Conceptual Scheme assigns an overall density assumed to be 1.95 units per gross acre over a total land area of 316 acres for a total of 617 residential units. As such, the development concept proposes a density that exceeds the Watermark Conceptual Scheme policy, requiring an amendment (adopted as an amendment to the Bearspaw ASP) to increase the overall density to a maximum of 3.1 units per gross acre. Table 1 Breakdown of Residential Density illustrates the density variance resulting from the development proposal.

Residential Density Policy

- 9.8.1** The density of the Plan Area shall not exceed 70 units per gross developable hectare (28.45 units per gross developable acre)

Table 1 | Breakdown of Residential Density

Watermark Sub Areas	ha	ac	# of units	Residential density (upga)
1	7.2	17.8	13.0	0.7
2	3.2	8.0	8.0	1.0
3	5.4	13.2	10.0	0.8
4	11.9	29.3	30.0	1.0
5	15.8	39.1	68.0	1.7
6*	67.9	168.2	340.0	2.0
7	6.0	14.8	101.0	6.8
SUB-TOTAL (pre Damkar site development)	117.4	290.4	570.0	2.0
Damkar Appendix 8 (Church Site)	4.4	10.9	0.0	0.0
Damkar Appendix 8 (ATCO PUL)	0.5	1.3	0.0	0.0
Damkar Appendix 8 (Damkar Court ROW)	0.9	2.2	0.0	0.0
Development Proposal (Seniors Residential Site)	5.0	12.3	300 - 350	24 - 28
TOTAL	128.1	317.0	870 - 920	2.7 - 2.9

*sub-area 6 increased in 2014 by 3.4 ac/10 units as per adoption of Damkar Appendix 8

9.9 COMMUNITY INFRASTRUCTURE

9.9.1 Emergency Services



Fire services will be provided by the Bears paw Fire Station. Police services will be provided by the Royal Canadian Mounted Police and the RVC Special Constables. Emergency medical services are expected from facilities based in Calgary and/or Cochrane.

9.9.2 Recreational Services

Bears paw Glendale Recreation District includes the Community of Watermark. The Bears paw Glendale Lifestyle Centre provides a variety of recreational opportunities to residents within the area. The Centre, however, is running at capacity and requires additional community space and recreational amenities in the area. Construction of the church located south of the Plan Area could help to meet this need by providing a space that could be utilized by various community and recreational groups in the area. Moreover, overflow parking during off-peak hours could serve as a staging area for people to leave their cars while using the regional pathway and open space system in the area.

The use of Low Impact Development Strategies (LIDS) and Best Management Practices (BMPs) can be introduced at the time of detailed design. LIDS include routing storm runoff from impervious surfaces to absorbent landscape areas to promote vegetation nourishing by infiltration and evapotranspiration within the soil mass. Water quality can also be improved as sediments and surface pollutants within the storm runoff is trapped by the absorbent landscape before entering the water features. BMPs can use stormwater for visual aspects of the water features to enhance amenity spaces within the Plan Area. Retained stormwater will be recirculated and optionally used for irrigation of landscaped areas. Details will be provided in the detailed design phase.

Community Infrastructure Policy

- 9.9.3** Fire suppression shall be provided on - site for fire-fighting measures including the provision of enough fire hydrants as determined by Rocky View County and in conformity with the Provincial Building Code and other applicable standards and regulations.

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IMPLEMENTATION

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Adoption of this Appendix to the Watermark Conceptual Scheme will establish the expectations guiding the implementation of development on the Plan Area. This Appendix provides a framework of land use policies that must be considered prior to subsequent consideration of land use amendment and/or development permit approval for development within the Plan Area. Consideration of this Appendix will occur following a statutory Public Hearing during which all matters will be evaluated and considerations from municipal staff, technical agency requirements and area landowner will be clarified. RVC Council will consider adoption of this Appendix to the Watermark Conceptual Scheme pursuant to the requirements of the Municipal Government Act. Subsequently, consideration of land use amendment, subdivision and development permit applications will follow in accordance with the policies of this Appendix to the Watermark Conceptual Scheme and other RVC development requirements.

10.1 THE REGIONAL GROWTH PLAN [INTERIM]

The Interim Growth Plan guides growth within the Calgary Metropolitan Region. The plan reflects approved Area Structure Plans and identifies the Plan Area as a Country Residential Area. Policies within the Interim Growth Plan support intensification, encouraging a mix of uses at higher densities in appropriate locations, and supporting the efficient use of land to optimize infrastructure and services.

RVC is a member of the Calgary Regional Metropolitan Board (CMRB), and as such, all new or amended statutory plans must be reviewed and approved by the Board in accordance with the provisions of the Interim Growth Plan. Given that the Watermark Conceptual Scheme is appended to the Bearspaw Area Structure Plan (ASP), which is a statutory plan, an amendment to ASP may be subject to this approval process, if determined so by RVC Administration. The proponents view this as a minor amendment, therefore not a substantive change, as this is a Conceptual Scheme amendment proposing an alternate residential use.

10.2 DESIGN STANDARDS

The development proposes a built form that will be consistent with the Watermark architectural and landscape design details as referenced in Section 6.2 of the Watermark Conceptual Scheme. In a general sense, the 'Watermark' trademark will be incorporated into open spaces and building forms.

The developer shall administer the design and architectural standards and will generally consider:

- Site positioning and built form including minimizing building footprints and maintaining views;
- Community character and architectural guidelines including attention to natural features and architectural controls for each building;
- Downward-focused lighting designed to eliminate excessive lighting impacts on adjacent uses as per "dark skies" principles; and
- Landscaping and water conservation such as drought resistant plants, rain barrels and best management practices.

Design Standards Policies

- 10.2.1** Development standards and architectural guidelines will be administered by the developer and/or a Condominium Association or Board and consider the contextual nature of surrounding development.
- 10.2.2** Development within the Plan Area shall adhere to a low-light policy ("dark skies" principles) designed to be sensitive to the rural setting.
- 10.2.3** Water conservation and landscaping guidelines shall be administered by the developer and/or a Homeowner's Association.
- 10.2.4** At the subdivision stage, the Developer shall prepare and implement architectural design guidelines for all residential development that reflects the community's character and ensures an aesthetically coordinated appearance of development from the street and public areas.



10.3 PROPOSED LAND USE AMENDMENT

The development concept proposes a mix of residential units to accommodate a variety of seniors allowing individuals and families to age in place within the Community of Bearspaw. As such, this Conceptual Plan amendment proposes to redesignate Plan Area from R-RUR (p4.0) to Direct Control District to complete the final phase of Watermark and to achieve the overarching vision of the Damkar Family.

Land Use Amendment Policy

- 10.3.1** The land use is expected to be applied by a land use redesignation as generally illustrated by **Figure 13: Proposed Land Use Redesignation**.

10.5 CONSTRUCTION MANAGEMENT PLAN

The developer shall prepare a Construction Management Plan at the development permit phase to establish measures as may be required to mitigate ongoing construction issues. These issues may create negative impact for surrounding residents such as noise and construction access to the Plan area.

Construction Management Policy

- 10.5.1** Construction Management Plan shall be provided by the developer at the subdivision stage to establish potential mitigation requirements as may be necessary to limit negative impacts to surrounding residents during ongoing construction activities.

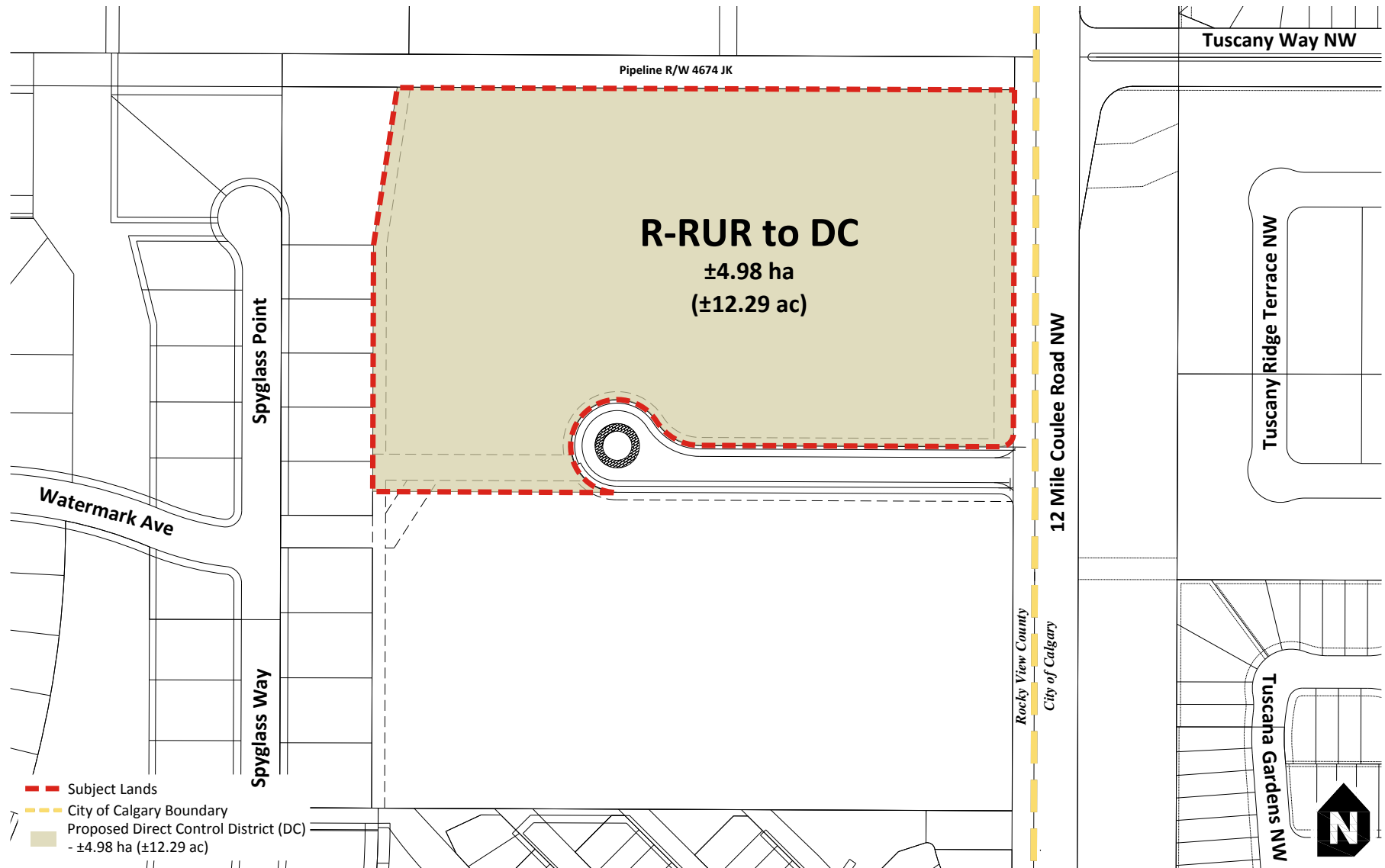
10.4 WEED MANAGEMENT PLAN

The developer shall prepare a Weed Management Plan in accordance with RVC requirements to mitigate against invasive weeds during the construction and grading process.

Weed Management Policy

- 10.4.1** Weed Management Plan shall be provided by the developer at the development permit stage to establish measures to mitigate against potential invasive weed issues during construction and grading.

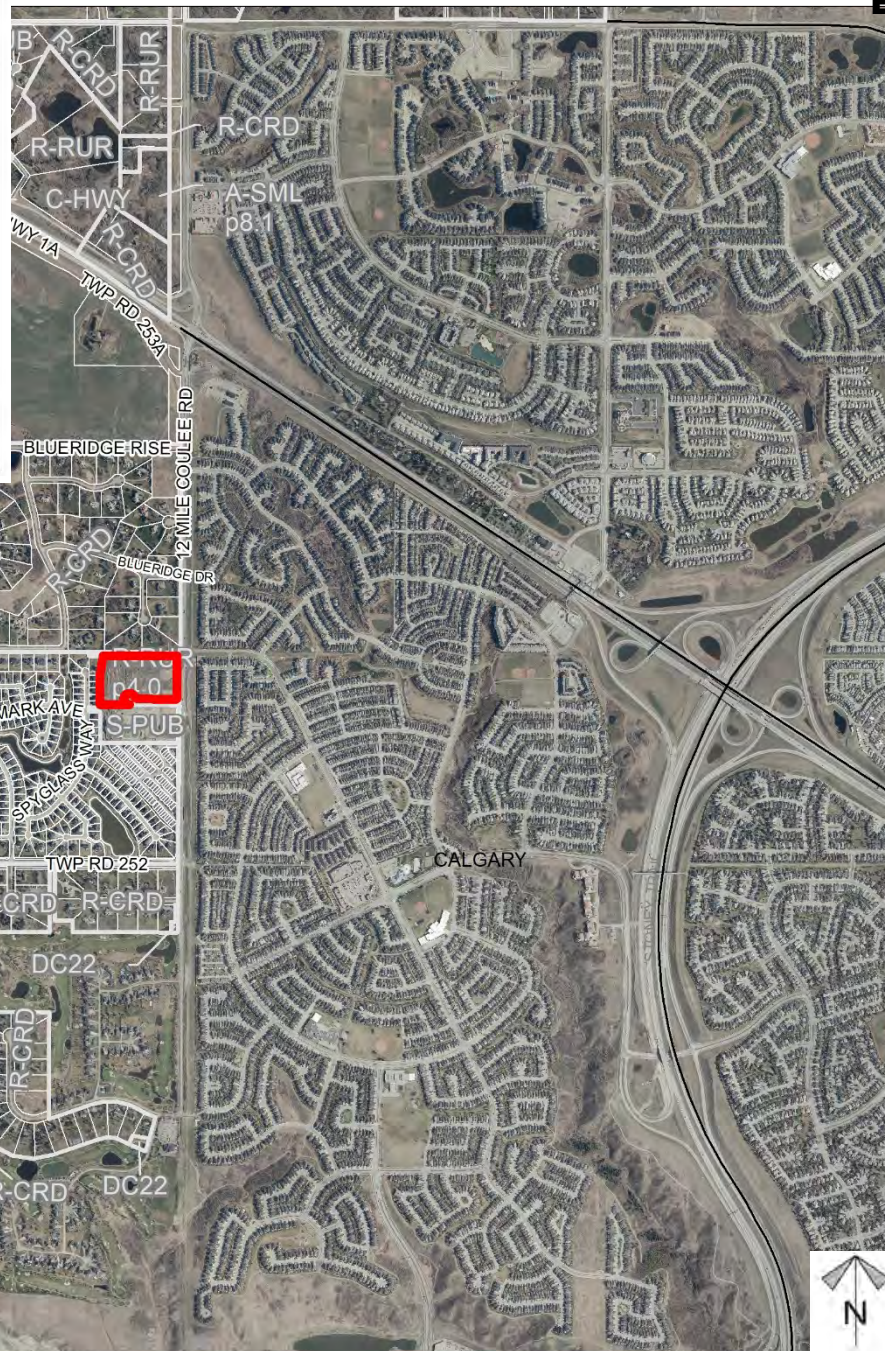
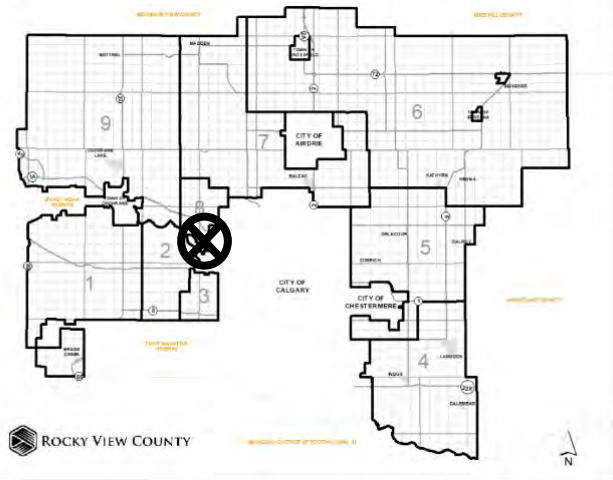
Figure 13 | Proposed Land Use Designation



APPENDIX 1


Engagement: What We Heard Reports



Location
& Context

Development Proposal

To redesignate the subject lands from Residential, Rural District to Direct Control District to allow the development of a 350 unit residential community catering to seniors.



± 4.97 ha
(± 12.29 ac)
R-RUR(p4.0) → DC

CALGARY

DAMKAR COURT



Figure 8 | Development Concept



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Conceptual Scheme Amendment:
To amend the Watermark at Bears paw Conceptual Scheme in order to allow the development of a 350 unit residential community catering to seniors.



Environmental

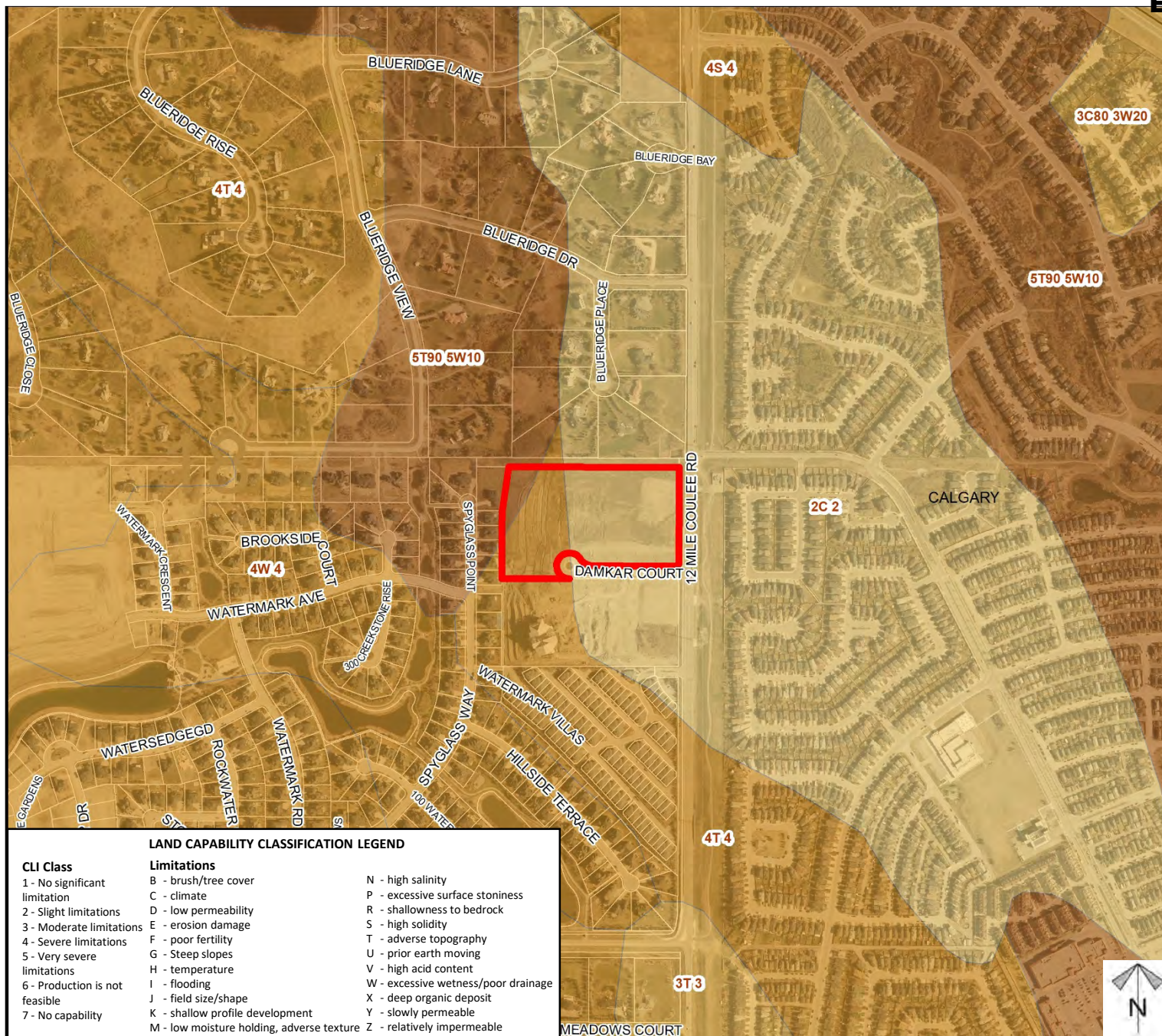


- Subject Lands
- Contour - 2 meters
- Riparian Setbacks
- Alberta Wetland Inventory
- Surface Water

Division: 08
 Roll: 05618459
 File: PL20200050
 Printed: Mar 1, 2021
 Legal: Lot: 4 Block: 1
 Page 1 of 1
 25-02-W05M



Soil Classifications





Landowner Circulation Area



Note: First two digits of the Plan Number indicate the year of subdivision registration.

Plan numbers that include letters were registered before 1973 and do not reference a year.

Division: 08
Roll: 05618459
File: PL20200050
Printed: Mar 1, 2021
Legal: Lot: 4 Block: 1
Page 1023 of 1084
Page 1023 of 1084-18-25-02-W05M

Michelle Mitton

From: TCA Planning <planning@tuscanyc.org>
Sent: May 5, 2021 1:37 PM
To: Legislative Services Shared
Cc: President Tca
Subject: [EXTERNAL] - Bylaws C-8055-2020 and C-8056-2020
Attachments: Damkar Development May 2021.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

Good afternoon,

Please find attached the Tuscany Community Association's submission regarding the above noted proposed Bylaws.

Please contact me should you have any questions or concerns.

Thanks,
Tim Heger
Chair, Planning and Development Committee Tuscany Community Association



May 5, 2021

To: Rocky View Council
262075 Rocky View Point, Rocky View County, Alberta

Re: Application Number PL 20200050/51, File 05618459

The Tuscany Community Association (TCA) respectfully offers the following comments regarding the proposed Damkar Lands development immediately west of Twelve Mile Coulee Road NW near Tuscany Way NW.

The TCA generally supports development but would like to raise concerns regarding increased traffic along Twelve Mile Coulee Road, issues around the turn into and out of the development, maximum building height, and emergency response.

Traffic and Access Concerns: This development as currently proposed contains several hundred parking stalls. The increase in traffic coupled with the adjacent Church presents a potential for delays as well as possible access issues in and out of Damkar Court at Twelve Mile Coulee Road. The TCA asks that a comprehensive traffic study be completed prior to approval of the current proposed development to ensure that the current infrastructure can support this vehicle increase now and in the future.

Maximum Building Height: The TCA has received several concerns from the community residents about the height of this development being immediately adjacent to Twelve Mile Coulee and overlooking the Watermark Development. Any considerations or adjustments to limit the overall height, and thus the impact on the westward view, is greatly appreciated.

Emergency Response: Since this is planned to be a seniors oriented development, there could be an increased need for emergency services responding to this site. The TCA asks that Rocky View Council consider emergency response times and service availability as part of the approval process to ensure adequate coverage.

The Tuscany Community Association appreciates being able to provide comments and asks that we continue to be included throughout the process.

Sincerely,

Tim Heger
Chair, Planning and Development Committee, Tuscany Community Association
(planning@tuscanyca.org)

GROWING A SAFE, HEALTHY AND ENJOYABLE COMMUNITY

Tuscany Community Association
P.O. Box 27054, Tuscany RPO
Calgary AB T3L 2Y1
www.tuscanyca.org

Michelle Mitton

From: alex f [REDACTED]
Sent: May 5, 2021 3:07 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - BYLAW C-8056-2020
Attachments: Damkar Opposition Letter (AF)(May 2021).docx

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

To whomever it may concern,

Please find attached my unconditional and unqualified OBJECTION to this proposed bylaw amendment and proceeding.

Thank you

Alexandra Fedun

The Dakar lands - Senior-Oriented Residential
File Number 05618459
Application Number PL20200051

From:

Alexandra A. Fedun
108 Blueridge View,
Calgary. AB T3L 2N6

May 5, 2021

To: legislative services@rockyview.ca

Re: Bylaw C-8056-2020 – A bylaw of Rocky View County to Amend Land
Use Bylaw C-8000-2020

I am submitting my **unqualified objection** to the application noted above. The development makes no sense at all to me. Why would the County approve a high density set of four large multi-story apartment buildings with over 300 apartments on lands which are right next door to acreages? Why wouldn't this sort of development be built in the City of Calgary, or someplace else that is more compatible? The development makes no sense to me, and it seems the developers making this application don't care at all about the owners of the properties that will be affected by this development.

Also, I actually don't understand what is being proposed to be built as part of the development application. How can people understand the extent to which they should be objecting to a development if they don't fully understand what it is?

Sincerely,

Alexandra A. Fedun

Michelle Mitton

From: AY [REDACTED]
Sent: Tuesday, May 4, 2021 7:25 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - BYLAW C-8056-2020, Planning Application Number: PL20200051
(05618459) BYLAW C-8055-2020, Planning Application Number: PL20200050
(05618459)
Attachments: IMG_DamkarSigned_20210504_0001.pdf
Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

DATE: May 2, 2021

Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: BYLAW C-8056-2020, Planning Application Number: PL20200051 (05618459)
BYLAW C-8055-2020, Planning Application Number: PL20200050 (05618459)

I am a resident of Watermark in Rocky View County.

I am writing to officially record my opposition to the proposed Appendix 9: Conceptual Scheme Amendment.

The size and scope of the proposal currently before Council dramatically exceeds:

- The number of units designated by Rocky View County by-laws and the approved Watermark Conceptual Scheme.
- The total number of units forecast by Rocky View to be needed for seniors across the entire County.

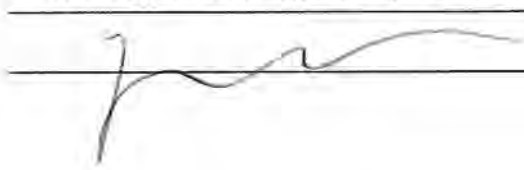
The proposal also calls for a:

- Total scope of development that will require significant upgrades to transportation infrastructure, increased costs for water services and waste treatment and increased demand for limited EMS, fire and police services.

These elements do not meet the development requirements put in place by Rocky View County's elected representatives and are entirely out of alignment with what residents were told to expect in their community.

Rocky View County Council should reject the development as proposed and require the developer to return with a new proposal that meets the by-laws of our community and the expectations set for homeowners.

As County voter and taxpayer, please ensure I am counted as strongly opposed to proposed Appendix 9: Conceptual Scheme Amendment.

Name Alfred Yeung
Address 426 Brookside Crt, Calgary, AB, T3L 0C9
Signature 

DATE: May 2, 2021

Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: BYLAW C-8056-2020, Planning Application Number: PL20200051 (05618459)

BYLAW C-8055-2020, Planning Application Number: PL20200050 (05618459)

I am a resident of Watermark in Rocky View County.

I am writing to officially record my opposition to the proposed Appendix 9: Conceptual Scheme Amendment.

The size and scope of the proposal currently before Council dramatically exceeds:

- The number of units designated by Rocky View County by-laws and the approved Watermark Conceptual Scheme.
- The total number of units forecast by Rocky View to be needed for seniors across the entire County.


The proposal also calls for a:

- Total scope of development that will require significant upgrades to transportation infrastructure, increased costs for water services and waste treatment and increased demand for limited EMS, fire and police services.

These elements do not meet the development requirements put in place by Rocky View County's elected representatives and are entirely out of alignment with what residents were told to expect in their community.

Rocky View County Council should reject the development as proposed and require the developer to return with a new proposal that meets the by-laws of our community and the expectations set for homeowners.

As County voter and taxpayer, please ensure I am counted as strongly opposed to proposed Appendix 9: Conceptual Scheme Amendment.

Name Trisha Yeung
Address 426 Brookside Crt, Calgary, AB T3L 0C9
Signature 

Michelle Mitton

From: Allen Vanderputten [REDACTED]
Sent: May 5, 2021 11:38 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - BYLAW C-8055-2020, BYLAW C-8056-2020

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

I am writing to officially record my opposition to the proposed Appendix 9 Conceptual Scheme amendment. I am a resident of Bearspaw Point in Rockyview.

The size and scope of the proposal currently before council dramatically exceeds the number of units designated by RVC by-laws and the approved Watermark Conceptual Scheme. The latest conceptual drawing of the proposed development dated April 2021 shows some downsizing of the project which is a step in the right direction however it does not go far enough. A cap of between 100 to 200 units might be more appropriate.

Rocky View County Council should reject the development as proposed and require the developer to return with a new proposal that meets the "rurban" character of Rocky View County and the expectations of the local community.

Allen & Sheila Vanderputten
17 Campbell Drive

Michelle Mitton

From: Amardeep Gill [REDACTED]
Sent: Sunday, May 2, 2021 9:52 PM
To: Legislative Services Shared; Amardeep Gill
Subject: [EXTERNAL] - OPPOSITION TO DAMKAR PROJECT
Attachments: OPPOSITION OF DAMKAR PROJECT.docx

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

Hello,

Please find attached my letter of opposition.

BYLAW C-8056-2020, Planning Application Number: PL20200051 (05618459)
BYLAW C-8055-2020, Planning Application Number: PL20200050 (05618459)

Please email confirmation of receipt.

Thank you,

Amardeep Gill
Watermark Resident

DATE: May 2, 2021

Legislative Services Rocky View County
262075 Rocky View Point Rocky View County, AB T4A 0X2
Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re:

BYLAW C-8056-2020, Planning Application Number: PL20200051 (05618459)

BYLAW C-8055-2020, Planning Application Number: PL20200050 (05618459)

I am a resident of Watermark and am **DIRECTLY** affected by the Damkar Seniors Project. I am **ABSOLUTELY OPPOSED to the application for re-zoning of this project.**

The size of the structures and the proximity to the residential homes are significant and will negatively impact both our property directly and Watermark as a whole. Please find the following reasons that individually and we as a community have researched and are concerned about:

- Bears paw Density. The person/acre density figures (<2) are an important reason why we chose to live in Watermark. With this change in re-zoning of the project and the potential for that density figure to increase up to 40, and this goes directly against what Bears paw low density figures are meant to achieve.
- Hill stability. I have seen the disgusting, dirty and outright negligent outcome of the mud slide during the construction of the Church on the hillside which caused damage to homes on Spyglass Point. Also, we have spoke to other neighbors who are concerned with hill stability considering the type of clay and organic material of the soil will cause eventual slumping/sliding of the planned buildings.
- Water usage. The plan is to tap into the current Watermark water supply. Such an increase in demand for our water causes concern in terms of pricing and availability. A development similar to Watermark has experienced significant issues. Article: <https://www.cbc.ca/news/canada/calgary/water-rocky-view-county-cambridge-alberta-utilities-commission-1.5661828>. Blazer has already sent notices this month of water issues and we were required to reduce our water usage - so how will this exponential increase in residence usage impact our water pressure, water costs, usage etc.
- Traffic: The volume of traffic that will be imposed upon 12 mile coulee road will absolutely overwhelm the current road.
- Sense of security in the community: As parents of young children, we chose Watermark as it is a small safe community. I do not trust that the residents and visitors of the proposed development will not venture below to the parks and paths that we currently pay for through our fees.
- Property Value: All these factors will **significantly** impact the value of the homes in the community.

We request that you take these concerns seriously and **DO NOT approve!**

I am available to discuss if you need more information.

Amardeep Gill

Amardeep Gill

Michelle Mitton

From: Andrea Jennings [REDACTED]
Sent: May 5, 2021 3:56 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - BYLAW C-8056-2020 and BYLAW C-8055-2020
Attachments: Damkar opposition letter.docx

Follow Up Flag: Follow up
Flag Status: Flagged

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May 5, 2021

Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: BYLAW C-8056-2020, Planning Application Number: PL20200051 (05618459)
BYLAW C-8055-2020, Planning Application Number: PL20200050 (05618459)

We are residents of Tuscany Reserve Rise in Calgary, face Twelve Mile Coulee Road, and will be directly impacted by increased traffic volumes, traffic congestion as well as the potential regional shortfall of emergency services that will be caused by the proposed Appendix 9: Conceptual Scheme Amendment. We are also concerned about the extreme loss of natural areas, potential loss of wildlife that inhabits the area, and what we see as disregard the intentions of the Intermunicipal Development Plan in place between Rocky View Country and the City of Calgary.

The latter states that the plan is intended to: “enhance cooperation and achieve coordination wherever possible so that the effect that we have on one another and our residents is positive”. The updated proposed size and scope of the Damkar Seniors Oriented Residential Community is of great concern to us, especially the newest drawings submitted April 2021, and we are writing to formally express our view that this will:

- Require major and costly upgrades to the road infrastructure that serves both Rocky View County and Calgary residents.
- Conflict significantly with what would be considered as an appropriate transition between the municipalities, especially with respect to the height and massing of buildings.
- Reduce the availability of emergency services in our region.
- Impact the natural landscape so much with hundreds and hundreds more people and cars; we also worry about the many local wildlife inhabitants

- Disregard the intent of the Intermunicipal Development Plan; from what we have read and learned, this proposed plan offers very little in terms of positive effect on both Calgary and Rockyview County residents

In view of the agreements in place, by-law requirements and regional impact of the proposed Damkar Seniors Oriented Residential Community, Rocky View County Council should reject the proposed development and require a new right-sized proposal to be created.

Please ensure we are both counted as strongly opposed to the proposed Appendix 9: Conceptual Scheme Amendment.

Andrea Jennings and Shane Mayer
209 Tuscany Reserve Rise NW, Calgary, AB

Michelle Mitton

From: Anne Jennet Coulson [REDACTED]
Sent: May 5, 2021 5:22 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - BYLAW C-8056-2020, Planning Application Number: PL20200051 (05618459) BYLAW C-8055-2020, Planning Application Number: PL20200050 (05618459)

Follow Up Flag: Follow up
Flag Status: Flagged

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May 4, 2021.

To: Rocky View Country Legislative Services
 262075 Rocky View Point
 Rocky View County, AB T4A 0X2
 Via email: legislativeservices@rockyview.ca

BYLAW C-8056-2020, Planning Application Number: PL20200051 (05618459)

BYLAW C-8055-2020, Planning Application Number: PL20200050 (05618459)

I am a resident of Watermark at Bearspaw in Rocky View County and I write to record my opposition to the proposed Appendix 9: Conceptual Scheme Amendment.

The Damkar family specified the purpose of this legacy parcel of land: one church and one senior's housing facility. Their intentions were documented repeatedly (e.g. in the 2009 County Bylaw allocating **57** residential units to the Damkar parcel). The proposal now returning to Council for approval is a much-inflated plan for "*a comprehensively planned, medium-density, multi-dwelling condominium residential housing development, a portion of which will include a dedicated Senior's Community*".

The size and scope of the proposal before Council exceeds the number of units designated by the country by-laws and the approved Watermark Conceptual Scheme, also exceeding the projected number of senior units needed in the County.

To permit four multi-storey buildings of some 500 units would add an estimated 1,000 residents - ten times the original scheme, with the concomitant congestion, traffic, pollution and strain on limited resources. The density of the development as now proposed would be ten times that of the city's Tuscany and Rocky Ridge neighbourhoods and twenty times that of Watermark.

This proposal is an insult to the memory of Ernie and Iris Damkar and would dramatically change the nature of the Bearspaw communities south of Highway 1A, dramatically degrading the quality of life for those residents persuaded to invest in an area of "country-style dwellings".

The county should also bear in mind the considerable and well-founded concerns of existing area residents who feel misled by the proposal and images approved for the church erected on the other portion of the Damkar Parcel. As the images below demonstrate, the Ranch-style walk-out outlined in the planning documents bears very little similarity to the much-larger and taller building now erected which dominates the landscape and towers over the homes directly below.

2014



2021



Further, Rocky View County has been made aware that, at the half-way stage of completion of the Watermark development, the existing water and waste water facilities proved insufficient to meet demand in the Summer of 2020 when residents were instructed to suspend their use of the obligatory landscape irrigation systems. Yet this is the system that is also expected to serve the Damkar parcel properties as well as other proposed medium to high density developments in the area (the Ascension proposal).

These developments do not align with the urban to rural transition zone envisaged by the Calgary Metropolitan Region Board. I share the majority view of Rocky View County residents that urban sprawl should stop at the city limits .

I also share the growing alarm of my fellow residents and taxpayers at the emerging pattern of disdain for citizens' concerns by a number of Rocky View's elected representatives, who appear to offer unconditional and unwavering support for large commercial development projects while attempting to limit the rights of residents to challenge such proposals by inserting a rezoning clause (R3).

In the legal sense, Cui bono?

Rocky View County should reject this inflated proposal and require the developer to meet the existing by-laws and stick to the Damkars' expectation for the use of this legacy parcel. Please ensure I am counted as strongly opposed to proposed Appendix 9: Conceptual Scheme Amendment.

Anne Coulson, 10 Watermark Cres, Calgary T3L 0E9

Michelle Mitton

From: Todd Millar [REDACTED]
Sent: May 4, 2021 8:39 PM
To: Jessica Anderson; Legislative Services Shared
Cc: Barbra Millar
Subject: [EXTERNAL] - Bylaw C-8056-2020

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

Attention: Legislative Services
J Anderson

Re: Bylaw C-8056-2020 - A bylaw of Rocky View to amend land use bylaw C-8000-2020
Application number PL20200051 (05618459)

We are emailing today as per the instructions found in the public hearing documentation recently received. We OPPOSE the proposed bylaw change.

This recent proposal, in and in our opinion, is poorly thought out relative to traffic flow and the adverse impact to citizens of the MD of Rockyview specifically in Blueridge Estates.

We are reminded of, and would ask council to familiarize themselves with the opening statement found in the Rockyview website; *Rural living is rich and rewarding, yet it is important that new residents know that rural life in Rocky View County is very different from life in the city*". We ask council to uphold this position statement and not support development that contravenes this lifestyle..

We, Barb and Todd Millar of 75 Blueridge Rise oppose the amendment and the project based on the significant traffic increase to the area. Even with the twinning of 12 Mile Coulee, the traffic volumes are growing exponentially. Although this may be acceptable for city residences it is certainly not what Blueridge residents would desire.

We respectfully ask council to oppose this amendment and any amendment that encumbers the integrity of country living embodying the MD of Rockyview.

Thank you and again please register our opposition and lack of support to this proposed amendment.

Sincerely

Barb and Todd Millar
75 Blueridge Rise
Calgary, Alberta.

Michelle Mitton

From: Barry Jardine [REDACTED]
Sent: Sunday, May 2, 2021 4:16 PM
To: Legislative Services Shared
Cc: Barry jardine
Subject: [EXTERNAL] - BYLAW C-8056-2020, Planning Application #PL20200051 (05618459) and BYLAW C-8055-2020, Planning Application #PL20200050 (05618459)

Follow Up Flag: Follow up
Flag Status: Flagged

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Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Via email : legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: BYLAW C-8056-2020, Planning Application Number: PL20200051 (05618459)
BYLAW C-8055-2020, Planning Application Number: PL20200050 (05618459)

We are residents of Watermark Villas in Rocky View County.

We are writing to officially record our OPPOSITION to the proposed Appendix 9: Conceptual Scheme Amendment

The Damkar Family legacy clearly left this land for two purposes: a church and the other a seniors' complex.

Per the newspaper Cochrane Today, "The Damkars said they wanted to see a seniors housing facility constructed on the remaining land", NOT seniors oriented, NOT multi-family residential, but a SENIORS' HOUSING FACILITY!

Only one of the 4 proposed buildings is designated for Seniors; 75% of this scheme is for other purposes. For Trico to call this a Multi-family residential community catering to seniors is disingenuous at best.

The size and scope of the proposal currently before Council dramatically exceeds:

- The number of units designated by Rocky View County by-laws and the approved Watermark Conceptual Scheme.

- The total number of units forecast by Rocky View to be needed for seniors across the entire County.

The Proposal also calls for a:

- Total scope of development that will require significant upgrades to transportation infrastructure, increased costs for water services and waste treatment and increased demand for limited EMS, fire and police services.

These elements do not meet the development requirements put in place by Rocky View County elected representatives and are entirely out of alignment with what residents were told to expect in their community.

Rocky View County Council should reject the development as proposed and require the developer to return with a new proposal that meets the by-laws of our community and the expectations set for homeowners.

As County voters and taxpayers, please ensure we are counted as STRONGLY OPPOSED to proposed Appendix 9: Conceptual Scheme Amendment.

Barry & Madelaine Jardine
100 Watermark Villas

Michelle Mitton

From: Barry Davis [REDACTED]
Sent: May 5, 2021 2:59 PM
To: Legislative Services Shared
Cc: Barry; Theodora Lo
Subject: [EXTERNAL] - Opposition of Bylaw C8056-2020 and C8055-2020
Attachments: Letter of Opposition of Bylaw C-8056-2020 and C-8055-2020.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

Hello, please find attached our letter of opposition for the proposed Appendix 9: Conceptual Scheme Amendment (Bylaw C-8056-2020 and C-8055-2020).

Thank you,

Barry

[REDACTED]

[REDACTED]



DATE:

Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: BYLAW C-8056-2020, Planning Application Number: PL20200051 (05618459)

BYLAW C-8055-2020, Planning Application Number: PL20200050 (05618459)

I am a resident of Watermark in Rocky View County.

I am writing to officially record my opposition to the proposed Appendix 9: Conceptual Scheme Amendment.

The size and scope of the proposal currently before Council dramatically exceeds:

- The number of units designated by Rocky View County by-laws and the approved Watermark Conceptual Scheme.
- The total number of units forecast by Rocky View to be needed for seniors across the entire County.

The proposal also calls for a:

- Total scope of development that will require significant upgrades to transportation infrastructure, increased costs for water services and waste treatment and increased demand for limited EMS, fire and police services.

These elements do not meet the development requirements put in place by Rocky View County's elected representatives and are entirely out of alignment with what residents were told to expect in their community.

Rocky View County Council should reject the development as proposed and require the developer to return with a new proposal that meets the by-laws of our community and the expectations set for homeowners.

As County voter and taxpayer, please ensure I am counted as strongly opposed to proposed Appendix 9: Conceptual Scheme Amendment.

Name

BARRY DAVIS & THEODORA CO

Address

21 EDGEMOUNT POINT

Signature

[Signature]

Michelle Mitton

From: Benjamin Chan [REDACTED]
Sent: May 5, 2021 2:52 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - BYLAW C-8056-2020

Follow Up Flag: Follow up
Flag Status: Flagged

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Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services
Re:

BYLAW C-8056-2020, Planning Application Number: PL20200051 (05618459)

BYLAW C-8055-2020, Planning Application Number: PL20200050 (05618459)

I am a resident in the community of Watermark, and I live at 363 Spyglass Way.

I am writing to officially record my opposition to the proposed Appendix 9: Conceptual Scheme Amendment.

What I've noticed is that the plans have grown substantially from the original proposal and is larger and more dense than previously indicated.

This density will cause negative impacts on things such as:

- Increase in traffic flow on 12 Mile Coulee Rd and additional safety risks due to such large developments concentrated in the area.
- Increased capacity of waste management is not mitigated and for some reason assumes that the Blazer Water treatment facility can manage all of this development. There is nothing in the plans that truly indicate how the requirement for water management is managed other than they will monitor it. That is an insufficient mitigation strategy at the moment.
- Lighting increase which only adds further light pollution in an area where we expected this to be fairly low.

Overall, this development is not being done with the community in mind.

Signed,
Benjamin Chan
363 Spyglass Way
Calgary, AB
T3L 0C9

Michelle Mitton

From: Brian Blondahl [REDACTED]
Sent: April 28, 2021 8:34 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - Planning Applications PL20200051 and PL20200050
Attachments: Opposition to Damkar Lands Senior Proposal.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

Please find attached our objections to this proposal.

Brian Blondahl

April 28, 2021

Legislative Services
Rockyview County
262075 Rockyview Point
Rockyview , Alberta T4A0X2

To; Rockyview Legislative Services

Re: Damkar Lands Development
BYLAW C-8056-2020 Planning Application Number: PL 20200051 (05618459)
BYLAW C-8055-2020 Planning Application Number: PL 20200050 (05618459)

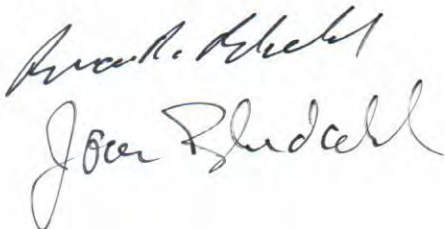
I am a landowner and resident at 96 Blazer Estates Ridge, Rockyview County and I am writing to object to the proposed senior residential development stated above .

This proposal far exceeds the number of units first proposed and communicated to the public and adjacent residents. It doesn't fit the character of Bearspaw and goes well above the the existing density outlined in the County Plan and the Bearspaw Area Structure Plan. This should not go forward. The County does not require that much senior housing for existing Rockyview residents and appears to be an attempt to lure Calgarians into a financially profitable venture. This was not intended by Ernie Damkar.

In addition, this will create tremendous traffic and will require costly unneeded infrastructure such as road ways, water, waste treatment and increased EMS, fire and police services.

Council should reject this proposal and only accept a proposal that is in alignment with County Bylaws and what was discussed in prior communications regarding a "small" seniors home as imagined by Mr Damkar.

Brian and Joan Blondahl - landowners and taxpayers
96 Blazer Estates Ridge
Rockyview County
T3L2N7

Handwritten signatures of Brian and Joan Blondahl. The signature for Brian is on top, and the signature for Joan is below it. Both are written in dark ink.

Michelle Mitton

From: Max Wang [REDACTED]
Sent: April 3, 2021 11:16 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - Bylaw C-7991-2020 - Objection to Ascension and Damkar proposals

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

Dear Council and By-Law Officer,

We are Blue Ridge residents who are deeply concerned for the negative impacts the proposed Ascension and Damkar projects will have on our communities.

It is important for us to be very clear. We are neither NIMBY (not in my back yard) nor antidevelopment. Rather, we are pro Rocky View County. We cherish – and aim to protect – the rural character, lifestyle and values that make Rocky View a special place to live and to raise families.

As they stand today, the Ascension and Damkar proposals do not fit our communities and Rocky View County, as we previously wrote to you in 2020 on a similar subject of objection on Damkar Land (see below), especially for the following issues.

1. *population density completely out of step with other Rocky View County communities.*
2. *a disproportionately large adjacent retail/commercial Market Place development without precedent.*
3. *Approval for a development while the over-riding planning documents of the Municipal. Development Plan and Bearspaw Area Structure Plan are themselves in a review and update process.*
4. *reliance and leverage of existing infrastructure & amenities (water distribution, water access & waste water, parks, & pathways).*
5. *substantial regional traffic draws to the Market Place development resulting in increased traffic volumes, upgrades & management significantly higher than local traffic needs.*

Appreciate your considerations and rejection of the proposals. We would be happy to work out amendments that fit into the existing landscape and characteristics of the neighborhood.

Best Regards,
 C. Max Wang and Jane Song

From: "max wang" [REDACTED]
To: "development" <development@rockyview.ca>
Sent: Friday, August 14, 2020 12:36:45 AM
Subject: Damkar Lands - 500 Residential units by Blueridge Estate at 12 Mile Coulee Road

Dear council and development officers

We are absolutely shocked to receive a letter from the County asking to review the proposed development of high density 500 units within 12 acres of land of Water Mark next to the new church by 12 Mile Coulee Road.

This type of closed spaced 4 -storey apartment style buildings is a total mismatch with this area's overall landscape and building styles, and it is not appropriate for the surroundings. It will also dramatically increase the traffic on the 12 Mile Coulee Road.

The originally approved Water Mark master development plan allows only 617 units over the entire 316 acres of land and this amendment is almost doubling the unit number within 12 acres!

Blueridge Estate residents are very upset by this amendment, and we request the County not to approve this plan.

Thanks!

C. Max Wang and Jane Song
7 Blueridge Place
[REDACTED]

Michelle Mitton

From: Cheryl Carrick [REDACTED]
Sent: May 4, 2021 4:08 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - BYLAW C-8056-2020, Planning Application Number: PL20200051 (05618459) BYLAW C-8055-2020, Planning Application Number: PL20200050 (05618459)

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

Planning Services Department

File Number: 05618459

Application Number: PL20200050/51

Division 8

I, Cheryl Carrick, residing at 6 Spyglass Point, **strongly oppose** the Trico Homes request to redesignate the lands they propose to develop (SE-18-25-02-W05M, Lot 4, Block 1, Plan 1712232) for the Damkar Senior Residences, from a Residential 3 to a District Control zone for the following reasons:

1. The proposed multi-building, 500 unit, special care facility is much larger than we were advised when we purchased our lot in 2014. The Rocky View County | 2018-2019 | Land Use Bylaw C-4841-97 states that developments should not materially interfere with the use, enjoyment or value of neighbouring parcels of land. The proposed development is far too large to be located in what is essentially a low to medium density residential community and will certainly significantly impact our enjoyment and value of our property.
2. The residential density of the 500-unit proposal is approximately 20 to 40 times higher than the residential density of the neighbouring Watermark community. This far too large a difference and will ultimately put enormous strain on the common facilities of the Watermark community which were paid for by the Watermark residences. Consequently, the project should not be approved.
3. The conceptual plan prepared by Trico proposes 4 residential buildings from three to six stories high. The land has been zoned R3 which, according to the Rocky View County | 2018-2019 | Land Use Bylaw C-4841-97, limits the height of buildings to 10 m. Any building over three stories will almost certainly be taller than 10 m and should not be approved. Trico is proposing to change the Land Use zoning from R3 to a Direct Control District zone as part of the effort to "achieve the overarching vision of the Damkar family". The overarching vision of the Damkar family should not be any part of the basis for a decision to re-zone this land. In fact, given that

the original 2008 and 2011 studies proposed 57 to 60 single-family residential units, I suspect that the smaller scale project is much closer to the original Damkar family vision.

4. Four buildings, up to 6 stories high, do not integrate into the neighbourhood, regardless of any design elements they may have.
5. The church was given permission to increase the maximum height requirement. Even though it about half the height and width of the proposed senior residences, it dominates the Watermark Community. The actual church does not look like the artist rendering in the package provided to you from Trico Homes. It seems as though Trico Homes is misrepresenting the actual impact on our community. I have attached a picture of the actual size and placement of the church.
6. This proposed special care facility will be a large commercial business with numerous staff and 24 hour operations. Normally large commercial facilities of this nature are not embedded in residential neighbourhoods. If they are, the adjacent neighbourhood is generally also multi-story, high-density residential and/or commercial property. For example, the Sage Hill Retirement Residence in NW Calgary is a 180 unit, four story facility located next to a very large shopping mall, as well as multi story condo units. Other large seniors' residences in Calgary are also generally located in high density/commercial neighbourhoods. If they are embedded in a low density neighbourhood, they tend to be smaller single-story buildings. Given that this proposal is not compatible with the low to medium density of the surrounding neighbourhoods, it should not be approved.
7. The Plan Area will integrate the stormwater system with Watermark community system. Watermark already experiences road flooding during severe storms, and our storm water systems do not always handle the spring melt run-off. This is not due to plugged grates at street level. When cleared by shovels, the area below the street level remains blocked. The complete freezing of the storm water systems seems to indicate the systems pipe are small enough to have water freeze underground and block the entire system by the time spring arrives. As already indicated by the spring melt and severe storms, the stormwater system seems to be too small to fully manage current demands. This large development will only exacerbate the problem and, as such, should not be approved.
8. Watermark will be responsible to provide services such as sewer and clean water to this Plan Area. As stated by Trico Homes, an additional water pump has been installed to meet future demand. We have not seen proof of this, and what it hasn't fully explained are the following issues:
 - a) Will the system be able to maintain the quality of the potable water if there is such a large increase in demand on the system? System analysis can be wrong. Can they guarantee that any unexpected costs, which could arise due to the large increase in demand, will be covered by them if upgrades are found to be required? If not, will Rocky View County pay for any needed upgrades if the system cannot handle the demand? If neither Trico Home or the County is willing to take on unforeseen problems, due to this very large expansion, it should not be approved.
 - b) How will the much higher water demand affect the current water pressure? I have been assured by MacDonald Corporation and by Blazer Water Systems that 70 PSI of pressure will be maintained. Is this true? Do we have recourse to have the water system improved by Trico Homes if pressure does drop? If not, the proposed senior resident should not be approved.

- c) With increased demand on waste treatment, how often will solid waste need to be removed from the water treatment facility? Constant removal of solid waste from the Blazer Water Treatment Plant will greatly impact the enjoyment of properties near this facility and should not be approved.
 - d) Trico Homes claims that the planned pond collection areas are designed for severe weather run-off. How will the run-off be managed if these ponds overflow? Poor water run-off management will impact the homes directly below the development, as well as the homes that presently experience street flooding in the spring season and in severe storms. If Rocky View County or Trico Homes is not willing to pay for any flooding damage caused by this project, it should not be approved.
9. The soil on the proposed site is silt and clay, with water found between 3.2 and 6.4 meters. This kind of soil, with high water content, makes the building of very large structures very difficult. I question whether the development will ever be stable, or if we will have problems similar to what the community of GlenEagles, in Cochrane, had. There, homes suffered structural problems due to landslides. Much more work was needed to be done in order to stabilize those slopes, at the expense of the homeowners. Mud has already slide down the hill in Watermark, requiring massive clean-ups of the homes bordering the property of the church. Not only would mud slides be an issue on this property, but if the proposed large structures are not stable, particularly on the slope nearest the homes on Spyglass Point, the result could be catastrophic. Engineers claimed that GlenEagles was structurally sound as well. Wet silt and clay soils are likely to remain unstable.
10. There will be a large increase traffic and parking resulting in the following concerns:
- a) Although Trico Homes will provide underground parking, all the buildings are on a slope. Will any part of the parkades be visible from the Watermark community? Where will the additional parking needed for visitors and large numbers of staff be located?
 - b) Senior Residences require a large staff, which come and go as needed for the residence. What is being done to mitigate this very large increase in traffic? The church, which can hold 800 people, will also have very large numbers of people attending different events. Has this been taken into consideration as well?
 - c) The Cochrane Fire Department is located 20 minutes away from Watermark Community, whereas the fire department in Tuscany would be able to respond in 2 minutes according to Google Maps. With 1000 or more possible residents and staff at this facility, and the possibility of having an additional 800 or more people attending events in the adjacent church, fire safety is of great concern. The City of Calgary would have every right to annex Watermark for safety reasons as they have the capability to provide quicker response time, to a large number of people.
 - d) The only road we have for evacuations is 12 Mile Coulee Road and there is no exit from the community until we are past this high-density complex. If there is an emergency, the greatly increased traffic along 12 Mile Coulee Road will make evacuations much slower and difficult. Much has been said about an exit in lower Tuscany, but nothing has materialized yet.
 - e) Increased traffic due to staff changes, visitors and tenants will result in higher noise levels both day and night. This is a commercial enterprise, selling their services, regardless of how

Trico Homes would like to classify it. This would interfere with the use, and enjoyment our home and therefore should not be approved.

11. I also wonder how a complex this large can even attempt to be 'Dark Sky Friendly' as required in Rocky View County. It is one of the reasons I bought in Rocky View County. The large number of lights left on at night for safety, would already be non-compliant to the Dark Sky Friendly requirements. The light emitting from a complex of this size would be immense, especially as it must remain lit for medical personal at all times. As it is, the Center Street Church NW Campus parking lot's light-poles send enough light at night to read by, with only a few of them turned on. They are brighter, and more numerous than The City of Calgary's streetlights along 12 Mile Coulee Road. I dread the day when all of them are turned on. It will light up most of the Watermark Community. I cannot see how a project, multiple times bigger than the Center Street Church, can protect the integrity and the intent of Rockyview's Dark Sky Policy.
12. Should this project proceed, it will set a precedent that any community in Rocky View County can be subjected to projects of this scale. It would effectively break the trust that buyers, looking for properties throughout Rocky View County, would need in order to make Rocky View County their home.

In closing, I would like to state that I bought in the Bearpaw rural area because of the low density. That was the driving motivation of purchasing here, rather than in Calgary. As I had concerns about what was planned for the Church and the Senior Residences on the Damkar Land Area, we contacted Rocky View Country Planning Division, MacDonald Development Corporation, and the home builder. We particularly focused on the height and maximum residential requirements of that particular Plan Area, in regard to permittable sizes. We feel we completed all due diligence in regard to the land use across the street from us and should be able to expect that the information provided to us would be honoured. We would not have purchased a house in the area if we thought plans could be changed so easily, to such an extreme scale in size. The value of my property, and my enjoyment of my home and community depends on maintaining the low to medium density.

SEE ATTACHMENTS – (I kept photos to original size so that there would not be any distortions.)

Picture of Actual Church



Imagine having at about twice the height and almost twice the width as the proposed plans call for.

Picture of Trico Homes Artist Rendering



The distance portrayed here between the buildings and the existing homes, the sizes of the structures, and the steepness of the slope are not truthfully represented

Michelle Mitton

From: Claude Laliberte [REDACTED]
Sent: May 5, 2021 12:43 AM
To: Legislative Services Shared; Claude Laliberte; Jessica Anderson
Subject: [EXTERNAL] - RE: OBJECTION: Bylaw C-8056-2020, Planning Application Number: PL20200051 (05618459) Amend Land Use Bylaw C-8000-2020

Follow Up Flag: Follow up
Flag Status: Flagged

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Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2

To: Rocky View County Legislative Services
Re: Objection: Bylaw C-8056-2020, Planning Application Number: PL20200051 (05618459)
Amend Land Use Bylaw C-8000-2020

Dear Jessica Anderson,

We are residents of Watermark in Rocky View County.

I am writing to officially record my opposition to the proposed Watermark at Bearspaw Conceptual Scheme for a multi-residential community “catering” to seniors.

Our key concerns are related to the revised scope for this project that has changed significantly from a small senior housing project from its inception to a high-density multi-residential complex that happens to have few units for seniors.

The proposed amendment fails to adequately address the following impacts it may have on our community:

1) Traffic and Watermark Park Maintenance

The change in residents from seniors to non-senior will greatly impact Watermark infrastructure maintenance cost and 12- mile coulee traffic pattern.

The traffic model needs to be updated and is also highly inaccurate as the church traffic pattern (will also be used for community events) is only theoretical at this point. Consequently, a more detailed study is required prior approving any development to properly understand all these variables that will impact the road upgrade requirements and timeline to prevent road safety incidents.

As well, I am wondering how the traffic model will consider the fact the main building for seniors could be used for residents in the future as there is nothing to prevent future owners to rent or sale the units to non-seniors.

The additional traffic from the new proposed Tuscan development shall also be included.

2) Consultation on Watermark Wastewater Plant use- name change to a Regional waste- water plant

The lack of transparency and consultation on an issue that will directly impact all Watermark residents is quite concerning and shall be addressed as soon as possible. Furthermore, there seems to be a conflict of interest as the Watermark developer currently owns and maintains the waste- water facility and the County needs to accelerate the number of users to increase the plant profitability prior acquiring the plant. This is quite concerning as the Ascension proposal (another high-density proposal) was also suggesting to use the Watermark wastewater processing plant and expand the facility.

There is no detailed study that can confirm at this time with certainty the fully developed Watermark community and this new development will not require a plant expansion or additional trucking in the middle of our community. This needs to be addressed for this submission and Watermark residents need to be consulted.

3- Density of development and Building height

****The density of the proposed plan has grown from 114 residents/ 57 units to 700 residents/350 units and from a Senior's housing project to a multi-residential community "catering" to seniors without any consultation with the residents on the change in vision for this development.****

The proposed project is not an appropriate transition between rural and urban land use. The original proposal called for low rise buildings similar in height to those in neighboring Watermark and adjoining acreages and would be more appropriate.

The density of this proposed development is up to over 40 units per acre. This would be 10 times the density of adjacent City of Calgary communities and 20 times that of adjoining Watermark.

Such a high-density development outside of an urban core area would set an undesirable and unwanted precedent for high-density development in rural areas as Rocky View County.

The design shall ensure it is much lower than the adjacent Church and the current light pollution we have with the church needs to be addressed.

4) RVC long term planning

Any development approval prior completing a 20- and 50-year development framework will most likely affect the quality of all early decisions. It would be prudent to settle on this long- term plan prior accepting any developer submissions and also to revise the plan based on post pandemic new realities. People will be looking for more open spaces, larger lots, and more recreational outdoor space.

The long-term plan shall consider a regional concept that provides for continuity of ecosystems and wildlife habitat along the Bow River valley. If RVC residents wanted to live in a high-density community with limited open spaces, they would move to Calgary.

Ensuring Bearspaw low density development and maintaining the big open spaces will become a significant selling feature and differentiator after the pandemic. Let us keep this vision and market what makes RVC so different and enviable to many.

5) Conclusion

As it stands now, the proposal should be denied entirely by Council and the original intent of a much smaller senior ONLY residence complex with open spaces and view of the Rockies for all to enjoy shall be considered.

As County voter and taxpayer, please ensure I am counted as strongly opposed to this proposal as it stands now. I am looking forward to the Fall election where our voices can be heard as well.

I am really concerned on how these submissions are managed as it seems we have one notification every 2 weeks. I am also concerned with the time allowed for our review and how un-accessible the information package and related studies are.

I would recommend the county considers making all this information available on line one month ahead of time to add transparency to the hearing process going forward. Directing questions to one representative is ineffective and expecting residents to come to the County to read material during a Pandemic is not responsible.

Regards,

Claude Laliberte
68 Waters Edge Gardens
Calgary Alberta
T3L 0C9

Michelle Mitton

From: Connie [REDACTED]
Sent: May 5, 2021 2:59 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Re: BYLAW C-8056-2020, Planning Application Number: PL20200051 (05618459) BYLAW C-8055-2020, Planning Application Number: PL20200050 (05618459)
Attachments: Letter Rocky View County CA-Damkar May 4-21.PDF
Follow Up Flag: Follow up
Flag Status: Flagged

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Please find attached my letter of opposition to the proposed BYLAW C-8056-2020, Planning Application Number: PL20200051 (05618459), BYLAW C-8055-2020, Planning Application Number: PL20200050 (05618459)

Regards,

Constanza Amezcuita
11 Watermark Villas
Calgary AB T3L 0E2

May 4, 2021

FROM: Constanza Amezquita

11 Watermark Villas

Calgary, AB T3L 0E2

TO: Legislative Service

Rocky View County

262075 Rocky View Point

Rocky View County, AB, T4A 0X2

Re Bylaw C-8056-2020, Planning Application Number PL20200051 (05618459)

Bylaw C-8055-2020, Planning Application Number PL20200050 (05618459)

We are residents of the community of Watermark Villas in Rocky View County, and we live at 11 Watermark Villas, Calgary AB T3L 0E2

Opposed to Amendment

We are opposed to the proposed Appendix 9: Conceptual Scheme Amendment. We have not been fully informed and have not had adequate time to review this project. Based on our review to date of the project documents, we can see that the proposed amendment fails to adequately address the following impacts it may have on us, our family and our community:

Unprecedented Development

Such a high density development outside of an urban core area would set an undesirable and unwanted precedent for high density development in rural areas of Rocky View County.

Unacceptable Density

The proposed project is not an appropriate transition between rural and urban land use. The proposed density is unmistakably high density urban and would be incompatible with the transitional development already in place (country residential acreages) to the north and northwest of the proposed development.

The original proposal called for low rise buildings similar in height to those in neighboring Watermark and adjoining acreages and would be more appropriate than a high density development that belongs in an urban core. The density of this proposed development is up to over 40 units per acre. This would be 10 times the density of adjacent City of Calgary communities and 20 times that of adjoining Watermark.

Provision of adequate transit, police, fire fighting, and potable and waste water services that would be required are not addressed.

Unacceptable Building Height

Four multi storey buildings up to 5 stories in height are proposed. These buildings would be an estimated 45-55 feet high or more, even higher than the adjacent Centre Street Church. The height and mass of these buildings is incompatible with the surrounding country residential land use. This kind of development belongs in an urban core area, not in a transition zone between urban and country residential.

Obstructed Views

Rocky View County has a priceless and irreplaceable heritage - the views and vistas of the Rockies along Bow Valley corridor. The scale of the proposed development and heights of the buildings would block views and negatively impact everyone who lives in or travels through this part of the county. We do not need or want such a high density development in this area.

Increased Traffic, More Congestion

The proposed development would substantially increase the traffic volume on Twelve Mile Coulee Road and connecting roads. The intersection at Crowchild Trail and Twelve Mile Coulee Road is already congested.

More Pollution

It is inevitable that a new urban development housing approximately 1000 people would result in the contamination of existing surface and groundwaters. Pesticides, herbicides, petroleum products and other chemicals would be washed into the drainage which feeds into the ponds in Watermark and then into the Bow River. Degradation of the environment would occur beyond the limits of the proposed development.

Negative Impact on Livability

The encroachment of a high density development into a rural area of Rocky View would have a negative impact on the neighboring residents' quality of life and their property values. The wildlife habitat would be further stressed by a high density urban development.

We would choose to live in this complex only if it was developed as originally proposed. We would want to live in a lower density development that harmonizes with and respects the rural character of Rocky View and preserves the priceless mountain views for all.

Piecemeal Development & Lack of Long-term Vision

Rocky View County needs to put a stop to piecemeal development along the Bow Valley corridor and think more strategically, not just in terms of a Bearspaw Area Structure Plan, but in terms of a much more comprehensive and longer time frame plan for the Bow River valley. It's time for a regional structural concept that preserves the priceless vistas in this area and provides for continuity of ecosystems and wildlife habitat along the Bow River valley.

In Rocky View County's next election we will support councilors who will reject more piecemeal development and who will embrace a long term vision for sustainability of natural systems along the Bow River corridor.

Signed,



Michelle Mitton

From: Anne Blackwood [REDACTED]
Sent: May 4, 2021 9:41 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Bylaw C-8056-2020, Planning Application Number: PL20200051 (05618459); Bylaw C-8055-2020, Planning Application Number: PL20200050 (05618459)
Attachments: [EXTERNAL] - Bylaw C-8056-2020, Planning Application Number: PL20200051 (05618459); Bylaw C-8055-2020, Planning Application Number: PL20200050 (05618459)
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May 4, 2021

Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: Bylaw C-8056-2020, Planning Application Number: PL20200051 (05618459)

Bylaw C-8055-2020, Planning Application Number: PL20200050 (05618459)

We are residents in the community of Watermark and live at 213 Blueridge View.

We are writing that we are **opposed to** the proposed Appendix 9: Conceptual Scheme Amendment. The project will negatively impact our neighbourhood in many ways and these impacts are amplified by concerns with other projects being considered in our area.

Evaluation of All Proposed Projects in the Area

There are 2 large projects being considered in the Blueridge/Watermark area, either of which will dramatically change the communities surrounding them. These projects are Ascension and Damkar. How is it possible to evaluate each project in isolation when they will have compounding impacts on all shared issues identified as concerns by residents? Additionally, the guiding documents of the new Rocky View County Municipal Development Plan and updated Bearspaw Area Structure Plan are themselves under review and development by the County. These documents will provide the framework in which Area Structure Plans such as Damkar should be considered. These governing documents should be finished before evaluating such significant projects that will change the very nature of Bearspaw and Rocky View County.

Density

The proposal calls for:

- Residential housing development whose density and population is far higher than neighbouring Rocky View communities. Proposed density is in fact 20x the density of neighbouring Watermark and 10x the density of surrounding Calgary communities such as Tuscany, Royal Oak and Rocky Ridge.
- Total scope of development that will require significant upgrades to key infrastructure (roads, water, sewage). Who will be responsible for these costs?
- 4 multi-story buildings up to 5 stories high; these buildings are in opposition with expected transition zones between municipal boundaries and between different land use zones.

These elements do not meet the County's definition of itself as a "rural municipality" and fail to achieve the principles of the County Plan including "encouraging a 'moderate' level of residential growth that preserves and retains the County's rural character."

Nature and Viability of the Damkar Project

In a study conducted by Rocky View County, Senior's Needs Assessment 2015, it was anticipated that an additional 151 seniors units were required by 2025. The original planning for the Damkar project, including the 2009 County Bylaw, allocated 57 residential units for seniors to the Damkar parcel; this was consistent with the wishes of the Damkar family. What is now being proposed is a multi-family, seniors' orientated facility including up to 500 units and an estimated 1000 residents. During the most recent information session conducted by the Developer, we had conversations with a Developer representative about the increase in project size. We were informed that the project size has ballooned so dramatically to increase project profitability. This is inconsistent with the original Damkar project scope and reason for this project to exist.

Conclusion

The Damkar project – its underlying assumptions, scope and scale and expected outcomes – requires updating, review and reconsideration. As it stands, the proposed Appendix 9: Conceptual Scheme Amendment should be denied entirely by Council.

As County voters and taxpayers, please ensure we are counted as strongly opposed to the proposed Appendix 9: Conceptual Scheme Amendment.

Signed,

Craig & Anne Blackwood

Michelle Mitton

From: dan twidale [REDACTED]
Sent: April 29, 2021 10:49 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - BYLAW C-8056-2020

Follow Up Flag: Follow up
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DATE: April 29th 2021

Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: BYLAW C-8056-2020, Planning Application Number: PL20200051 (05618459)
BYLAW C-8055-2020, Planning Application Number: PL20200050 (05618459)

I am a resident in the community of Watermark Bearspaw, and I live at 101 Watermark Villas.

I am writing to officially record **my opposition** to the proposed Appendix 9: Conceptual Scheme Amendment. The project will affect me in the following manner.

1) Building Height

There are 4 multi story buildings up to 6 stories high. These buildings will collectively be more imposing than the church and likely be as high or very likely higher at up to 6 stories. The first building is placed very close to 12 Mile Coulee Road and will have an extremely imposing dominance over the western horizon. The multi story buildings are completely out of context with expected transition zones between county and rural and are not reflective of what would be expected to be an appropriate transition between municipal boundaries. Even though the church is an imposing structure, they made an effort to place their structure further down the slope and reduce their height to minimize the impact to existing residents mountain views. I recommend that Trico redesign the project as single storey facilities with similar design as the Villas. This will blend in with the community and avoid any further obstruction of mountain views to residents of Watermark and Tuscany.

2) Density

Is the density proposed on this site what you would consider rural or country? The City of Calgary's Municipal Development plan has a minimum density of 8 units per acre. Tuscany, Royal Oak, Rocky Ridge are 4 – 6 units per acre. The density of this proposed development is up to over 40 units per

acre – 10x the density of the surrounding City of Calgary communities and 20x that of neighbouring Watermark. The amount of additional population increase could reasonably be in excess of 1,000 residents on only 12 acres, roughly the same land size as the neighbouring church! Original Damkar vision for this property was 10 detached luxury homes , not urban affordable housing. The proposed conceptual scheme is completely out of place with neighbouring community.

Unprecedented Development. • Should such a high density project proceed as is, will it set a precedent for Rocky View County that any community is a potential candidate for such a project proceeding, especially along the borders of Calgary. This is not what I signed up for when I made the decision to live in this area.

3) Traffic

The cumulative effects on traffic congestion have not been accurately represented by Bunt and Associates. 12 Mile Coulee Road is currently a dangerous arterial road as constructed with absence of signalization , crosswalks , noise suppression, sidewalks and bicycle lanes. The recent widening of this road has resulted in dangerous road surface conditions and no solution for noise suppression and privacy the expansion introduced. When considering not only this development but other developments such as Ascension , Rockland , Tuscany , Lynx Ridge , Bearspaw ,Watermark and others using 12 Mile Coulee road , the traffic and noise has become increasingly unbearable. There is parking planned for 474 cars, not including surface parking OR church/campus parking. All of the cars entering and leaving the one and only access road into our community will cause a significant impact to safety, noise and volume. The developer have not addressed any of the traffic needs required for expansion.

4) Water/WasteWater

The original scope of this project has gone from 57 units to 500 units, almost a 10 fold increase. • More assurances are required in regards to current capacity, future capacity additions and future rate impacts for existing users of Blazer Water and the Wastewater Treatment plant given the additional expansion of units and other developments seeking interconnection (Ascension)? This is currently a debt ridden regulated utility where existing customers pay a premium price for below average services. A tax increase to fund the acquisition of this utility and expand it's capacity is unacceptable and a disservice to taxpayers.

5) Viability

In a study conducted by RVC, Senior's Housing Needs assessment 2015, it was anticipated that an additional 151 seniors units were required by 2025. This project exceeds the entire County requirement by over 3x? What are the intentions then for the additional capacity being built if there are not enough seniors in the county to fill the available units? Trico conceptual scheme for this property and design reflects other developments they have constructed such as the one on Macleod Trail for affordable housing. Seniors and multi family affordable facilities do not mix together or blend in with this community.

6) Servicing

How will residents of this development use a bus? Who will provide transit? Is there any transit? Is there sufficient fire and policing anticipated to service this project. Who pays for this?

Livability of my community

The increased density traffic, commercial activity will take away from our quality of life. Numerous families have built “outdoor Living” and recreation enhancements to enjoy. This development (and others under consideration) will affect backyard recreation/socializing (when we get to do that again)! For those that have experienced the stadium lighting from the neighbouring church, which is in conformity with the “dark skies” policy of the county, what assurances are there that this development will not create a similar or worse intrusion of excessive lighting given the footprint of the buildings.

Timing

This Damkar proposal is happening at a time when the guiding documents of the new Rocky View County Municipal Development Plan and updated Bearspaw Area Structure Plan are themselves under review and development by the County. These updated documents will provide the framework in which Area Structure plans such as Damkar should be considered. Would it just be good planning to finish these governing documents first? Damkar without these framework documents is a project without necessary updated context of what residents are saying about development in their community.

Dan Twidale


Michelle Mitton

From: Dave Collyer [REDACTED]
Sent: Saturday, May 1, 2021 8:08 PM
To: Legislative Services Shared
Cc: Dave Collyer; Samanntha Wright; Pat Collyer
Subject: [EXTERNAL] - Letter of Objection - Damkar Seniors'-Oriented Residential Project (Bylaws C-8056-2020 and 8055-2020)
Attachments: Damkar Letter to Rocky View County_FINAL_May 1 2021.pdf
Follow Up Flag: Follow up
Flag Status: Flagged

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Rocky View County Legislative Services,

Please find attached a letter **opposing** the proposed Bylaws to be reviewed by Council at the Public Hearing scheduled for May 18, 2021.

Please include this letter in the agenda package for the Public Hearing.

Thank you,

Dave and Pat Collyer
31 Watermark Avenue
Calgary, AB

May 1, 2021

Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB
T4A 0X2

Via Email: legislativeservices@rockyview.ca

Dear Rocky View County Legislative Services:

**Re: Letter of Objection
Damkar Seniors'-Oriented Residential Project
Bylaw C-8056-2020, Planning Application PL20200051 (05618459)
Bylaw C-8055-2020, Planning Application PL20200050 (05618459)**

We are residents of the community of Watermark in Rocky View County, residing at 31 Watermark Avenue. We are writing to provide our input regarding the subject applications and ***to express our very strong opposition to the proposed Amendments to the subject Land Use Bylaws.***

First, we would like to express our concerns regarding the lack of due process and a fair opportunity for directly impacted residents to review and express their views regarding the subject applications. More specifically we highlight the following process issues:

- The Notice of Public Hearing on May 18th, 2021 was posted on the County website on April 20th and was received by residents via mail from the County several days later. Notice was received from the Developer (Trico Homes) on April 26th. While these notification periods may satisfy the requirements of the Municipal Government Act, they do not afford affected residents a reasonable timeframe in which to review and provide input to the proceeding.
- The proposed Conceptual Scheme for this project that is currently on the public record (including the version on the Rocky View County website) is dated April 2020. Following their Winter 2020 public engagement process, Trico Homes issued a public communication indicating that some revisions were planned to the Conceptual Scheme and proposed Bylaw amendments to reflect this public input. Any such revisions are not yet in the public domain and are therefore not available to members of the public to review. It is completely inappropriate from a due process perspective for the County to accept a "redline" Conceptual Scheme update from the Developer and issue it with the Council agenda only a few days prior to the Public Hearing. How can this be viewed as a fair process for residents endeavouring to responsibly participate in a public process to have their informed views heard by their elected representatives?
- With all due respect, our assessment is that County administration is not critically and objectively assessing the merits of the applications coming before Council, and they are particularly not providing Council with an assessment of the cumulative impact of

multiple development applications on traffic, water supply, waste water handling, density, etc. In this particular case, the concurrent Damkar and Ascension proposals are being considered in their respective “silos”, whereas the impact on the County and residents will be driven by the overall impact of these potential projects + adjacent development in the City of Calgary + development south of Watermark. The lack of broader review, combined with the fact that the Bearspaw Area Structure Plan is incomplete, raises very serious questions about the integrity of the planning framework within which decisions regarding these proposed Bylaw Amendments are being made by Rocky View County. As residents and taxpayers in Rocky View County, we should expect a rigorous, thorough and comprehensive review of the cumulative effect of these proposals by both Administration and Council, rather than the burden of same being shifted onto local residents.

Turning to the specifics of the proposed amendments to the subject bylaws, our concerns are:

- ***Density and Collateral Impacts***

Residents purchased in Watermark with the expectation that the Damkar parcel would be developed in a manner consistent with the clearly expressed intentions of the Damkars, those being a development comprising a church and/or a small-scale seniors' facility and nothing more. In fact, the 2009 Bylaw (C-6798-2009) specifically allocated 57 residential units to the Damkar parcel. The proposed development (April 2020 Conceptual Scheme), which is now comprised of four buildings (each of three to five storeys) and 500 total units, bears no resemblance to the Damkar vision, nor to the provisions of the Bylaw which informed residents when they purchased in the Watermark community. The resultant scale and surface footprint is also clearly incompatible with the nature and character of the neighbouring communities, as demonstrated by the image below.

Figure 10 Preliminary Utility Servicing



- ***Intended Use***

The intended use for the proposed development appears to have evolved considerably from the original intention of the Damkars that it be solely for seniors, first to a seniors'-oriented living facility (June 2014 Bylaw amendment), and then to a multi-residential community catering to seniors (Notice of May 18 Public Hearing). Again, this is not in keeping with the expectations of directly impacted local residents and frankly provides no clarity as to the target market and use of the residential development. Furthermore, this issue is significantly exacerbated by the Developer's application to amend the land use from R-3 to Direct Control. In the absence of any clarity as to what "seniors'-oriented" or "multi-residential community catering to seniors" actually means in a land use planning context, one can only assume that the Developer is seeking significant latitude as to what is actually built on the Damkar parcel. How can this be construed in any way to reflect the interests of local communities and residents of the County?

- ***Visual Impact***

In considering this proposal, Council should heed the lessons learned from the adjacent church development on the Damkar parcel. Despite representations by the planners and the church members, many expressions of concern by neighbouring residents and review by the County, the actual church development bears little (if any) similarity to what residents believed was approved by Council. Unfortunately, the church is now a visually offensive and intrusive structure overlooking the adjacent communities of Watermark and Blueridge. This arises largely due to its height and location right at the very edge of the slope directly overlooking residences in Watermark.



This mistake certainly should not be repeated, but the renderings for the Damkar residential project are eerily similar to those provided for the church, as shown below.





Reducing the height of the buildings in proximity to Watermark and Blueridge to a maximum of two storeys (inclusive of any walkout), moving the westernmost building well back from the edge of the slope and including a large buffer zone between the development and the adjacent communities are essential design elements if this project is to move forward. Let's not make the same mistake again!

- ***Traffic Impacts***

Traffic volumes on 12 Mile Coulee Road are becoming increasingly problematic. Two specific locations are of particular concern related to safety - the left turn lanes from Hwy 1A turning south onto 12 Mile Coulee Road are inadequate and traffic backs up into the primary traffic lanes on 1A during busy periods, and the intersection of 12 Mile Coulee Road and Tuscany Way is problematic when turning left from Tuscany Way onto 12 Mile Coulee. The overall addition of traffic from the church, this proposed residential development, the proposed Ascension development and other growth in the area has not been properly assessed on a cumulative basis by the Developer or by the County.

- ***Integration of Utility Services and Amenities with the Watermark Community***

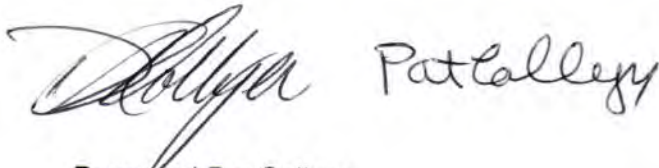
It is understood that the longstanding plan is that utility services (water, sanitary, stormwater) will be integrated with the neighbouring community of Watermark. This is acceptable, provided that there is sufficient capacity available within the existing system and that any incremental cost burden is borne by the Developer and the new users of these systems. It should also be expected that there will be comparable amenities in this proposed development for the use and enjoyment of Watermark residents, recognizing that the residents of the Damkar development will inevitably make use of amenities in Watermark being maintained at a substantive cost to Watermark residents on an ongoing basis.

We note that the above concerns were raised by ourselves and other Watermark residents during the Developer's engagement process and have not yet been satisfactorily addressed. We expect they will be given serious consideration by Council at the upcoming Public Hearing.

In summary, we acknowledge there are benefits in having a seniors' living facility of the appropriate size and scale located adjacent to our community. That is the Damkar legacy and it is the understanding upon which we purchased in Watermark. However, the current proposal and the proposed amendments to the subject Bylaws bear very little resemblance to what was

contemplated by the Damkars and understood by local residents. For these reasons, and given the numerous concerns outlined above, these applications should be denied by Rocky View Council.

Thank you for the opportunity to provide input regarding the subject application.

The image shows two handwritten signatures in black ink. The signature on the left is 'Dave' and the one on the right is 'Pat'. Both are written in a cursive, flowing style.

Dave and Pat Collyer
31 Watermark Avenue
Calgary, AB

DATE: APRIL 28/2021

Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: BYLAW C-8056-2020, Planning Application Number: PL20200051 (05618459)

BYLAW C-8055-2020, Planning Application Number: PL20200050 (05618459)

I am a resident of BEARSPAW in Rocky View County.

I am writing to officially record my opposition to the proposed Appendix 9: Conceptual Scheme Amendment.

The size and scope of the proposal currently before Council dramatically exceeds:

- The number of units designated by Rocky View County by-laws and the approved Watermark Conceptual Scheme.
- The total number of units forecast by Rocky View to be needed for seniors across the entire County.

The proposal also calls for a:

- Total scope of development that will require significant upgrades to transportation infrastructure, increased costs for water services and waste treatment and increased demand for limited EMS, fire and police services.

These elements do not meet the development requirements put in place by Rocky View County's elected representatives and are entirely out of alignment with what residents were told to expect in their community.

Rocky View County Council should reject the development as proposed and require the developer to return with a new proposal that meets the by-laws of our community and the expectations set for homeowners.

As County voter and taxpayer, please ensure I am counted as strongly opposed to proposed Appendix 9: Conceptual Scheme Amendment.

Name

DEBBIE BILBEN

Address

31 BEARSPAW MEADOWS BAY

Signature

DBilben

Michelle Mitton

From: Delia Antrum [REDACTED]
Sent: May 4, 2021 9:02 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Bylaw C-8056-2020
Attachments: Bylaw C-8056-2020 DA.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

Good day,

Please find attached my letter of opposition to the development covered by Bylaw C-8056-2020
Can you please reply to this email to indicate you have it.

Thank you.
Delia Antrum
75 Watermark Villas

DATE: 4 MAY 2021

Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: BYLAW C-8056-2020, Planning Application Number: PL20200051 (05618459)

BYLAW C-8055-2020, Planning Application Number: PL20200050 (05618459)

I am a resident of WATERMARK in Rocky View County.

I am writing to officially record my opposition to the proposed Appendix 9: Conceptual Scheme Amendment.

The size and scope of the proposal currently before Council dramatically exceeds:

- The number of units designated by Rocky View County by-laws and the approved Watermark Conceptual Scheme.
- The total number of units forecast by Rocky View to be needed for seniors across the entire County.

The proposal also calls for a:

- Total scope of development that will require significant upgrades to transportation infrastructure, increased costs for water services and waste treatment and increased demand for limited EMS, fire and police services.

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Rocky View County Council should reject the development as proposed and require the developer to return with a new proposal that meets the by-laws of our community and the expectations set for homeowners.

As County voter and taxpayer, please ensure I am counted as strongly opposed to proposed Appendix 9: Conceptual Scheme Amendment.

Name DELIA ANTRUM T3L0E2
Address 75 WATERMARK VILLAS RVC AB
Signature D. Antrum

Michelle Mitton

From: devinder gill [REDACTED]
Sent: May 5, 2021 4:27 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Bylaw C-8056-2020, Planning Application Number PL20200051 (05618459) Bylaw C-8055-2020

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

Hi,
 I am opposing this development. Please find attached my opposing concerns.

REgards,
 Devinder

May 4, 2021
 FROM: Devinder Gill
 TO: Legislative Services
 Rocky View County
 262075 Rocky View Point
 Rocky View County, AB, T4A 0X2
 Re Bylaw C-8056-2020, Planning Application Number PL20200051 (05618459)
 Bylaw C-8055-2020, Planning Application Number PL20200050 (05618459)
 We are residents of the community of __Rocky Ridge_____in Rocky View County, and we live at 299 Rocky Ridge Drive NW_____.

Opposed to Amendment

We are opposed to the proposed Appendix 9: Conceptual Scheme Amendment. We have not been fully informed and have not had adequate time to review this project. Based on our review to date of the project documents, we can see that the proposed amendment fails to adequately address the following impacts it may have on us, our family and our community:

Unprecedented Development

Such a high density development outside of an urban core area would set an undesirable and unwanted precedent for high density development in rural areas of Rocky View County.

Unacceptable Density

The proposed project is not an appropriate transition between rural and urban land use. The proposed density is unmistakably high density urban and would be incompatible with the transitional development already in place (country residential acreages) to the north and northwest of the proposed development. The original proposal called for low rise buildings similar in height to those in neighbouring Watermark and adjoining acreages and would be more appropriate than a high density development that belongs in an urban core.

The density of this proposed development is up to over 40 units per acre. This would be 10 times the density of adjacent City of Calgary communities and 20 times that of adjoining Watermark. Provision of adequate transit, police, fire fighting, and potable and waste water services that would be required are not addressed.

Rocky Ridge

299 Rocky ridge Drive NW

Unacceptable Building Height

Four multi storey buildings up to 5 stories in height are proposed. These buildings would be an estimated 45-55 feet high or more, even higher than the adjacent Centre Street Church. The height and mass of these buildings is incompatible with the surrounding country residential land use. This kind of development belongs in an urban core area, not in a transition zone between urban and country residential.

Obstructed Views

Rocky View County has a priceless and irreplaceable heritage - the views and vistas of the Rockies along Bow Valley corridor. The scale of the proposed development and heights of the buildings would block views and negatively impact everyone who lives in or travels through this part of the county. We do not need or want such a high density development in this area.

Increased Traffic, More Congestion

The proposed development would substantially increase the traffic volume on Twelve Mile Coulee Road and connecting roads. The intersection at Crowchild Trail and Twelve Mile Coulee Road is already congested.

More Pollution

It is inevitable that a new urban development housing approximately 1000 people would result in the contamination of existing surface and groundwaters. Pesticides, herbicides, petroleum products and other chemicals would be washed into the drainage which feeds into the ponds in Watermark and then into the Bow River. Degradation of the environment would occur beyond the limits of the proposed development.

Negative Impact On Livability

The encroachment of a high density development into a rural area of Rocky View would have a negative impact on the neighbouring residents' quality of life and their property values. The wildlife habitat would be further stressed by a high density urban development.

We would choose to live in this complex only if it was developed as originally proposed. We would want to live in a lower density development that harmonizes with and respects the rural character of Rocky View and preserves the priceless mountain views for all.

Piecemeal Development & Lack of Long-term Vision

Rocky View County needs to put a stop to piecemeal development along the Bow Valley corridor and think more strategically, not just in terms of a Bearspaw Area Structure Plan, but in terms of a much more comprehensive and longer time frame plan for the Bow River valley. It's time for a regional structural concept that preserves the priceless vistas in this area and provides for continuity of ecosystems and wildlife habitat along the Bow River valley. In Rocky View County's next election we will support councillors who will reject more piecemeal development and embrace a long term vision for sustainability of natural systems along the Bow River corridor.

Signed,

Devinder Gill_____

Michelle Mitton

From: Eddie Lui [REDACTED]
Sent: Sunday, May 2, 2021 10:20 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - Ascension/Damkar Development Objection
Attachments: SCN_0002.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

Attached please find my letter of objection for the above captioned proposed development.

--

Eddie

DATE:

May 2 / 2021

Legislative Services

Rocky View County

262075 Rocky View Point

Rocky View County, AB T4A 0X2

Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: BYLAW C-8056-2020, Planning Application Number: PL20200051 (05618459)

BYLAW C-8055-2020, Planning Application Number: PL20200050 (05618459)

I am a resident of Watermark in Rocky View County.

I am writing to officially record my opposition to the proposed Appendix 9: Conceptual Scheme Amendment.

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- The number of units designated by Rocky View County by-laws and the approved Watermark Conceptual Scheme.
- The total number of units forecast by Rocky View to be needed for seniors across the entire County.

The proposal also calls for a:

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These elements do not meet the development requirements put in place by Rocky View County's elected representatives and are entirely out of alignment with what residents were told to expect in their community.

Rocky View County Council should reject the development as proposed and require the developer to return with a new proposal that meets the by-laws of our community and the expectations set for homeowners.

As County voter and taxpayer, please ensure I am counted as strongly opposed to proposed Appendix 9: Conceptual Scheme Amendment.

Name

EDDIE LUI

Address

44 Waters Edge Gardens, Calgary, Ab T3L 0C9

Signature

Eddie Lui

Michelle Mitton

From: Elizabeth Bennett [REDACTED]
Sent: Monday, May 3, 2021 5:58 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Bylaw 8056-2020 and Bylaw 8055-2020

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

Name: Elizabeth Bennett
Address: 25 Watermark Villas, Calgary T3L 0E2

Dear Sirs,

I am a resident of Watermark Villas in Rockyview County and am completely opposed to the proposed changes to the Bylaws cited above.

The land in question is immediately adjacent to my address and therefore will impact my daily experience of life in Rockyview County.

The initial proposal was for a modest Senior's Facility to fulfill the wishes of the Damkar family which I felt to be a commendable objective. Now there are a number of developers who have completely hijacked this proposal and want to expand the residential density to ten times that of the surrounding area (500 residential units when Watermark Villas are 50 units). They are parading this obviously commercial venture as if it is still the original Damkar proposal and basking in the goodwill the original proposal created even though what is now proposed does not resemble the original one in the least.

I object to this kind of density increment for numerous reasons:

-it does not align with any previous development standards in Rockyview County -it will put a severe strain on both the water supply and sanitation capabilities of the existing Bearspaw Water Facility -it will result in a huge increase in local traffic with only one entrance and exit from the proposed development and no traffic light on Twelve Mile Coulee -the experience of the rezoning of the Church adjacent to Watermark Villas has already had a negative impact on the Villas as a result of increased lighting -the change from R-3 to Direct Control District is much more significant than the change in zoning at the Church and will give the developers the power to do whatever they see fit in the proposed development

I respectfully ask you to consider what you want for the County. Surely you will not sacrifice the rural aspect of most of the district strictly to augment your tax base at any cost.

Yours truly,

Elizabeth Bennett

Michelle Mitton

From: Eric Collins [REDACTED]
Sent: April 22, 2021 5:53 PM
To: Legislative Services Shared
Cc: Sutherland Ward
Subject: [EXTERNAL] - Bylaw C-8056-2020

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

I oppose this development as it is at the intersection of 12 Mile Coulee and Tuscany Way NW which is a primary access to Tuscany and will be detrimental to Tuscany traffic. This access point is my primary access to my home and is used daily. It already suffers from high traffic and future increases from the church just south of the intersection.

These developments really need to stop being proposed at major intersections like this as it does a disservice to all residents.

Eric Collins
671 Tuscany Dr NW
Calgary, AB T3L 3A7

Sent from my iPad

Michelle Mitton

From: Garrett Dueck [REDACTED]
Sent: April 22, 2021 12:29 PM
To: Legislative Services Shared
Cc: Division 8, Samanntha Wright; ward.sutherland@calgary.ca
Subject: [EXTERNAL] - BYLAW C-8056-2020

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

Good day,

I OPPOSE the proposed bylaw to amend land use bylaw C-8000-2020 for the following reasons:

1. Too much proposed development is occurring along 12 mile coulee road adjacent to Tuscany. This is not the vision living in Bearspaw, nor should the city of Calgary and the jurisdictional lines of Rocky View County be blurred by developers wishing to contribute to urban sprawl.
2. The infrastructure in the area cannot support this type of development. In addition to several condo type structures housing numerous families/seniors, roadways, water and sewer services may be heavily impacted in addition to roadways/intersections. This will result in further costs to residents in Bearspaw/Calgary and will likely impact people wishing to live in the area.
3. Existing residents along Tuscany and within Watermark will have views impacted considerably with such large structures to be constructed along the ridge. This again goes against the conceptual scheme that people moving/living in the area invested in.
4. There is absolutely no demand for senior type housing in this area that I am aware of. These facilities already exist nearby. It will likely turn into residential family condo use or a mixed use facility.
5. A huge development is already being planned north of this area, as well as a huge development being built by the city of Calgary south west of the area. This is not what the vision of living in Bearspaw is or should be. Attention should be focused on growing north of the city of Calgary for commercial and residential properties, not west.

Sincerely,
Garrett Dueck
212 Waterside court

Michelle Mitton

From: Garrett Laudel [REDACTED]
Sent: May 5, 2021 3:46 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - BYLAW C-8055-2020 and BYLAW C-8056-2020: Reject & Oppose - Damkar Lands Applications

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

Good afternoon,

Pursuant to the subject, I am sending this email as my wife and I wholeheartedly object to and oppose the proposed development and the application to redesignate the lands from Residential Three District, to Direct Control District, as well as the application to amend the Watermark at Bearspaw Conceptual Scheme to allow the development of a multi-residential community complex. In 2019, we purchased our home in Tuscany, directly offsetting the Damkar plot of Land. As did many families, we chose this area and community, for the beautiful sunsets, views of the mountains and rolling hills, the quiet and safety, and above all else, the privacy and peacefulness we are afforded. To now understand that; all of the aforementioned items are at risk, due to the proposed redesignation/rezoning of the Damkar Lands, for a massive residential development, is extremely concerning.

There are a myriad of reasons why this proposed development should be rejected, including, but not limited to:

1. Congestion & Change in Community Scope – this massive influx of Residents will turn what is a quiet and peaceful community, to a much busier and noisy area. The high-density housing that is proposed, over-reaches any expectation that current residents would have for the area.
2. Impeding Views – many people bought their homes/property for the breath-taking views of the rolling hills and mountains. This development will end up casting shade and shadows into all of the surrounding yards and homes, drastically reducing direct sunlight and solar access.
3. Traffic – this influx of road traffic, on not only 12-Mile Coulee Road, but into Tuscany, will be notably increased in volume. The infrastructure is already at a high-use capacity, but with a gigantic Residential Complex being built, the noise, traffic, and congestion will be extensive.

To go into a little more detail, I would like to further emphasis the concerns, being: overdevelopment and project scale, character of the local landscape, and, the safety and privacy of surrounding homes, acreages and luxury properties.

The proposed development does not respect local context, in particular, the scale and proportions of surrounding buildings. The proposed dwelling is a massive four building, tiered/barrack style housing development, and its proportions are significantly larger than the neighbouring low density detached properties and acreages. The current highly dense proposal would result in overdevelopment of the area and

would be unlike any other neighbouring property, therefore the scale and design of the development will be entirely out of character, to the detriment of the local environment.

The development proposal to build four sizable, visually unappealing buildings on this plot of land is unreasonable and does not fit with current residential amenities and services, roadways, and character of the landscape. The aesthetic character of the landscape and land use is currently one of low lying, detached homes, luxury homes in the community of Watermark and low-density acreages.

Most of all, the current proposal is extremely detrimental to the privacy of current homeowners. The proposed residential buildings and suites would completely overshadow and overlook the surrounding community, intruding on current homeowners' private homes, backyards and gardens. Windows and balconies on the proposed residences would overlook our property and the property of our neighbors and surrounding homes. The current proposed development of a 4-storey high building(s) greatly compromises the safety of homeowner's personal space, impacting our daily life in a negative way. This intrusion on privacy is unwarranted, exceedingly invasive and not welcomed.

In conclusion, I oppose, and request that the Rocky View County Council reject these applications. Thank you.

My legal name is Garrett Laudel, my address is 77 Tuscany Ridge Circle NW, Calgary, AB T3L 0E5.

Best Regards,

Garrett Laudel
[REDACTED]

Michelle Mitton

From: Gary Wotton [REDACTED]
Sent: Monday, May 3, 2021 11:27 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - BYLAW C-8055-2020
Attachments: Note to Blazer Customers about water management (002).pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

As an affected landowner living in Watermark, here are some of the major concerns I have with this project.

1. Concerned about the stress on the current water system that the project may have on our community. It is my understanding if this project receives the approvals they seek, that Blazer (our service provider) would be responsible for their water and sanitary services and that could potentially add up to a 1000 more people not to mention we are not at full capacity in watermark yet. Can the current system handle this? If not and the system needs to be expanded, who pays for that? If the current system is adequate to potentially add this many people along with future Watermark Development, will our water pressure have issues? We just received this letter from Blazer which adds to my concerns.
2. Concerned about the increase in traffic especially when everyone shows up for visits on weekends. How will residents of this development hop a bus? Who will provide transit? Is there any transit? Is there sufficient fire and policing anticipated to service this project. Who pays for this?
3. Bad experience with the church. Was made to look like it was just a small building on the hill but turned out to be this huge building overlooking watermark.....can't miss it from miles away.
4. Water drainage when heavy rains hit. Last year during construction of the church the water and heavy silt mix poured down off the hill onto our roadways and straight into our ponds discoloring our water. This year our pumps used for the waterfalls have stopped working and need to be replaced and I wonder if there is a connection. How will they prevent water from continuously coming down off that hill? Significant retaining walls required.
5. Height and quantity of buildings. Is the density proposed on this site what you would consider rural or country? The City of Calgary's Municipal Development plan has a minimum density of 8 units per acre. Tuscany, Royal Oak, Rocky Ridge are 4 – 6 units per acre. The density of this proposed development is up to over 40 units per acre – 10x the density of the surrounding City of Calgary communities and 20x that of neighbouring Watermark. The amount of additional population increase could reasonably be in excess of 1,000 residents on only 12 acres, roughly the same land size as the neighbouring church!
6. Does this development make sense right now? In a study conducted by RVC, Senior's Housing Needs assessment 2015, it was anticipated that an additional 151 seniors units were required by 2025. This project exceeds the entire County requirement by over 3x? What are the intentions then for the additional capacity being built if there are not enough seniors in the county to fill the available units?

7. This Damkar proposal is happening at a time when the guiding documents of the new Rocky View County Municipal Development Plan and updated Bearspaw Area Structure Plan are themselves under review and development by the County. These updated documents will provide the framework in which Area Structure plans such as Damkar should be considered. Would it just be good planning to finish these governing documents first? Damkar with out these framework documents is a project without necessary updated context of what resident's are saying about development in their community.

Regards,

Gary Wotton
154 Waterside Court Watermark

The recent and current warm spells of weather have significantly increased demand on the Blazer water system. Most of this is, of course, as a result of increased watering of yards by residents in the area. Normally this would not be a problem as the Blazer system is designed to deal with summer peaks spread over 5 days, and the design assumption is that demand for irrigation water is spread evenly through the week.

Unfortunately, this design assumption is not proving to hold true, as it seems that many Blazer's customers have elected to operate their irrigation systems on the same days. This results in extreme spikes which deplete the balancing volumes available in Blazer's main water reservoir, and this is becoming a cause for concern for the security of our water supply.

If the irrigation demand was more appropriately spread out through the week, there would not then be an issue in ensuring water availability for drinking water purposes, irrigation purposes and firefighting security. Therefore, Blazer is hereby implementing measures to try to better spread out the demand for irrigation water through the week. We ask that the occupants of each home play their part to ensure the security of your water supply and do each of the following as they apply to your home. We ask that you reprogram your irrigation system and make changes to your gardening practices on the following basis:

- a) Only water your lawns twice a week, with those days spaced evenly through the week; e.g. Monday and Friday or Tuesday and Saturday and so on;
- b) If you have an odd numbered street address, operate your irrigation system only as needed and a maximum of two days per week on either Sunday, Tuesday, Thursday, and/or Saturday;
- c) If you have an even number street address, operate your irrigation system only as needed and a maximum of two days per week on either Monday, Wednesday, and/or Friday (in 2021 we will flip the sequencing to maintain equity);
- d) Reduce the time that each irrigation zone is on so that the lawns in particular, are being watered using no more than 1 inch of water per week, i.e. ½ an inch per irrigation day;
- e) Put out a container (or purchase a rain gauge and use that) on your lawn, and measure the amount of water being applied, limit the application to ½ an inch per irrigation day, and;
- f) If you see water from your irrigation system running down the street gutters, you are wasting water by applying too much, too quickly.

Please ensure that you are only applying one inch of water a week to your lawns, anything more than that is unnecessary and wasteful, and the excess water simply ends up in the stormwater system. This is the recommendation from the City of Calgary: *"Apply water low and slow, for short intervals (5-8 minutes) to ensure all water is being absorbed. Reapply at these short intervals until water starts to run off or pool."* <https://www.calgary.ca/uep/water/water-conservation/lawn-and-garden/watering-101-mature.html>

You should also note that irrigating in the heat of the day is ineffective and wasteful, as the water tends to evaporate in the heat rather than providing any benefit to the roots of your lawn. Evening, overnight and early morning are the best times to operate your irrigation systems.

Your cooperation in implementing these measures as quickly as possible will be of benefit to yourselves and all the other customers of Blazer.

Best wishes,

DaLee J. Erdely
General Manager
BLAZER WATER SYSTEMS LTD.

Michelle Mitton

From: Geoff Antrum [REDACTED]
Sent: May 4, 2021 8:39 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Bylaw C-8056-2020
Attachments: Bylaw C-8056-2020 GA.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

Good day,

Please find attached my letter of opposition to the development covered by Bylaw C-8056-2020
Can you please reply to this email to indicate you have it.

Thank you.

Geoff Antrum

[REDACTED]
75 Watermark Villas

DATE: 4 MAY 2021

Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: BYLAW C-8056-2020, Planning Application Number: PL20200051 (05618459)

BYLAW C-8055-2020, Planning Application Number: PL20200050 (05618459)

I am a resident of WATERMARK in Rocky View County.

I am writing to officially record my opposition to the proposed Appendix 9: Conceptual Scheme Amendment.

The size and scope of the proposal currently before Council dramatically exceeds:

- The number of units designated by Rocky View County by-laws and the approved Watermark Conceptual Scheme.
- The total number of units forecast by Rocky View to be needed for seniors across the entire County.

The proposal also calls for a:

- Total scope of development that will require significant upgrades to transportation infrastructure, increased costs for water services and waste treatment and increased demand for limited EMS, fire and police services.

These elements do not meet the development requirements put in place by Rocky View County's elected representatives and are entirely out of alignment with what residents were told to expect in their community.

Rocky View County Council should reject the development as proposed and require the developer to return with a new proposal that meets the by-laws of our community and the expectations set for homeowners.

As County voter and taxpayer, please ensure I am counted as strongly opposed to proposed Appendix 9: Conceptual Scheme Amendment.

Name

GEOFFREY ANTRUM

Address

75 WATERMARK VILLAS RVC AB T3L 0E2

Signature

Geoff Antrum

Michelle Mitton

From: Gayle & Gerry [REDACTED]
Sent: May 5, 2021 1:09 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - BYLAW C-8056-2020, Planning Application Number: PL20200051 (05618459); BYLAW C-8055-2020, Planning Application Number: PL20200050 (05618459)
Attachments: May 5, 2021 letter regarding Rocky View Country Bylaws C-8056-2020 and C-8055-2020.pdf
Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

Attached please find a letter from Gerard Meagher and Gayle McPhee regarding BYLAW C-8056-2020, Planning Application Number: PL20200051 (05618459); and BYLAW C-8055-2020, Planning Application Number: PL20200050 (05618459)

Regards,
Gerard Meagher and Gayle McPhee

May 5, 2021

Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2

Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: BYLAW C-8056-2020, Planning Application Number: PL20200051 (05618459)
BYLAW C-8055-2020, Planning Application Number: PL20200050 (05618459)

We are residents in the community of Watermark, and we live at 50 Watermark Villas. We oppose the land use redesignation application and proposed Conceptual Scheme amendment as being significantly incompatible with the existing uses for this neighbourhood. In addition, serious concerns exist with regard to the number of units proposed, the availability of satisfactory and sufficient water supply, sewage disposal and greatly increased traffic levels on an already stressed Twelve Mile Coulee Road.

The public relations exercise about this being “a multi-residential community catering to seniors” is a sham where the owners (six property development companies) have no clear commitment to seniors housing and in fact are attempting to get approval to build four large apartment buildings housing 350 units and an additional 700 to 800 residents.

Compatibility with the Neighbourhood

This proposed development is incompatible with the neighbourhood and the Bearspaw community. The size of the project speaks for itself. Like many others, we left the City of Calgary to avoid increased densification and to live in a peaceful rural setting. The Centre Street Church, with its construction, related social activities and traffic we have accepted. In fact, there is a Restrictive Covenant binding the lands described as the “Damkar Lands” which provides that the lands shall only be used for the following purposes:

- “(a) a church; or
- (b) a senior citizen’s home; or
- (c) a church and a senior citizen’s home; and
- (d) single family residences, provided that no more than ten (10) lots in total may be used for single family residences with the Servient Lands.”

Those are the representations that were made to us and upon which we relied before becoming citizens of Rocky View and members of the Bearspaw community. The application to amend the Watermark at Bearspaw Conceptual Scheme and redesignate these lands bears absolutely no resemblance to the existing neighbourhood and will drastically alter and harm this community. It is also contrary to the provisions of the legally binding Restrictive Covenant on the “Damkar Lands” and which must have had at least the tacit approval of the MD of Rocky View to limit development on these lands.

May 5, 2021
Page 2

Density

This is a scheme to develop a densification which is unprecedented in this community and must be rejected. The multi-story buildings are completely out of context with expected transition zones between urban and rural and are not reflective of what would be expected to be an appropriate transition between municipal boundaries.

The City of Calgary's Municipal Development plan has a minimum density of 8 units per acre. Tuscany, Royal Oak, Rocky Ridge are 4 – 6 units per acre. The density of this proposed development is up to 30 units per acre – 6x the density of the surrounding City of Calgary communities and 15x that of neighbouring Watermark. This development is not an appropriate transition from urban to rural lands and sets an extremely bad precedent for future developments in similar circumstances.

Water Supply and Sewage Disposal

There have been ongoing concerns about the availability and sufficiency of the water supply as it currently exists without further strain on these resources. In the past 5 years the water charges for Blazer Water Systems Ltd. who service the Watermark community have almost doubled. Moreover, MacDonald Development Corporation, which has been involved in the provision of water services to this community, is far from completing all phases of the Watermark development. The provision of these services must be fully and clearly provided for before any other developers should expect to be able to access the existing infrastructure and resources. It is the duty and responsibility of MacDonald Development Corporation and the MD of Rocky View to ensure sufficient water supply and sewage disposal services for the fully completed Watermark community.

The scope of this project has increased seven times from 57 units to 350 units. There are serious questions about the future capacity of Blazer Water Systems and the Macdonald Watermark Treatment Plant to service the completed Watermark community, much less adding on the proposed Damkar project and the proposed Ascension project.

Increased Traffic Volumes

The traffic projections by the developers are extremely unrealistic. Already Twelve Mile Coulee Road is experiencing high traffic volumes servicing Tuscany (with 2 entrances), Blue Ridge Estates, Watermark and Watermark Villas, the Lynx Ridge communities and Bearspaw Village and related communities. There are serious traffic, cycling and pedestrian issues with no traffic controls or cross walks. Also, the potential increase in traffic from the Centre Street Church has not even started to add to the congestion. Anecdotally, based on observations of the existing Centre Street Church campus in Calgary, this traffic increase is not just Sunday morning "go to church" traffic but is daily and continuous based on the numerous services and activities provided by the Church to its members. To add traffic related to 350 new units with approximately 800 residents, together with the traffic related to the proposed Ascension project, is well beyond the capacity of the existing road infrastructure and will create even more dangerous traffic situations than currently exist.

May 5, 2021
Page 3

Fire, Police and Emergency Services

A clearer and more substantial commitment to existing and future fire, police and emergency services is required. According to various news reports, policing in rural areas is inadequate and RCMP resources are already stretched to the limit. The Watermark community has already lost one home to fire even though a City of Calgary fire station is located approximately 6 blocks from the site. Lastly, it is not satisfactory that emergency medical services "are expected from facilities in Calgary and/or Cochrane." Expectations and/or uncertainty is not an acceptable plan.

Viability

In the Seniors Needs Assessment December 2015 for Rocky View County it was anticipated that an additional 150 seniors units would be required by 2025. This project alone proposes to double the requirement for the entire County of Rocky View. Also, the Ascension project is promoting additional seniors units in order to obtain development approval. Finally, just this week Rocky View has approved a development at Bragg Creek which also includes seniors housing. The obvious conclusion is that this Damkar project for "a multi-residential community catering to seniors" is unnecessary.

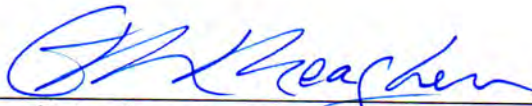
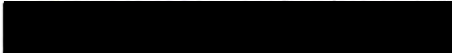
Rocky View County Council should reject the development as proposed and require the developer to return with a new proposal that meets the needs of our community and the expectations set for homeowners. The development of these lands should more closely conform with the surrounding communities of Watermark, Blue Ridge Estates and Tuscany.

As County voters and taxpayers, please ensure we are counted as strongly opposed to proposed Appendix 9: Conceptual Scheme Amendment.

Yours truly,



Gayle McPhee – Property Owner, 50 Watermark Villas



Gerard Meagher – Property Owner, 50 Watermark Villas



Michelle Mitton

From: Glen Fischer [REDACTED]
Sent: Monday, May 3, 2021 7:37 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - BYLAW C-8056-2020
Attachments: Rocky View County letter re Damkar Lands Nov 24 2020.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

Good morning.

I oppose the captioned bylaw.

I have attached a copy of a letter I sent to Rocky View County in November 2020 regarding this development outlining my concerns.

If you wish to contact me I can be reached by return email or at the phone number below.

Regards,
Glen Fischer
28 Watermark Villas
[REDACTED]

November 24, 2020

Glen Fischer
28 Watermark Villas
Calgary, AB, T3L 0E2

Rocky View County
262075 Rocky View Point
Rocky View County, AB, T4A 0X2

Planning Services Department
Attention: Dominic Kazmierczak

Re: File Number 05618459
Application Number PL20200050/51
Objection to Change of Land Development Designation

Dear Sirs;

In August of this year I forwarded a letter of objection to you regarding the captioned application. Since then I have reviewed the information provided by the developer (Trico) at their November 12th open house. I have commented back to the developer and wish to re-iterate my concerns to Rocky View County. I am a landowner and resident adjacent to the proposed development.

1. 12 Mile Coulee Road is currently a fairly busy road for existing residents. The developer quotes a study that indicates two additional sets of traffic lights would be installed in the 2028 time frame. The installation of these is not a sure thing and may be far too late to mitigate the issues caused by this large development. The addition of a development of this size, added to the new church traffic, with single access onto 12 Mile Coulee Road will result in significant increase to traffic volume, noise and safety issues.
2. While the developer has reduced the height of the development by one story, the proposed structure height is still significantly higher than anything in this district. It is not appropriate for this neighbourhood and I don't think it will be complementary to the overall develop plan for the district.
3. My concerns about water and sewer service capacity have been addressed by the developer and it appears with some upgrades to the sewer capacity this will not be a concern.
4. My view has not changed on the population density of the proposed development. The existing developments surrounding the proposed development have a much lower population density and the existing landowners acquired the properties partly because of this lower density.

In summary, the size of the proposed development is not appropriate or complementary to the existing Blue Ridge and Watermark areas, and I urge the County to not approve the land designation change.

Sincerely,



Glen Fischer

Michelle Mitton

From: Gordon Carrick [REDACTED]
Sent: May 4, 2021 4:12 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - BYLAW C-8056-2020, Planning Application Number: PL20200051
(05618459) BYLAW C-8055-2020, Planning Application Number: PL20200050
(05618459)
Attachments: Damkar Lands Comments - May 4, 2021.docx
Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

Please find attached my comments on the Trico Homes proposal to amend the Damkar Lands - Seniors-Oriented CS land use zoning, File Number: 05618459, Application Number: PL20200050/51.

Regards,

Gordon Carrick

Planning Services Department
File Number: 05618459
Application Number: PL20200050/51
Division 8

I, Gordon Carrick residing at 6 Spyglass Point in Watermark, strongly oppose the Trico Homes request to redesignate the lands they propose to develop for the Damkar Senior Residences from R3 to a District Control zone for the following reasons:

1. The proposed multi-building, 500 unit, special care facility is much larger than we were advised when we purchased our lot in 2014. The Rocky View County | 2018-2019 | Land Use Bylaw C-4841-97 states that developments should not materially interfere with the use, enjoyment or value of neighboring parcels of land. The proposed development is far too large to be located in what is essentially a low to medium density community and will certainly significantly impact our enjoyment and value of our property. It is interesting to note that the original 2008 study assumed that the Damkar lands would consist of 60 single-family residential units and a subsequent 2011 update assumed a total of 57 single-family residential units on this parcel. Clearly the increase to a 500 unit special care facility is an enormous change in the scale of the project and should not be approved.
2. The conceptual plan prepared by Trico proposes 4 residential buildings from three to six stories high. The land has been zoned R3 which, according to the Rocky View County | 2018-2019 | Land Use Bylaw C-4841-97, limits the height of buildings to 10 m. Any building over three stories will almost certainly be taller than 10 m and should not be approved. Trico is proposing to change the Land Use zoning from R3 to a Direct Control District zone as part of the effort to "achieve the overarching vision of the Damkar family". The overarching vision of the Damkar family should not be any part of the basis for a decision to re-zone this land. In fact, given that the original studies proposed 57 to 60 unit single-family residential units, I suspect that the smaller scale project is much closer to the original Damkar family vision.

The church was given permission to increase the maximum height requirement. Even though it is not as high this proposed development, it looms over the Watermark Community. The actual church does not

look like the lovely artist rendering in the package provided to you from Trico Homes. It seems as though Trico Homes is misrepresenting the actual impact on our community. I have attached a picture of the actual size and placement of the church.

3. The residential density of the 500 unit proposal is approximately 20 times higher than the residential density of the neighboring Watermark community and 40 times higher than the rest of Bearspaw. This is far too large a difference and will have major impacts on 12 Mile Coulee Road traffic, community usage patterns including pathways, parks and ponds, water/sewage utilities, views and desirability of Watermark as a quiet country respite from city living. As a consequence, the re-zoning should not be approved.
4. This proposed special care facility will be a large commercial business with numerous staff and 24 hour operations. Normally large facilities of this nature are not embedded in residential neighborhoods. If they are, the adjacent neighborhood is generally also multi-story, high-density residential and/or commercial property. For example, the Sage Hill Retirement Residence in NW Calgary is a 180 unit, four story facility located next to a very large shopping centre, as well as multi story condo units. Other large seniors' residences in Calgary are also generally located in high density/commercial neighborhoods. The Silvera Aspen Lodge in Bridgeland is a good example. Given that this proposal is not compatible with the low to medium density of the surrounding neighborhoods, it should not be approved
5. The Plan Area will integrate the stormwater system with the Watermark community system. Watermark already experiences road flooding during severe storms, and during the spring our storm water systems do not always properly handle the run-off. This is not due to plugged grates at street level. When cleared by shovels, the area below the street levels remains blocked. The stormwater system seems to be too small to fully manage current demands. The complete freezing of the storm water systems indicates the system's pipes are small enough to have water freeze and block the entire underground system by the time spring arrives. This large development will only exacerbate the problem.
6. Watermark will be responsible to provide services such as sewer and clean water to this Plan Area. As stated by Trico Homes, an additional

water pump has been installed to meet future demand. What they haven't fully explained are the following issues:

- a) Will the system be able to maintain the quality of the potable water if there is such a large increase in demand on the system?
 - b) How will the much higher water demand affect the current water pressure? I have been assured by MacDonald Corporation and by Blazer Water Systems that 70 PSI of pressure will be maintained. Is this true?
 - c) With increased demand on waste treatment, how often will solid waste need to be removed from the water treatment facility? Constant removal of solid waste will greatly impact the enjoyment of properties near this facility.
 - d) Trico Homes claims that the planned pond collection areas are designed for severe weather run-off. How will the run-off be managed if these ponds overflow? Poor water run-off management will impact the homes directly below the development.
7. There will be a large increase traffic and parking resulting in the following concerns:
- a) Although Trico Homes will provide underground parking, all the buildings are on a slope. Will any part of the parkades be visible from the Watermark community? If so, the project should not be approved. Where will the additional parking needed for visitors and staff be located?
 - b) Senior residences require a large staff, which come and go as needed to support the facility. Increased traffic due to staff movements, visitors and tenants will result in higher noise levels and traffic congestion on 12 Mile Coulee Road both day and night. This will impair our enjoyment of our property and access to and from Watermark.
 - c) The only road we have for evacuations is 12 Mile Coulee Road and there is no exit from the community until we are past this high-density complex. The Cochrane Fire Department is slow to

respond to emergencies because it is located 20 minutes away from Watermark Community. This was evident in the response to a fire we had in our community. The fire department in Tuscany would have been able to respond much quicker. If a fire does happen at this site, how would Rocky View County be able to handle it, and more importantly, how would we get out if we need to evacuate? Much has been said about an exit in lower Tuscany, but nothing has materialized yet.

8. The soil on the proposed site is silt and clay, with ground water found between 3.2 and 6.4 metres. We need to be assured that residents below and around the construction site will not be impacted by any hill Instability or water run-off issues that have plagued the previous construction of the Church. Similar soil conditions resulted in significant stability problems in the Gleneagles community just outside of Cochrane.

In closing I would like to state that we bought our property in Watermark primarily because of the low residential density. During our due diligence process, we contacted the Rocky View Country Planning Division, the MacDonald Development Corporation, and our homebuilder. We particularly focused on the height and maximum residential requirements of that particular Plan Area, in regard to permissible sizes for the church and the proposed senior facilities. We feel we completed all due diligence in regard to the land use across the street from us and should be able to expect that the information provided to us would be honoured. We would not have purchased a house in the area if we thought plans could be changed so easily. The value of our property and the enjoyment of our home depends on maintaining the low to medium density we currently have.

Existing Church Construction



Conceptual Drawing



Michelle Mitton

From: Fred Bouchard [REDACTED]
Sent: Saturday, May 1, 2021 6:00 PM
To: Legislative Services Shared; Fred Bouchard
Subject: [EXTERNAL] - OPPOSITION TO BYLAW C-8056-2020 PLANNING APP NO PL20200051
05618459 AND C-8055-2020 PLANNING APP NO PL20200050 05618459
Attachments: DAMKAR LTR IRIS.pdf; DAMKAR LTR ROGER.pdf
Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

Attached please find two signed letters of opposition to the above applications. Please have them submitted prior to the May 5th deadline. Thank you.

May 1, 2021

Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: **BYLAW C-8056-2020, Planning Application Number: PL20200051 (05618459)**

BYLAW C-8055-2020, Planning Application Number: PL20200050 (05618459)

I am a resident of Bearspaw Village in Rocky View County. I am writing to officially record my **opposition** to the proposed Appendix 9: Conceptual Scheme Amendment.

The size and scope of the proposal currently before Council dramatically exceeds:

- The number of units designated by Rocky View County by-laws and the approved Watermark Conceptual Scheme.
- The total number of units forecast by Rocky View to be needed for seniors across the entire County.

The proposal also calls for a:

- Total scope of development that will require significant upgrades to transportation infrastructure, increased costs for water services and waste treatment and increased demand for limited EMS, fire and police services.

These elements do not meet the development requirements put in place by Rocky View County's elected representatives and are entirely out of alignment with what residents were told to expect in their community.

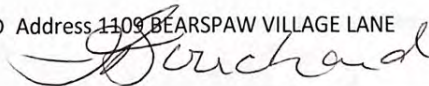
Rocky View County Council should reject the development as proposed and require the developer to return with a new proposal that meets the by-laws of our community and the expectations set for homeowners.

As County voter and taxpayer, please ensure I am counted as **strongly opposed** to proposed Appendix 9:

Conceptual Scheme Amendment.

Name IRIS BOUCHARD Address 1109 BEARSPAW VILLAGE LANE

Signature _____



Michelle Mitton

From: Powell, Jamie [REDACTED]
Sent: April 28, 2021 1:32 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - re Bylaw C-8056-2020 and C-8055-2020
Attachments: RVC letter 4 2021.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

Hello, please find a letter of opposition for the proposed Damkar project listed above. I am a resident of Watermark and I have concerns around the population density, the building height, traffic, and especially the water capacity and usage.

Thank you and please feel free to reach out to me for further comment.

Jamie

[REDACTED]

DATE:

Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: BYLAW C-8056-2020, Planning Application Number: PL20200051 (05618459)

BYLAW C-8055-2020, Planning Application Number: PL20200050 (05618459)

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I am writing to officially record my opposition to the proposed Appendix 9: Conceptual Scheme Amendment.

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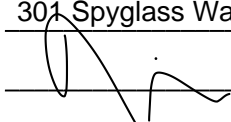
These elements do not meet the development requirements put in place by Rocky View County's elected representatives and are entirely out of alignment with what residents were told to expect in their community.

Rocky View County Council should reject the development as proposed and require the developer to return with a new proposal that meets the by-laws of our community and the expectations set for homeowners.

As County voter and taxpayer, please ensure I am counted as strongly opposed to proposed Appendix 9: Conceptual Scheme Amendment.

Name Jamie Powell

Address 301 Spyglass Way

Signature 

Michelle Mitton

From: jan fedun [REDACTED]
Sent: May 5, 2021 2:58 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Opposition letter
Attachments: Damkar Opposition Letter (JF)(May 2021).docx

Follow Up Flag: Follow up
Flag Status: Flagged

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To whomever it may concern,

Please find attached my unconditional and unqualified OBJECTION to this proposed bylaw amendment and proceeding.

Thank you

Jan Fedun

The Dakar lands - Senior-Oriented Residential
Application Number PL20200051

From:
Jana Fedun
108 Blueridge View,
Calgary. AB T3L 2N6

May 5, 2021

To: legislative services@rockyview.ca

Re: Bylaw C-8056-2020 – A bylaw of Rocky View County to Amend Land
Use Bylaw C-8000-2020

With respect to the proposed bylaw amendment in connection with the associated proposed development (the “**Multi-Story Apartments**”), I am submitting my **unqualified objection** to it for the reasons set forth in this letter. Multi-Story Apartments are not allowed by the current applicable conceptual scheme or land use designation for many good reasons, including compelling density issues, coherent development principles and realistic expectations of area property owners, material adverse impacts on area property values, noise and light pollution, traffic issues, and others. Further details respecting these issues and concerns are set forth below.

When the proposed bylaw amendment is being considered, the Multi-Story Apartments application should be considered as a separate, stand-alone development application and should not be considered to form any part of the Watermark community. That is, the developers should not be allowed to “piggy-back” on the Watermark community, whether based on density considerations or otherwise. There is significant and strong opposition to the Multi-Story Apartments by many in the Watermark community, similar to the strong opposition by many other affecting stakeholders in the Blueridge community, Bearspaw more generally, and other areas.

Further details respecting the issues and concerns are set forth below.

- 1. Housing density:** The housing density associated with the Multi-Story Apartments is **outrageously incompatible** with the adjoining Blueridge and Watermark communities. I am actually astonished that a developer would even consider proposing this sort of irresponsible development having regard to basic development principles and

regard for adjoining community expectations. Frankly, from a precedent perspective, if the developers here continue to advance the application for Multi-Story Apartments in its current form, or anything resembling it, I would think that prospective purchasers of units from these developers in any other developments would be well-advised to pay attention to this application; this should assist them in making an informed decision as to how these developers may develop nearby lands. I can assure you that none of current owners of properties in the area ever conceived in their wildest dreams (or nightmares) that multiple story apartment buildings would ever be considered for this area.

Similarly, if Rocky View County was to approve the application in its current form, or anything resembling it, current and prospective future home owners in the County would be well-advised to consider the very significant risk of wholly inappropriate developments adversely affecting their quality of life and property values in the future.

To further illustrate the outrageous densities that would result from the Multi-Story Apartments:

- (a) the number of proposed units in the Multi-Story Apartments, being located on a 12 acre parcel, would result in a density that is up to **75 TIMES** higher than adjoining properties located in Rocky View County; and
- (b) There would be **as many units in the Multi-Story Apartments as in the existing Watermark development.**

When the Watermark development was approved, the responsible developer and the County were mindful of the interface of Watermark with the adjoining Blueridge properties, with the result that a buffer of 1 acre parcels on the Watermark perimeter was created to accommodate the legitimate concerns Blueridge property owners had with respect to this interface. This was an appropriate and effective means of addressing the different densities associated with the Blueridge and Watermark communities. As noted above, the density resulting from the Multi-Story Apartments is irresponsibly high, without any accommodation whatsoever to adjoining landowners or regard to the enjoyment of their property or their property values.

Finally, I note that the Damkar family website states: "Community interface will be sensitive and seamlessly integrate with the neighbouring Watermark Community." NOTHING could be further from the truth here. The fact the developers are currently attempting to associate the Multi-Story Apartments with the Damkars and their vision is inappropriate. Please refer to paragraph #4 below as well.

2. Compatibility of the Development with the Surrounding

Communities: There is NOTHING associated with the Multi-Story Apartments that would suggest there is ANY compatibility with ANY of the communities in the surrounding areas, including in the City of Calgary. Residents in the nearby areas purchased their properties on the expectation proximate developments would be compatible with their properties, and it is the County's responsibility to ensure this occurs.

3. Nature of the Development: The original development application for the subject lands indicated it was to be a Seniors development. In fact, the Dakar Family Legacy stated it would be "a residential project that caters to seniors" and that it would "provide varying levels of care" where seniors 'could live out their retirement'. Reference is now made by the developers to "a condominium residential housing development, a portion of which will include a dedicated Senior's Community", which is obviously not the legacy. There are certainly very different factors, considerations and concerns associated with seniors housing versus apartment style living for families with children, including the capacity of local schools.

4. Building height: Any buildings exceeding 2 stories would be inconsistent with every residence located in the adjoining Blueridge and Watermark communities, and would constitute a permanent visual blight on the landscape and those communities. The Church is a prime visual example of an inappropriately sized building; it looks ridiculous right next door to estate homes. Many guests who have visited our home have provided their unsolicited comments on the Church, wondering what the County could possibly have been thinking. It is frankly embarrassing. The County should not be "doubling down" (or worse, given the number of stories associated

with the Multi-Floor Apartments being proposed here) on this previous ill-advised decision.

- 5. Traffic:** The Church is expected to attract 700 people per service. With one service on Saturday evening, three services on Sundays and various weekly classes and workshops, this will result in significant traffic increases on an already busy and limited road system. Approval of the Multi-Story Apartments will cause an even greater, and unacceptable, increase in traffic congestion. Additional traffic controls will inevitably need to be put in place. This is not what residents in adjoining communities ever expected; instead, they expected traffic increases that could reasonably be anticipated as a result of material adherence to, and reliance upon the continuing applicability of, the governing conceptual schemes and land designations. Wildly material departures from what was anticipated, and reasonably expected, is unacceptable.
- 6. Noise and Light Pollution:** The Multi-Story Apartments will result in a very significant increase in noise and light pollution. Again, this is not what residents in adjoining communities ever expected; instead, they expected additional noise and light pollution that could reasonably be expected from appropriate sized developments adhering to governing conceptual schemes and land designations.
- 7. Property Values:** There is no doubt that approval of the incompatible, exceptionally high-density, Multi-Story Apartments will have a material adverse effect on the values of nearby properties, resulting in material and direct damage to the owners of these homes and their very significant investments. This is hardly the time to be visiting these sorts of effects upon County residents/voters, for the direct benefit of the developers.
- 8. Irresponsible Development and Reasonable Apprehension of Bias:** As noted above, I am astonished the developers are sufficiently emboldened to think that an application for such an inappropriate development like the Multi-Story Apartments, having regard to the nature of the surrounding communities, had any reasonable chance of success.

In conclusion, there is NOTHING in this Multi-Story Apartments application that would suggest it warrants approval, or frankly even serious consideration. Every impact it would have is unacceptable to the nearby communities, for all the reasons set forth above. County voters should expect Council to dismiss this irresponsible application promptly and without conditions.

Sincerely,

Jana Fedun

Michelle Mitton

From: Jeff Winsor [REDACTED]
Sent: May 5, 2021 1:35 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Letter of Objection; BYLAW C-8056-2020 & C-8055-2020 Planning Application Number: PL20200051(05618459) & PL20200050 (05618459)
Attachments: Letter of Objection TrioCo Development Project_20210505.pdf
Importance: High
Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

Please find attached a copy of my letter of concern regarding the above application numbers. If you have any questions or trouble with the attached document. Please feel free to contact me via email or phone or [REDACTED]

Cheers
Jw

Legislative Services
Rocky View County 2
62075 Rocky View Point
Rocky View County, AB
T4A 0X2

Via email: legislativeservices@rockyview.ca

Jeff Winsor
383 Tuscany Ridge Heights NW
Calgary Alberta
T3L 3B6

Attention: Rocky View County Legislative Services

Re: BYLAW C-8056-2020, Planning Application Number: PL20200051(05618459)
BYLAW C-8055-2020, Planning Application Number: PL20200050 (05618459)

Dear Sir/Madam,

I am writing to you to raise my concern and objections regarding the above application number(s) and proposed conceptional scheme amendment (the project). I am a resident of Tuscany and my home and property are parallel to 12 Mile Coulee Road and is adjacent to the proposed project. I believe the proposed project will have direct and adverse impact on both my property and the neighborhood in general and request that the project be rejected in its current form.

While I am generally not opposed to development in the area, the project as it is currently being proposed raises a number of concerns which included but are not limited to;

Lack of Engagement

To date there has been very little public engagement undertaken by Trico Development (the proponent). At best the engagement and consultation activities undertaken by the proponent have met a minimum standard. While I understand the current situation with COVID-19 makes public engagement difficult, it does not make public engagement impossible. Considering the magnitude and potential impacts of the proposed project I would hope that the proponent would follow at a minimum the core values of public participation which include;

- 1. Public participation is based on the belief that those who are affected by a decision have a right to be involved in the decision-making process.*
- 2. Public participation includes the promise that the public's contribution will influence the decision.*
- 3. Public participation promotes sustainable decisions by recognizing and communicating the needs and interests of all participants, including decision makers.*
- 4. Public participation seeks out and facilitates the involvement of those potentially affected by or interested in a decision.*
- 5. Public participation seeks input from participants in designing how they participate.*

6. *Public participation provides participants with the information they need to participate in a meaningful way.*
7. *Public participation communicates to participants how their input affected the decision.*¹

To date the proponent has failed to meet these core values of public participation and I would encourage the proponent to go back and 're-engage' with stakeholders keeping these core values in mind.

Building Height & Density

The proposed project includes four multi-story buildings which based on current design are 5 stories high. The proposed number of buildings and height of the buildings are inconsistent with any other structure in either Tuscany or Watermark apart from the Centre Street Church Northwest Campus currently under construction on 12 Mile Coulee Road and does not fit into the rural/suburban character of the area.

I would also like to point out that proposed density of units/acre of the proposed project is nearly 40 units per acre which is magnitude greater than the density/acre in the adjacent neighbourhoods.

Traffic

The proposed project includes parking for some nearly 500 cars, with that in mind it is safe to assume that the area would see at a minimum some additional 500 cars moving through the area daily. 12 Mile Coulee Road is strained in its current state and I believe is not designed to handle this additional traffic considering the current activity and planned future developments which includes traffic coming in and out of the Centre Street Church Northwest Campus under construction on 12 Mile Coulee Road.

The information provided by the proponent to date dealing with traffic and access to the site has been limited and requires further examination. Has the proponent or Rocky View County undertaken a traffic study to determine the potential impacts of increased traffic on 12 Mile Coulee Road? If such studies have been undertaken, I asked that they be shared so it can be considered. In the event that traffic studies have not been undertaken the project should be delayed or rejected until such time as this work has been completed.

Noise

The proposed project will contribute to further noise pollution in the area both during construction and once completed. The area currently is a mix of suburban/rural blend and tends to be quite in nature. The project will add additional cars, buildings and associated infrastructure and will undoubtedly increase noise pollution in the area and will ultimately impact the quality of life of nearby residents. Has the proponent or county undertaken any studies to determine noise impact? If such studies have been undertaken, I asked that be shared so it can be considered, in the event the noise studies have not been completed the project should be delayed or rejected until such time as this work has been completed.

¹ International Association of Public Participation (IAP2); Core Values of Public Participation;
<https://www.iap2.org/page/corevalues>

Light Pollution

Part of the appeal of living in this neighborhood is the suburban/rural character of the area. With that comes the opportunity to enjoy night skies without being impacted by high density light pollution. Based on the scope and size of the proposed project I believe project will create a significant amount of light pollution in the area and will have a direct and adverse impact on the quality of life of nearby residents. I would request that proponent adequately demonstrate that light pollution will not be a concern. If the proponent is unable to do so the project should be delayed or rejected.

Impact to Wildlife

The proposed development area is frequently visited by wildlife. Which includes but is not limited to;

- Ungulates (Moose & Deer)
- Coyotes
- Waterfowl
- Song Birds
- Muskrat
- Raptors (Birds of Prey)
- Amphibians

Has the proponent been required to study the impact on wildlife as part of their development? Of particular concern is the potential for human wildlife encounters (traffic encounters) along 12 Mile Coulee Road. The potential increase of traffic in the area has the potential to lead to further traffic/wildlife encounters and this requires further consideration.

Impact to Wetlands and Fens and Ground Water

There are several small wetlands and fens to the west of the proposed project area. The proposed project may have an impact on these wetlands and fens, and the development and associated infrastructure has the potential to impact ground water drainage in the area. Has this been considered in the project planning and design? If not the project should be rejected or delayed until this work has been completed.

Economics of the Project

Considering the current state of the economy in Alberta has the proponent demonstrated that there is demand or need for the project? There is currently approximately 6 million sq. ft. of multi story space within the core of Calgary and numerous other examples of vacant space throughout the area that could be converted. I would request that the proponent demonstrate that the project is both economical and needed. If the proponent is unable to do so, the project should be delayed or rejected.

Closing

Thank you for considering these issues as it relates to the above application(s) and conceptual scheme amendment. Once again, I would like to stress that I am not opposed to development in the region but am opposed to this development as it is currently being proposed. I request that

application be rejected in its current form. If you require further information or would like to discuss these issues further, please feel free to contact me.

Sincerely


Jeff Winsor

Michelle Mitton

From: [REDACTED]
Sent: May 5, 2021 11:41 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - Planning Application Number PL20200051 (05618459) / Planning Application Number PL20200050 (05618459)

Follow Up Flag: Follow up
Flag Status: Flagged

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May 5, 2021

FROM:
Jennifer Howden
36 Rockwater Way
Calgary, AB
T3L 0C9

TO:
Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB, T4A 0X2

RE:
Bylaw C-8056-2020, Planning Application Number PL20200051 (05618459)
Bylaw C-8055-2020, Planning Application Number PL20200050 (05618459)

We are residents of the community of Watermark at Bearspaw in Rocky View County, and we live at 36 Rockwater Way.

Opposed to Amendment

We are opposed to the proposed Appendix 9: Conceptual Scheme Amendment. We have not been fully informed and have not had adequate time to review this project. Based on our review to date of the project documents, we can see that the proposed amendment fails to adequately address the following impacts it may have on us, our family and our community:

Unprecedented Development

Such a high density development outside of an urban core area would set an undesirable and unwanted precedent for high density development in rural areas of Rocky View County.

Unacceptable Density

The proposed project is not an appropriate transition between rural and urban land use. The proposed density is unmistakably high density urban and would be incompatible with the transitional development already in place (country residential acreages) to the north and northwest of the proposed development.

The original proposal called for low rise buildings similar in height to those in neighbouring Watermark and adjoining acreages and would be more appropriate than a high density development that belongs in an urban core. The density of this proposed development is up to over 40 units per acre. This would be 10 times the density of adjacent City of Calgary communities and 20 times that of adjoining Watermark.

Provision of adequate transit, police, fire fighting, and potable and waste water services that would be required are not addressed.

Unacceptable Building Height

Four multi storey buildings up to 5 stories in height are proposed. These buildings would be an estimated 45-55 feet high or more, even higher than the adjacent Centre Street Church. The height and mass of these buildings is incompatible with the surrounding country residential land use. This kind of development belongs in an urban core area, not in a transition zone between urban and country residential.

Obstructed Views

Rocky View County has a priceless and irreplaceable heritage - the views and vistas of the Rockies along Bow Valley corridor. The scale of the proposed development and heights of the buildings would block views and negatively impact everyone who lives in or travels through this part of the county. We do not need or want such a high density development in this area.

Increased Traffic, More Congestion

The proposed development would substantially increase the traffic volume on Twelve Mile Coulee Road and connecting roads. The intersection at Crowchild Trail and Twelve Mile Coulee Road is already

congested.

More Pollution

It is inevitable that a new urban development housing approximately 1000 people would result in the contamination of existing surface and groundwaters. Pesticides, herbicides, petroleum products and other chemicals would be washed into the drainage which feeds into the ponds in Watermark and then into the Bow River. Degradation of the environment would occur beyond the limits of the proposed development.

Negative Impact On Livability

The encroachment of a high density development into a rural area of Rocky View would have a negative impact on the neighbouring residents' quality of life and their property values. The wildlife habitat would be further stressed by a high density urban development.

We would choose to live in this complex only if it was developed as originally proposed. We would want to live in a lower density development that harmonizes with and respects the rural character of Rocky View and preserves the priceless mountain views for all.

Piecemeal Development & Lack of Long-term Vision

Rocky View County needs to put a stop to piecemeal development along the Bow Valley corridor and think more strategically, not just in terms of a Bearspaw Area Structure Plan, but in terms of a much more comprehensive and longer time frame plan for the Bow River valley. It's time for a regional structural concept that preserves the priceless vistas in this area and provides for continuity of ecosystems and wildlife habitat along the Bow River valley.

In Rocky View County's next election we will support councillors who will reject more piecemeal development and who will embrace a long term vision for sustainability of natural systems along the Bow River corridor.

Signed,

Jennifer and Randy Howden

Michelle Mitton

From: Jennifer Brown [REDACTED]
Sent: May 5, 2021 1:35 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - BYLAW C-8056-2020, Planning Application Numbers: PL20200051 (05618459) and PL20200050 (05618459)

Follow Up Flag: Follow up
Flag Status: Flagged

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Legislative Services
 Rocky View County
 262075 Rocky View Point
 Rocky View County, AB T4A 0X2
 Via email: legislativeservices@rockyview.ca
 To: Rocky View County Legislative Services

Re: BYLAW C-8056-2020, Planning Application Number: PL20200051 (05618459)
 BYLAW C-8055-2020, Planning Application Number: PL20200050 (05618459)

I am writing to let you know that I am **strongly opposed** to the Damkar Seniors-Oriented Residential Project as proposed in Appendix 9: Conceptual Scheme Amendment.

I am a resident of the community of Tuscany in Calgary and will be directly impacted by increased traffic noise and volumes, congestion and potential regional shortfall of emergency services that will be caused by the proposed development along with the negative effects of lengthy construction noise, traffic and fly-off garbage. This project conflicts significantly with what would be considered as an appropriate transition between municipalities, especially with respect to the massing of buildings.

The Intermunicipal Development Plan in place between Rocky View County and the City of Calgary is intended to “enhance cooperation and achieve coordination wherever possible so that the effect that we have on one another and our residents is positive.”

I am writing to formally express my view - and great concern - that the size and scope of the proposed Damkar Seniors Oriented Residential Community **will affect me and my family** in the following manner:

- 1) It will permanently alter our views towards the Rocky Mountains
- 2) Access to my community and increased traffic and noise. Heavy construction traffic.
- 3) Livability of my community. Dust, garbage and noise from yet another land development close to my community, which will last years.
- 4) Reduce the availability of emergency medical services in our region.

1) Mountain Views

We have purchased our property with the promise of undisturbed mountain views, for which we spend significantly more! The new project is an eyesore, spanning hundreds of meters, being close to Tuscany and having 4 storeys in height that will obstruct our views and change the skyline along Twelve Mile Coulee Road forever. Not to mention that there will be light pollution from the new buildings which will impede our enjoyment of the evening mountain views.

2) Traffic

- This new development will add more than 475 vehicles to the traffic volume. It will necessitate major and costly upgrades to the road infrastructure that serves both Rocky View County and Calgary residents. It will negatively affect our ability to commute to our family's work, school, commitments, groceries, etc.
- The increased traffic noise, exhaust fumes, fine particles, fly off garbage from construction vehicles and construction sites will negatively influence the livability and enjoyability of our community. During windy days, the dust from new developments, such as Watermark, despite being further than the proposed development fill the air, reduce visibility and have negative influence to people with breathing problems like myself. In addition, there are a heavily used pathway and multiple backyards, which are adjacent to the proposed development. The people who use this pathway for cycling, walking, dog walking, including myself and the ones who live here will be affected by all these negative factors for years to come. This development will permanently reduce the property values and marketability of the houses adjacent to the new construction zone.
- In the project it is not explained how the costs for intersection upgrades will be divided between the City of Calgary and Rocky View County.
- This development will add at least 700 new residents and will cause even more strain on the public transit in Calgary. Currently the c-train is already packed with out-of-town commuters and the new residential development will worsen this situation.

3) Livability of my Community

This was partially discussed in the point above. This development project will decrease the livability and enjoyment of our community, along with obstructing mountain views. The almost constant noise, fine particles and exhaust fumes from traffic, along with dust and garbage from traffic and construction will negatively influence the community of Tuscany in so many ways: health, enjoyment of the place where we live, quality of exercise, play and outdoor living with our neighbours and friends, and property values. The increased density of traffic and construction will take away from all these aspects of our lives, while the development will permanently obstruct mountain views.

4) EMS

The Damkar project will add more than 700 people to rely on EMS from Calgary. This will create shortage of such services for Tuscany and the neighbouring communities.

Additional considerations for this project is:**A) Building density**

The proposed density on this development is 7 times higher than Tuscany and 14 times higher than Watermark! It is too high to be considered rural. It is in contradiction to the adjacent lands north (Blue Ridge) and south (Lynx) of the development. The project does not provide a thoughtful transition between urban and rural areas. It is a monstrosity of apartment buildings. This is pushing a city, downtown-style development into a rural area.

In view of the agreements in place, by-law requirements and regional impact of proposed Damkar Seniors Oriented Residential Community, **Rocky View County Council should reject the proposed development and require a new right-sized proposal to be created. Please ensure I am counted as strongly opposed to the proposed Appendix 9: Conceptual Scheme Amendment.**

Signed,
Jennifer Brown
53 Tuscany Ridge Circle, T3L 3C1
Calgary

Michelle Mitton

From: Jeremy Sykes [REDACTED]
Sent: April 27, 2021 1:10 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - BYLAW C-8056-2020 and BYLAW C-8055-2020

Follow Up Flag: Follow up
Flag Status: Flagged

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To Whom It May Concern:

My name is Jeremy Sykes, and I'm a resident of the Tesoro community in Tuscany, which borders 12 Mile Coulee Road. I live with my wife and my 1.5 year-old daughter, and we're expecting a boy in July.

Why am I telling you this? I think it's important to note our community, like many surrounding 12 Mile Coulee, will be dramatically impacted by the proposed above bylaws. I know the Tesoro community is home to a huge number of families with small children, and I imagine there are many others in surrounding homes. The work proposed is hugely significant and will cause massive construction for years to come, as well as increased traffic and congestion in a residential area.

That's not to say I don't support the project - progress cannot always be stopped, especially when there is prime, undeveloped land in the area.

My request is this - please, be considerate of those you're impacting. It will be thousands of people, including many small children. I hope there will be ample consideration given for pedestrian access across what will become an incredibly busy road, as well as plenty of room for vehicles to operate and access communities. You cannot increase density in the area without planning for both these situations.

I trust you have the interests of many people to consider, and I hope to be one of them.

I appreciate your time and consideration.

Jeremy Sykes
[REDACTED]

Michelle Mitton

From: Jessi F [REDACTED]
Sent: May 5, 2021 7:47 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - Bylaw C-8056-2020-PL20200051 (05618459) Bylaw C-8055-2020-PL20200050 (05618459)

Follow Up Flag: Follow up
Flag Status: Flagged

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DATE: May 5, 2021

Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: BYLAW C-8056-2020, Planning Application Number: PL20200051 (05618459)

BYLAW C-8055-2020, Planning Application Number: PL20200050 (05618459)

I am a resident of Tuscany in Calgary and will be directly impacted by increased traffic volumes and congestion and potential regional shortfall of emergency services that will be caused by the proposed Appendix 9: Conceptual Scheme Amendment.

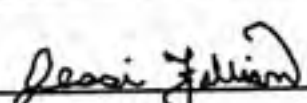
The Intermunicipal Development Plan in place between Rocky View County and the City of Calgary is intended to "enhance cooperation and achieve coordination wherever possible so that the effect that we have on one another and our residents is positive."

I am writing to formally express my view - and great concern - that the size and scope of the proposed Damkar Seniors Oriented Residential Community will:

- Require major and costly upgrades to the road infrastructure that serves both Rocky View County and Calgary residents.
- Conflict significantly with what would be considered as an appropriate transition between municipalities, especially with respect to the massing of buildings.
- Reduce the availability of emergency services in our region.

In view of the agreements in place, by-law requirements and regional impact of proposed Damkar Seniors Oriented Residential Community, Rocky View County Council should reject the proposed development and require a new right-sized proposal to be created.

Please ensure I am counted as strongly opposed to the proposed Appendix 9: Conceptual Scheme Amendment.

Name Jessi Fabian
Address 104 Tuscany Springs Terrace NW Calgary AB
Signature 

Michelle Mitton

From: [REDACTED]
Sent: May 4, 2021 1:33 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Re: Proposed Bylaw of Rocky View County to Amend Land Use Bylaw C-8000-2020, Application Number PL20200051 (05618459)

Follow Up Flag: Follow up
Flag Status: Flagged

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Good afternoon,

I request that my address remain confidential as this is information that I do not want made public. Names and addresses, as personal information, should be kept confidential to the general public unless I permit this information to be released. I do not permit this.

On May 4, 2021, at 1:07 PM, [REDACTED] wrote:

Good afternoon,

My name is Jessica Tran. I live at [REDACTED] in the neighbourhood of Tuscany.

I oppose the proposed bylaw of Rocky View County to amend Land Use Bylaw C-8000-2020.

I understand that the Damkar Lands Senior-Oriented Residential Project has had some proposed changes. While I support senior residential development, the change from residential development of approximately 60 residents to Four residential buildings with 350-500 suites far exceeds the initial proposal and will have an impact on the surrounding communities. The significant change in infrastructure will be detrimental to the surrounding area, will have impacts to City of Calgary taxpayers, and will likely have an impact on response times of emergency vehicles.

Building 3-6 story structures will have a detrimental impact on the surrounding area, specifically the residents of Tuscany who back onto this land. The property value of the Tuscany homes backing on to this development will have their mountain views impeded by the building and will result in a decrease in property value. At the time of purchase, we were told that the development was supposed to be less than 100 units and the homes backing onto this land cost more as a result of the mountain view. If the development began further back from 12 Mile Coulee, there is the possibility that the buildings would not impede the view from these homes. However, this is dependent on the height of those buildings.

Section 532, of the Municipal Government Act states that the municipality is responsible for maintenance of its municipal road. 12 Mile Coulee Road is a City of Calgary Road. Therefore, with the additional vehicle traffic from a possible 350-500 cars is a significant strain on this road. The City of Calgary residents will be paying for any future maintenance, not Rocky View County. I would like to know whether the traffic study done on 12 Mile Coulee took into account the new proposed 350-500 units rather than the initial 60 proposed units. Stating that seniors living in these units will likely travel

outside of peak traffic flows, does not mean that they will nor does this include traffic from guests and those that may be working at the facility. In addition, this will likely increase traffic within Tuscany as there is access to a Sobey's grocery store and other amenities within the neighbourhood via Tuscany Way. With the additional volume of vehicles, it is likely that response times from emergency vehicles will be increased which would have a negative impact on any individual requiring those services. Whether emergency vehicles use Tuscany Way (one lane each way) or 12 Mile Coulee (two lanes each way), there will be an increase in traffic and therefore traffic times will be increased. This will impact the Fire Department within Tiscany and emergency vehicles coming from Calgary or Cochrane as 12 Mile Coulee would be the fastest route in many cases to Watermark and Tuscany.

I support senior residential development, but not to this scale on that piece of land.

Thank you,



Michelle Mitton

From: [REDACTED]
Sent: May 4, 2021 8:50 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Bylaw C-8056-2020, Planning Application Number : PL202000051 (05618459)
Attachments: Damkars May 2021.docx
Follow Up Flag: Follow up
Flag Status: Flagged

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Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2

Re: Bylaw C-8056-2020, Planning Application Number : PL202000051 (05618459)
Bylaw C-8056-2020, Planning Application Number : PL202000050 (05618459)

We remain opposed to the proposed development as noted in our letter dated August 2020.

The Damkars Legacy Project literature and drawings depict a large development. We would suggest that a 2-4 storey building, as is being proposed for the building closest to Twelve Mile Coulee Road, would be difficult to “adapt to natural topography to preserve views for tenants and neighbours” as noted in the documents. A four-storey building seems very formidable in this area and out of character and context with the Watermark area. Watermark has been thoughtfully developed and is a beautiful community in Rocky View County. New development within or next to Watermark should reflect the same high standards of development.

One of our concerns is the traffic that will be generated by residents in the four buildings that are being planned. The traffic exiting Tuscany Way onto Twelve Mile Coulee Road currently will back up several car lengths if someone is waiting to turn south onto Twelve Mile Coulee Road. A high-density development of this nature will increase the traffic passing through that intersection and cause further delays. Currently, as a pedestrian, it is a challenge to cross Twelve Mile Coulee Road throughout the

day and evening. Adding several hundred more residents coming and going will make this more challenging.

In reviewing the document "Appendix 9: Conceptual Scheme amendment" we note Section 8 Transportation and Section 9 Utility Servicing. Both of these sections contain a lot of detailed information that one has to take at face value. However, in Figure 10 on page 29 of this document we notice that the map has incorrect names for the nearby Tuscany streets. This is a detail that seems very basic and easy to establish, leaving us wondering about the developer's attention to detail in the other parts of the proposal.

Although we do not live in Rocky View County, but in Calgary, we do think the water and services required for such a large development are a concern for our neighbours in Watermark.

Our primary concern with what we see in the proposal is the acknowledgement that design details will be determined in the development permit phase. We don't know if this means that the plans could change dramatically (increased density, larger buildings) once this large development is approved.

"Many design details such as building height will be determined in the future Development Permit stage, however preliminary renderings have been developed to best illustrate how the project may look."

Thank you for the opportunity to comment on this proposal.

Sincerely,

Julie Wood

Paul Ruchlewicz

81 Tuscany Ridge Circle NW

Calgary AB T3L 0E5

DATE: APRIL 28, 2021

Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: BYLAW C-8056-2020, Planning Application Number: PL20200051 (05618459)

BYLAW C-8055-2020, Planning Application Number: PL20200050 (05618459)

I am a resident of BEARSPAW in Rocky View County.

I am writing to officially record my opposition to the proposed Appendix 9: Conceptual Scheme Amendment.

The size and scope of the proposal currently before Council dramatically exceeds:

- The number of units designated by Rocky View County by-laws and the approved Watermark Conceptual Scheme.
- The total number of units forecast by Rocky View to be needed for seniors across the entire County.

The proposal also calls for a:

- Total scope of development that will require significant upgrades to transportation infrastructure, increased costs for water services and waste treatment and increased demand for limited EMS, fire and police services.

These elements do not meet the development requirements put in place by Rocky View County's elected representatives and are entirely out of alignment with what residents were told to expect in their community.

Rocky View County Council should reject the development as proposed and require the developer to return with a new proposal that meets the by-laws of our community and the expectations set for homeowners.

As County voter and taxpayer, please ensure I am counted as strongly opposed to proposed Appendix 9: Conceptual Scheme Amendment.

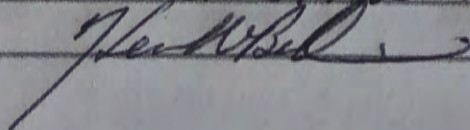
Name

KEN BLOEN

Address

31 BEARSPAW MEADOWS BAY

Signature



Michelle Mitton

From: Kieran R [REDACTED]
Sent: May 4, 2021 6:45 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - BYLAW C-8056-2020, Planning Application Number: PL20200051 (05618459)
Attachments: Damkar KVR May 2021.pdf
Follow Up Flag: Follow up
Flag Status: Flagged

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DATE: May 4, 2021

Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: BYLAW C-8056-2020, Planning Application Number: PL20200051 (05618459)

BYLAW C-8055-2020, Planning Application Number: PL20200050 (05618459)

I am a resident of Tuscany Ridge Circle in Calgary and will be directly impacted by increased traffic volumes and congestion and potential regional shortfall of emergency services that will be caused by the proposed Appendix 9: Conceptual Scheme Amendment.

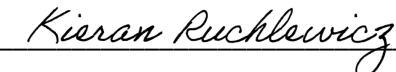
The Intermunicipal Development Plan in place between Rocky View County and the City of Calgary is intended to "enhance cooperation and achieve coordination wherever possible so that the effect that we have on one another and our residents is positive."

I am writing to formally express my view - and great concern - that the size and scope of the proposed Damkar Seniors Oriented Residential Community will:

- Require major and costly upgrades to the road infrastructure that serves both Rocky View County and Calgary residents.
- Conflict significantly with what would be considered as an appropriate transition between municipalities, especially with respect to the massing of buildings.
- Reduce the availability of emergency services in our region.

In view of the agreements in place, by-law requirements and regional impact of proposed Damkar Seniors Oriented Residential Community, Rocky View County Council should reject the proposed development and require a new right-sized proposal to be created.

Please ensure I am counted as strongly opposed to the proposed Appendix 9: Conceptual Scheme Amendment.

Name	<u>Kieran Ruchlewicz</u>
Address	<u>81 Tuscany Ridge Circle NW Calgary AB</u>
Signature	<u></u>

Michelle Mitton

From: trish bollinger [REDACTED]
Sent: April 28, 2021 10:18 AM
To: Legislative Services Shared; Division 8, Samanntha Wright
Cc: CAWard1 - Ralph Smith
Subject: [EXTERNAL] - BYLAW C-8056-2020

Follow Up Flag: Follow up
Flag Status: Flagged

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Attention: Legislative Services, Rocky View County

Dear Rocky View Council Members,

RE: Bylaw C-8056-2020 – A bylaw of Rocky View County to Amend Land Use Bylaw C-8000-2020

File no 05618459, Application no. PL20200051, Division 8

I wish to provide comments on the above noted application. I am strongly opposed to the changes proposed for this project.

My home backs on to 12 Mile Coulee Rd. directly across from this proposed development. I purchased the home in 2018 for the mountain views, natural sunlight and tranquility of the area. The new development proposal will completely block out any mountain views and the natural light for a significant portion of the day. Backing onto these new towering buildings with a proposed access point off of 12 mile coulee would make our home unsuitable for us and undesirable for anyone who enjoys sunlight and/or peace & quiet.

We would lose not only our right to the quiet use and enjoyment of our home but the resale value and ability to find a suitable replacement property.

We are not opposed to a seniors development, however, it should be appropriate for the community.

I believe the existing zoning allows for an appropriately sized seniors development that would fit in with the existing community and Rocky View's plans for the area. It is my understanding that the existing R-3 zoning would allow for bungalow villas or a modest seniors facility. When we purchased our home in 2018 we were expecting that bungalow villas or something similar would eventually be built there. We feel blind sided by this proposed development. It is not necessary to rezone for a mega multi-story, multi-care facility that would create a lot of noise from emergency vehicles, construction, and everyday staffing to fulfill the perceived need in the community or the Damkar legacy. I do not think the Damkar's envisioned destroying the peace and tranquility of the community with a large for-profit development such as what is proposed.

At the developers open house held in the fall of 2020, we raised our concerns about the impact the proposed development would have on traffic and were told the impact would be minimal because seniors do not drive very much. Now we have heard the development would not be limited to seniors but would be open to the general public. We notice the name has changed from 'seniors housing' to 'seniors oriented housing'. It appears the developer is being deceptive in order to obtain rezoning permission and maximize profits.

While there is still the Mega Church and new homes being constructed in Watermark and Rockland Park using 12 Mile Coulee Road, the proposed development is huge. The impacts on traffic would be significant. We respectfully request that the developer reconsiders the Damkar Seniors Housing Proposal to give greater consideration and equity to the community in which it is to reside. Rocky View contains significant undeveloped land. It is not necessary to fulfill the

housing needs of the seniors population on a single parcel at the expense of all the existing residents who settled down in what they thought was a peaceful rural community.

Consideration should be given to moving the facility further away from 12 Mile Coulee road, more in line with the Church to minimize the impact on the surrounding community and landscape. Consideration should be given to scaling the project down to bungalow villas and/or a single level facility with more green space in the front to preserve the natural habitat enjoyed by the local residents using the popular pathway along 12 Mile Coulee.

Since we have been living here, we notice that the land under review is a wildlife corridor for deer, moose, coyotes and other animals. The development proposed will destroy this habitat. I don't think it was the Damkar's intention to come in and irreparably harm the community with a seniors development of the scope and magnitude proposed.

Please do not approve the zoning changes. The proposed development is unreasonable, does not fit in and will dramatically and negatively change the community and the lives of the people who currently call this area home.

Kind Regards,

Kurt & Tricia Bollinger
45 Tuscan Ridge Circle NW
Calgary, Alberta T3L 0E6

Michelle Mitton

From: Kylie Law [REDACTED]
Sent: May 4, 2021 5:51 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Damkar NON RVC copy
Attachments: Damkar NON RVC copy.pdf; ATT00001.txt

Follow Up Flag: Follow up
Flag Status: Flagged

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DATE:

Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: BYLAW C-8056-2020, Planning Application Number: PL20200051 (05618459)

BYLAW C-8055-2020, Planning Application Number: PL20200050 (05618459)

I am a resident of Tuscany in Calgary and will be directly impacted by increased traffic volumes and congestion and potential regional shortfall of emergency services that will be caused by the proposed Appendix 9: Conceptual Scheme Amendment.

The Intermunicipal Development Plan in place between Rocky View County and the City of Calgary is intended to “enhance cooperation and achieve coordination wherever possible so that the effect that we have on one another and our residents is positive.”

I am writing to formally express my view - and great concern - that the size and scope of the proposed Damkar Seniors Oriented Residential Community will:

- Require major and costly upgrades to the road infrastructure that serves both Rocky View County and Calgary residents.
- Conflict significantly with what would be considered as an appropriate transition between municipalities, especially with respect to the massing of buildings.
- Reduce the availability of emergency services in our region.

In view of the agreements in place, by-law requirements and regional impact of proposed Damkar Seniors Oriented Residential Community, Rocky View County Council should reject the proposed development and require a new right-sized proposal to be created.

Please ensure I am counted as strongly opposed to the proposed Appendix 9: Conceptual Scheme Amendment.

Name Kylie Law

Address 110 Tuscany Springs Hill NW

Signature 

May 1, 2021

Rocky View Country**Ref: A Bylaw of Rocky View County to Amend Land Use Bylaw C-8055-2020**

Application Number: PL20200050 (05618459)

Application by B&A Planning on behalf of Trico Developments.

As a resident in the Blueridge Mountain State, at #19 Blueridge Place, Calgary T3L 2N5, (Legal Description: Lot 4, Block 7, Plan 8911827) – Home owner: Saad Ibrahim,

I totally oppose the redesignation of the subject land use from Residential Rural District (p4.0) to Direct Control District to allow the development of multi-residential catering to seniors, located immediately adjacent to the City of Calgary , approximately 1.2 Km south of Highway 1A and on the west side of 12 Mile Coulee Road.

The objection to the change of the land use is because of the following:

1. The multi-residential catering to seniors development is significantly inferior to the spacious acreage development in the adjacent to the Blueridge Mountain State Development.
2. Homes in the Blueridge Mountain State are developed in a 2 to 3 acreage development spacing per home. Where the high density subject development by Trico is only suitable for the city development where comparable high density developments are present.
3. I built our home to enjoy the country living style in a community with low density and far more privacy than in the proposed development.
4. I have been enjoying for 20 years living in our acreage with unobstructed beautiful view of the mountains.
5. As our property is located across the fence from the proposed development, the construction of 4 to 6 stories of four builds will total destroy the great Mountain View that I have been enjoying for 20 years.
6. When presenting our blue print of our home design to the Rocky View for construction approval 20 years ago, our architect requesting raising our home high by one feet to allow for a 9 feet high second floor ceiling instead the standard 8 feet high. Our request was rejected by the Rocky View Municipality because our proposed home will **violate the home height restriction** in the Blueridge Mountain State development.
7. The review the development by Trico of 4 to 6 story high buildings will create a concrete wall as high as 50 feet facing my home, is totally unacceptable.
8. This development will deprive us of the Mountain View and significantly reduce the value of my home's price, which will inflect a major financial hardship on us.
9. The high density development will also impose heavy traffic on the adjacent Twelve Mile Collee Road which again will negatively impact the country living expected in our spacious acreage development.

10. Considering the current Covid 19 and the concern of infection, the high density development is totally undesirable.
11. Overall, I am very disappointed that the Rocky View Municipality is even considering such a development and bringing it to a public hearing. This development should have been rejected upfront, as it is not suitable to be adjacent to a luxurious spacious acreage development.
12. To close my comments, the Rocky View Municipality should suggest any alternative suitable properties that are at a far distance from acreage development where high density development is suitable and would be accepted by the residence of the neighborhood.
13. I am attaching a video to show the impact of building high rise buildings in a high density development on the Mountain View and the tranquility that we have been enjoying over the past 20 years.

May 1, 2021

Rocky View Country**Ref: A Bylaw of Rocky View County to Amend Land Use Bylaw C-8056-2020**

Application Number: PL20200051 (05618459)

Application by B&A Planning on behalf of Trico Developments.

As a resident in the Blueridge Mountain State, at #19 Blueridge Place, Calgary T3L 2N5, (Legal Description: Lot 4, Block 7, Plan 8911827) – Home owner: Larissa Ibrahim,

I totally oppose the redesignation of the subject land use from Residential Rural District (p4.0) to Direct Control District to allow the development of multi-residential catering to seniors, located immediately adjacent to the City of Calgary , approximately 1.2 Km south of Highway 1A and on the west side of 12 Mile Coulee Road.

The objection to the change of the land use is because of the following:

1. The multi-residential catering to seniors development is significantly inferior to the spacious acreage development in the adjacent to the Blueridge Mountain State Development.
2. Homes in the Blueridge Mountain State are developed in a 2 to 3 acreage development spacing per home. Where the high density subject development by Trico is only suitable for the city development where comparable high density developments are present.
3. I built our home to enjoy the country living style in a community with low density and far more privacy than in the proposed development.
4. I have been enjoying for 20 years living in our acreage with unobstructed beautiful view of the mountains.
5. As our property is located across the fence from the proposed development, the construction of 4 to 6 stories of four builds will total destroy the great Mountain View that I have been enjoying for 20 years.
6. When presenting our blue print of our home design to the Rocky View for construction approval 20 years ago, our architect requesting raising our home high by one feet to allow for a 9 feet high second floor ceiling instead the standard 8 feet high. Our request was rejected by the Rocky View Municipality because our proposed home will **violate the home height restriction** in the Blueridge Mountain State development.
7. The review the development by Trico of 4 to 6 story high buildings will create a concrete wall as high as 50 feet facing my home, is totally unacceptable.
8. This development will deprive us of the Mountain View and significantly reduce the value of my home's price, which will inflect a major financial hardship on us.
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12. To close my comments, the Rocky View Municipality should suggest any alternative suitable properties that are at a far distance from acreage development where high density development is suitable and would be accepted by the residence of the neighborhood.
13. I am attaching a video to show the impact of building high rise buildings in a high density development on the Mountain View and the tranquility that we have been enjoying over the past 20 years.

Michelle Mitton

From: Laurie Hildenbrandt [REDACTED]
Sent: Monday, May 3, 2021 8:57 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Fwd: Damkar Lands - Seniors Oriented Residential CS Amendment
Attachments: Hildenbrandt 2020-09-14 letter.pdf; ATT00001.htm

Follow Up Flag: Follow up
Flag Status: Flagged

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Please accept this resubmission of our concerns and objection to the proposed Appendix 9: Conceptual Scheme amendment. Thanks.

Laurel and Ralph Hildenbrandt
[REDACTED]

Begin forwarded message:

From: Laurie Hildenbrandt [REDACTED]
Subject: Damkar Lands - Seniors Oriented Residential CS Amendment
Date: September 14, 2020 at 5:00:09 PM MDT
To: skunz@rockyview.ca
Cc: sam@wrightforbearspaw.com

Please find attached our letter of **opposition** with regard to the above proposed CS Amendment.

Thanks for your consideration,

Laurel and Ralph Hildenbrandt
[REDACTED]

Ralph & Laurel Hildenbrandt
10 Spyglass Point
Calgary, AB T3L 0C9

September 14, 2020

Mr. Stefan Kunz, Senior Planner
Planning Services Department
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Sent via email

Dear Mr. Kunz:

Re: The Damkar Lands - Seniors-Oriented Residential CS Amendment
File Number: 05618459
Application Number: PL20200050/51
Division 8

We are writing to advise that we are opposed to the Conceptual Scheme Amendment Proposal to redesignate the subject land from Residential Three District to Direct Control District in order to allow the development of four multi-family dwelling buildings up to 500 units total.

We have been aware of the senior's development proposed for the Damkar lands since before we purchased our lot and home in 2015. We have always understood the project to be much smaller both physically and visually than what is being proposed in this amendment.

We have several concerns with the proposed amendment as follows.

Density

The proposed density and number of dwelling units conflicts with the guiding principles of the **Rocky View County Plan (2018)**, which *'encourage a moderate level of residential growth that preserves and retains the County's rural character'* and *'maintaining the rural landscape and character of dark skies and open vistas.'*

An intense development such as is being proposed, four buildings up to six storeys in height, and up to 500 units, does not speak to rural character nor rural landscape and open vistas. The proposed density of approximately 40 residential units per acre is well beyond the currently permitted 1.95 units per acre, is approximately 20 times the density of the Watermark neighborhood, and 3 to 4 times the Rocky View Residential Density Policy.

Project Integration

The proposed building height of up to six storeys does not provide any transition or integration with the single family residences in the neighboring communities of Tuscany, Blue Ridge Mountain Estates, Watermark, or Lynx Ridge. The Rocky View Land Use Bylaw maximum building height for most Land Use Districts is only 10 m, with 15 m permitted for certain commercial districts; a six storey residence will certainly exceed the 15 m height, and well exceed the generally permitted 10 m height.

Traffic Impact

Previous traffic impact assessments completed for the Damkar Lands did not take into account the traffic anticipated from a 500 unit, 474 parking stall development. The traffic associated with the proposed development certainly has the potential to overload the existing roads and intersections.

Infrastructure Load

In late August 2020 the existing customer base of Blazer Water Systems were asked to curtail their discretionary water usage. It would thus seem highly likely that an infrastructure upgrade will be required to service the additional residents of the proposed 500 unit development.

It would also seem highly likely that the existing wastewater supply and treatment will require upgrades. The Blazer Water and Bearspaw Regional Wastewater forecasts included in their 2016 GRA rate application anticipated an increase of 100 residential senior units, not 500 units as now proposed. We are concerned that such upgrades will result in a disproportionate burden falling to the existing customer base rather than to the developer of this project. Previous rate increase applications by Blazer Water Systems, **well in excess of what AUC considers 'rate shock', suggest they will pass this** cost on to the existing user base.

We do support the notion of a seniors oriented community – it is a worthwhile effort and a necessary endeavour for our aging population. We, along with most of our neighbors, moved to Watermark with the understanding and acceptance of a seniors residence on the Damkar Lands. However, the sheer size and scale of the proposed project is inconsistent with the adjacent neighborhoods, and is contrary to the rural intent implicit in the current Rocky View land use bylaw. On this basis the Conceptual Scheme Amendment Proposal should be rejected.

Sincerely

Ralph and Laurel Hildenbrandt
[REDACTED]

Michelle Mitton

From: [REDACTED]
Sent: April 28, 2021 12:18 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Complaint for planning development 12 Mile Coulee

Follow Up Flag: Follow up
Flag Status: Flagged

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April 28th,
Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Via email: legislativeservices@rockyview.ca
To: Rocky View County Legislative Services
Re: BYLAW C-8056-2020, Planning Application Number: PL20200051 (05618459)
BYLAW C-8055-2020, Planning Application Number: PL20200050 (05618459)

I am a resident of Tuscany in Calgary and will be directly impacted by increased traffic volumes and congestion and potential regional shortfall of emergency services that will be caused by the proposed Appendix 9: Conceptual Scheme Amendment. The Intermunicipal Development Plan in place between Rocky View County and the City of Calgary is intended to "enhance cooperation and achieve coordination wherever possible so that the effect that we have on one another and our residents is positive."


I am writing to formally express my view - and great concern - that the size and scope of the proposed Damkar Seniors Oriented Residential Community will:

- Require major and costly upgrades to the road infrastructure that serves both Rocky View County and Calgary residents.
- Conflict significantly with what would be considered as an appropriate transition between municipalities, especially with respect to the massing of buildings.
- Reduce the availability of emergency services in our region.

In view of the agreements in place, by-law requirements and regional impact of proposed Damkar Seniors Oriented Residential Community, Rocky View County Council should reject the proposed development and require a new right-sized proposal to be created.

Please ensure I am counted as strongly opposed to the proposed Appendix 9: Conceptual Scheme Amendment.

Name Lesley Doell
Address 9 Tusslewood Dr NW

Signature 

Lesley Doell BFA BEd MEd

[REDACTED]



Michelle Mitton

From: Maria Salazar [REDACTED]
Sent: May 5, 2021 3:10 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Re: BYLAW C-8056-2020, Planning Application Number: PL20200051 (05618459) BYLAW C-8055-2020, Planning Application Number: PL20200050 (05618459)
Attachments: Letter Rocky View County M Salazar-Damkar May 5-2021.PDF
Follow Up Flag: Follow up
Flag Status: Flagged

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Please find attached my letter of opposition to the proposed BYLAW C-8056-2020, Planning Application Number: PL20200051 (05618459), BYLAW C-8055-2020, Planning Application Number: PL20200050 (05618459)

Regards,

Maria Salazar
11 Watermark Villas
Calgary AB T3L 0E2

May 5, 2021

FROM: Maria Salazar

11 Watermark Villas

Calgary, AB T3L 0E2

TO: Legislative Service

Rocky View County

262075 Rocky View Point

Rocky View County, AB, T4A 0X2

Re Bylaw C-8056-2020, Planning Application Number PL20200051 (05618459)

Bylaw C-8055-2020, Planning Application Number PL20200050 (05618459)

I am resident of the community of Watermark Villas in Rocky View County, and I live at 11 Watermark Villas, Calgary AB T3L 0E2

Opposed to Amendment

We are opposed to the proposed Appendix 9: Conceptual Scheme Amendment. We have not been fully informed and have not had adequate time to review this project. Based on our review to date of the project documents, we can see that the proposed amendment fails to adequately address the following impacts it may have on us, our family and our community:

Unprecedented Development

Such a high density development outside of an urban core area would set an undesirable and unwanted precedent for high density development in rural areas of Rocky View County.

Unacceptable Density

The proposed project is not an appropriate transition between rural and urban land use. The proposed density is unmistakably high density urban and would be incompatible with the transitional development already in place (country residential acreages) to the north and northwest of the proposed development.

The original proposal called for low rise buildings similar in height to those in neighboring Watermark and adjoining acreages and would be more appropriate than a high density development that belongs in an urban core. The density of this proposed development is up to over 40 units per acre. This would be 10 times the density of adjacent City of Calgary communities and 20 times that of adjoining Watermark.

Provision of adequate transit, police, fire fighting, and potable and waste water services that would be required are not addressed.

Unacceptable Building Height

Four multi storey buildings up to 5 stories in height are proposed. These buildings would be an estimated 45-55 feet high or more, even higher than the adjacent Centre Street Church. The height and mass of these buildings is incompatible with the surrounding country residential land use. This kind of development belongs in an urban core area, not in a transition zone between urban and country residential.

Obstructed Views

Rocky View County has a priceless and irreplaceable heritage - the views and vistas of the Rockies along Bow Valley corridor. The scale of the proposed development and heights of the buildings would block views and negatively impact everyone who lives in or travels through this part of the county. We do not need or want such a high density development in this area.

Increased Traffic, More Congestion

The proposed development would substantially increase the traffic volume on Twelve Mile Coulee Road and connecting roads. The intersection at Crowchild Trail and Twelve Mile Coulee Road is already congested.

More Pollution

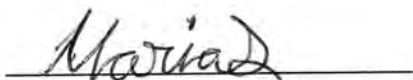
It is inevitable that a new urban development housing approximately 1000 people would result in the contamination of existing surface and groundwaters. Pesticides, herbicides, petroleum products and other chemicals would be washed into the drainage which feeds into the ponds in Watermark and then into the Bow River. Degradation of the environment would occur beyond the limits of the proposed development.

Negative Impact on Livability

The encroachment of a high density development into a rural area of Rocky View would have a negative impact on the neighboring residents' quality of life and their property values. The wildlife habitat would be further stressed by a high density urban development.

We would choose to live in this complex only if it was developed as originally proposed. We would want to live in a lower density development that harmonizes with and respects the rural character of Rocky View and preserves the priceless mountain views for all.

Signed,

A handwritten signature in cursive script, appearing to read "Maria", is written over a horizontal line.

Michelle Mitton

From: Mark Tysdal [REDACTED]
Sent: May 5, 2021 3:19 PM
To: Legislative Services Shared
Cc: Shea Tysdal
Subject: [EXTERNAL] - Damkar development Bylaws C-8055-2020 and C8056-2020

Follow Up Flag: Follow up
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Dear Rockyview county,

I am writing to voice my objections to the Damkar development as proposed on behalf of myself and my wife Shea Tysdal. We live at 66 Blueridge Dr. just north of the proposed development.

Allow me to premise this objection with the fact that we are not opposed to development in the area, but respectfully ask that any and all development be continued consistent with the current development plans for the Bearspaw area as noted in the current BASP. These requirements include development of lots that are at least 2 acres in size.

Our primary concerns related to this development involve infrastructure, increased population/traffic and access to services. In addition, we moved to the Blueridge area to be out of the city living, not to live within the city.

The current infrastructure to get down 12 Mile Coulee Road to our place off the 1A would be insufficient for the planned development (particularly if considered in connection with the Ascension plans (which we also oppose). Tuscany, Watermark, Lynx Ridge, other Blueridge residents already utilize this road; adding the proposed # of units into the Damkar development would be detrimental to our enjoyment of the area.

We used to live on the north end of Beddington Trail and the increased density in the city norths of us, together with the addition of traffic lights (20 km from the city centre), was beyond frustrating. We're afraid this would be the "solution" here along 1A too. It is not a solution, it's a problem. In addition, the access to Blueridge Drive is already somewhat difficult as the southbound lanes are on a downhill, requires additional breaking and often causes me concern as we turn off as cars approach quickly behind our vehicle. I'm concerned additional traffic will only compound the risks of access and present additional safety risks. I assume much like the oil & gas industry that I work in, safety is of considerable concern to the county. Safety said, the "solution" is not lights at our intersection and not (while better) a traffic circle, but rather stopping the development as proposed. Should acreages of 2+ acres be proposed, consistent with the current BASP, we would gladly support this.

Increased population into this area of Rockyview County is also not advisable. We have the one Fire Department and Bearspaw School. It's very unclear as to how the additional units would be

supported by the County's currently available services. While we understand a focus of the development would be for senior housing, this is not the only purpose of the development. There would be an increase in families and children. Increased risk of police / fire / ambulance access are a concern, especially as we are already at the end of the RCMP's coverage area. I do not support the county attempting to allow the eastern edge of the county to essentially become a city. Again, we moved to where we are to avoid the city conditions.

Lastly, we have young children, who often bike to Tuscany to visit friends and have to cross 12 Mile Coulee on their bikes. The additional traffic is a significant concern for us, as they get older and utilize the services in Tuscany even more. The density of population and development is a significant safety concern for us. We love the fact that it is somewhat "country living" where we are, and we would like to keep it that way. Please consider the increase risks associated with this development.

Based on the above, we respectfully disagree with the proposals in the two bylaws, and we thank you for your time and consideration of our objections.

Regards,
Mark & Shea

Michelle Mitton

From: [REDACTED]
Sent: Monday, May 3, 2021 7:14 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Damkar project
Attachments: Damkar letter May 2.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

Hello,
Please see my attached letter expressing my opposition to the proposed Appendix 9: Conceptual Scheme Amendment
Thank you
Martine Albert
17 Spyglass Point
T3L 0C9

May 2, 2021

Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: BYLAW C-8056-2020, Planning Application Number: PL20200051 (05618459)

BYLAW C-8055-2020, Planning Application Number: PL20200050 (05618459)

I am a resident in the community of Watermark and I live at 17 Spyglass Point.

I am writing to officially record my strong opposition to the proposed Appendix 9: Conceptual Scheme Amendment.

Ernie and Iris Damkar had a vision for their land, to build a church and housing for seniors. When we decided to build in Watermark that is what we were told. Now the church has been built and the size of this building is disproportionate and a true misfit with its neighboring communities. The original proposed church renderings in the 2014 planning documents portrayed a ranch style bungalow walk out which bears very little similarity to what we see now. It is an imposing building that does not fit the architectural guidelines of the neighboring communities. I fear we are facing this same reality now with construction of the proposed "seniors oriented facility".

It appears the developer is taking advantage of the vast Damkar land and morphing Ernie and Iris' wish into their own vision and losing sight of the original plan, shame on you Trico.

I don't feel I have been fully informed on the developer's concept of the project, nor have had adequate amount of time to ask questions. The developer has changed its mind on their vision of this project a few times along the way, at one time it was changed to a four multi-family dwelling buildings... July 2020- The developer has not been clear with their communication and comes across as not being transparent and the very short notice I received for the public hearing appears to be underhanded with a similar purpose in mind.

Trico's vision now, not Ernie and Iris' vision, is to build 4 rows of multi-story buildings up to 5 stories with up to 500 units and an estimated 1,000 residents, a far cry from its original plan in the 2009 County Bylaw allocating 57 residential units to the Damkar parcel. Not only will the number of residents increase, but the staff and visitors and delivery services to these buildings will have a direct impact on traffic flow, not to mention church goers will also add to this.

The density of the proposed project is up to 40 units per acre, which is 10 times the density of the surrounding City of Calgary communities and 20x that of neighboring Watermark. I support housing seniors but do we need to house all of Rocky View County seniors on the Damkar land? And why is Trico distancing themselves from the original vision?

Does this project need to be built so close to adjacent neighbors? I have never received concrete information as to how close this project will be built to my property. Considering where the church is

built, I would like answers. A close proximity to my property will impact me and my family directly and will decrease our property value.

Another concern, is water and waste water. I have not been given guarantees the current system operated by Blaze Water and the Wastewater Treatment plant will be able to handle such an increased load. Who will pay for this? Will our taxes increase? I received an email from Blazer Water Systems in August 2020 asking me as a Watermark resident to curtail my water usage as they needed to “balance volumes available in Blazers’ main water reservoir” and apparently there was cause for concern. How will the increase of demand for water be managed?

Regarding soil stability, with the construction of the church we witnessed landslides spilling into the Watermark community. One would think that soil engineers would have evaluated the stability of the soil prior to construction. What happens to residents if this occurs again?

Finally, I am not opposed to a seniors housing project, what I am opposed to is the proposed greatly increased density, the disrespect of Ernie and Iris’s legacy and of the integrity of the neighboring communities.

I firmly oppose this project for reasons noted above. My quality of life will be impacted. The density and proximity to Watermark community is a major concern and so is the increase in traffic and noise in the community and the visual impact of these buildings.

In my opinion this project is a win-lose proposition- Trico wins, nearby communities lose.

Martine Albert
17 Spyglass Point
Calgary, Alberta
T3L 0C9

Michelle Mitton

From: m trout [REDACTED]
Sent: April 26, 2021 3:10 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Bylaw: C-8055-2020 Bylaw of Rockyview County to amend Land Use Bylaws C-8000-2020

Follow Up Flag: Follow up
Flag Status: Flagged

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m trout [REDACTED]

3:05 PM (0 minutes ago)

We are writing to oppose Amendment of the Land Use of Bylaw C-8055-2020.

When we purchased our property in Watermark, we were made aware of a church and possibly a seniors residence next to the church. There are now investors who would like to change the Watermark conceptual scheme which would have a very negative impact on our investment and lifestyles. As it turns out, the church built on the ledge of their property which has totally overwhelmed the views of the area. Now there is the request regarding Land Use in regard to the seniors residence. It was originally going to be approx 100 senior units. Now the request has changed to approximately 500 additional units that are multileveled. This is not what people in Rockyview signed up for. If this land use is agreed upon we are changing the conceptual living for Rockyview for ever; as if we are going to allow these bylaw changes in one part of Rockyview we must be prepared to accept other land use bylaws.

12 mile Coulee road is already a busy road and certainly cannot absorb the addition of significant more traffic. Blazer has already indicated some concern with lack of water for current usage, let alone another expansion. Additionally current homeowners in Watermark would have to deal with significant disruption for sewage and water to be connected to the proposed new site.

So we would be subject to:

- Amended land use that takes over the topography of the land
- Long term changes to the culture of Rockyview
- Shortage of water or significant cost to access required amount of water
- Significant disruption to current residents in order to provide water and sewage to new units where the numbers of units agreed upon will be significantly increased,
- Road access to residents of Blue Grass, Watermark, Lynx Ridge, etc is not sufficient to add that amount of more traffic
- Significant loss of value to properties owned by residents in Rockyview

Therefore we ask that you do not approve this bylaw.

Sincerely
 Marvin Trout
 74 Watermark Villas NW

Calgary, AB T3L 0E2



Michelle Mitton

From: m trout [REDACTED]
Sent: April 26, 2021 3:05 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - BYLAW: C-8056-2020

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

We are writing to oppose Amendment of the Land Use of Bylaw C-8056-2020.

When we purchased our property in Watermark, we were made aware of a church and possibly a seniors residence next to the church. There are now investors who would like to change the Watermark conceptual scheme which would have a very negative impact on our investment and lifestyles. As it turns out, the church built on the ledge of their property which has totally overwhelmed the views of the area. Now there is the request regarding Land Use in regard to the seniors residence. It was originally going to be approx 100 senior units. Now the request has changed to approximately 500 additional units that are multileveled. This is not what people in Rockyview signed up for. If this land use is agreed upon we are changing the conceptual living for Rockyview for ever; as if we are going to allow these bylaw changes in one part of Rockyview we must be prepared to accept other land use bylaws.

12 mile Coulee road is already a busy road and certainly cannot absorb the addition of significant more traffic. Blazer has already indicated some concern with lack of water for current usage, let alone another expansion. Additionally current homeowners in Watermark would have to deal with significant disruption for sewage and water to be connected to the proposed new site.

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- Amended land use that takes over the topography of the land
- Long term changes to the culture of Rockyview
- Shortage of water or significant cost to access required amount of water
- Significant disruption to current residents in order to provide water and sewage to new units where the numbers of units agreed upon will be significantly increased,
- Road access to residents of Blue Grass, Watermark, Lynx Ridge, etc is not sufficient to add that amount of more traffic
- Significant loss of value to properties owned by residents in Rockyview

Therefore we ask that you do not approve this bylaw.

Sincerely
 Marvin Trout
 74 Watermark Villas NW
 Calgary, AB T3L 0E2
 [REDACTED]

Michelle Mitton

From: PATTIE HANTZSCH [REDACTED]
Sent: May 5, 2021 12:03 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - BYLAW C-8056-2020
Attachments: Damkar Seniors Project - Response Letter - May 5 2021.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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To Whom It May Concern:

RE: ByLaw C-8056-2020 - A ByLaw of Rocky View County to Amend Land Use ByLaw C-8000-2020
Application Number: PL20200051 (05618459)

Please find attached our written submission with respect to the above bylaw.

We **OPPOSE** the proposed bylaw and have provided reasons.

Regards,

Michael A. Hantzsch
Petronella S. Hantzsch
21 Damkar Drive
Calgary AB T3L 0E8

Watermark at Bearspaw

May 4, 2021

FROM: Michael and Petronella (Patricia) Hantzsch

TO: Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB, T4A 0X2

Re: **Bylaw C-8056-2020, Planning Application Number PL20200051 (05618459)**
Bylaw C-8055-2020, Planning Application Number PL20200050 (05618459)

We are residents of the community of Watermark at Bearspaw in Rocky View County, and we reside at 21 Damkar Drive.

Opposed to Amendment

We are strongly opposed to the proposed Appendix 9: Conceptual Scheme Amendment. We have not been fully informed and have not had sufficient time to review this project. Based on our review to date of the project documents, we can see that the proposed amendment fails to adequately address the following impacts it may have on our family, our community and us.

Unprecedented Development

We are not opposed to the project but object to the magnitude of said project. Such a high-density development outside of an urban core area would set an undesirable and unwanted precedent for high-density development in all rural areas of Rocky View County. Housing 1000 residents on only 12 acres is unacceptable. That is the roughly same land size as the neighbouring church. We do not need the "urban sprawl" in rural communities.

Unacceptable Density

The proposed project is not an appropriate transition between rural and urban land use. The proposed density is unmistakably high density urban and incompatible with the transitional development already in place (country residential acreages) to the north and northwest of the proposed development. The original proposal called for low-rise buildings similar in height to those in neighbouring Watermark and adjoining acreages and would be more appropriate than a high-density development that belongs in an urban core. The density of this proposed development is up to over 40 units per acre. This would be 10 times the density of adjacent City of Calgary communities and 20 times that of adjoining Watermark. Provision of adequate transit, police, fire fighting, and potable and waste water services that would be required are not addressed.

Unacceptable Building Height

Four multi-storey buildings (up to 5 stories in height) are proposed. These buildings would collectively be more imposing than the adjacent Centre Street Church. The height and mass of these buildings is incompatible with the surrounding country residential land use. This type of development belongs in an urban core area, not in a transition zone between municipal boundaries. The proposed size of these buildings and their proximity to 12 Mile Coulee Road will have an imposing dominance that negatively reflects on the surrounding developments.

Obstructed Views

Rocky View County has a priceless and irreplaceable heritage - the views and vistas of the Rockies along Bow Valley corridor. The scale of the proposed development and heights of the buildings would block views and negatively impact everyone who lives in or travels through this part of the county. We **do not** need nor want such a high-density development in this area.

Increased Traffic, More Congestion

The proposed development would substantially increase the traffic volume on Twelve Mile Coulee Road and connecting roads. The traffic volume on Township Road 252 (80 Avenue) is already experiencing an increased amount of traffic due to the continued development of our community (Watermark at Bearspaw). The intersection at Crowchild Trail and Twelve Mile Coulee Road is becoming so congested that it sometimes takes two sets of traffic light changes to turn left into the communities of Tuscany, Blue Ridge Estates, Bearspaw Village, Lynx Ridge and Watermark at Bearspaw. The flow of traffic on 12 Mile Coulee is becoming increasingly dangerous with speed and lane changes. This will only get worse if the density of this development (as proposed) is allowed.

More Pollution

In an RVC Seniors Housing Needs Assessment done in 2015, it was anticipated that an additional 151 seniors units would be needed by 2025. This proposed project exceeds the entire county's projections by more than 3 times. What are the intentions for the additional capacity if there are not enough seniors to fill the available units? This needs to be addressed. In addition, it is inevitable that a new urban development, housing approximately 1000 people, would result in the contamination of existing surface and groundwater. Pesticides, herbicides, petroleum products and other chemicals would be washed into the drainage, which feeds into the ponds in Watermark and then into the Bow River. Degradation of the environment would occur beyond the limits of the proposed development. In addition, the sewage and wastewater from this development will have detrimental effects on the water system housed in Watermark. More assurances are needed to answer the questions in regards to current capacity, future capacity additions and ultimately, future rate impacts for current users of Blazer Water and the Wastewater Treatment plant. Plans to increase the capacity of this facility will have devastating effects for the area around it and impact the livelihood of the residents. Not to mention the increase in commercial vehicles that will be needed for servicing using residential roads to access. Because of the location of the current facility, this will increase the potential for danger conditions to escalate for pedestrians and local traffic.

Negative Impact On Liveability

The encroachment of a high-density development into a rural area of Rocky View will have a negative impact on both the neighbouring residents' quality of life and the property values of their homes. The wildlife habitat would be further stressed by a high-density urban development. We absolutely need to consider what the effect of urbanization in a rural setting is doing to the habitat. That is why many chose to move here. We were sold on the premise of a "bedroom community" where we could enjoy a more peaceful and symbiotic relationship with those around us. The original concept for this complex needs to be re-evaluated. Rocky View County has a "dark sky" policy and this has become an issue with the development of the church. What assurances are there that this new development will not create a similar or worse intrusion of excessive lighting, given the footprint of the buildings? A lower density development would


harmonize better with and respect the rural character of Rocky View County and preserve the reason for living here, priceless mountain views, nature and all.

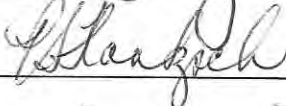
Piecemeal Development & Lack of Long-term Vision


Rocky View County needs to put a stop to piecemeal development along the Bow Valley corridor and think more strategically, not just in terms of a Bearspaw Area Structure Plan, but also in terms of a much more comprehensive and longer time frame plan for the Bow River Valley. It's time for a regional structural concept that preserves the priceless vistas in this area and provides for continuity of ecosystems and wildlife habitat along the Bow River Valley. The guiding documents of the new Rocky View County Municipal Development Plan and updated Bearspaw Area Structure Plan are themselves under review. These updated documents will provide the framework in which Area Structure plans, such as Damkar, should be considered. It would be better planning and a better vision to finish these governing documents. At present, this Damkar development, as proposed, is a project without necessary and updated context of what the residents are saying and envisioning for development in their community.

In Rocky View County's next election we will support councillors who will reject these piecemeal developments and who will embrace a continuing and long-term vision for sustainability of natural systems along the Bow River corridor and uphold the quality of life for all residents.

Regards,







Address

Michelle Mitton

From: Michael Fox [REDACTED]
Sent: May 4, 2021 8:27 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - letter opposing the proposed Appendix 9: Conceptual Scheme Amendment (pdf attached)
Attachments: May 4, 2021 Letter of Opposition FINAL signed.pdf
Follow Up Flag: Follow up
Flag Status: Flagged

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May 4, 2021

FROM: Michael and Lené Fox

48 Watermark Villas

Calgary, AB, T3L 0E2

TO: Legislative Services

Rocky View County

262075 Rocky View Point

Rocky View County, AB, T4A 0X2

Re Bylaw C-8056-2020, Planning Application Number PL20200051 (05618459)

Bylaw C-8055-2020, Planning Application Number PL20200050 (05618459)

We are residents of the community of Watermark in Rocky View County, and we live at 48 Watermark Villas.

Opposed to Amendment

We are opposed to the proposed Appendix 9: Conceptual Scheme Amendment. We have not been fully informed and have not had adequate time to review this project. Based on our review to date of the project documents, we can see that the proposed amendment fails to adequately address the following impacts it may have on us, our family and our community:

Unprecedented Development

Such a high density development outside of an urban core area would set an undesirable and unwanted precedent for high density development in rural areas of Rocky View County.

Unacceptable Density

The proposed project is not an appropriate transition between rural and urban land use. The proposed density is unmistakably high density urban and would be incompatible with the transitional development already in place (country residential acreages) to the north and northwest of the proposed development. The original proposal called for low rise buildings similar in height to those in neighbouring Watermark and adjoining acreages and would be more appropriate than a high density development that belongs in an urban core.

The density of this proposed development is up to over 40 units per acre. This would be 10 times the density of adjacent City of Calgary communities and 20 times that of adjoining Watermark. Provision of adequate transit, police, fire fighting, and potable and waste water services that would be required are not addressed.

Unacceptable Building Height

Four multi storey buildings up to 5 stories in height are proposed. These buildings would be an estimated 45-55 feet high or more, even higher than the adjacent Centre Street Church. The height and mass of these buildings is incompatible with the surrounding country residential land use. This kind of development belongs in an urban core area, not in a transition zone between urban and country residential.

Obstructed Views

Rocky View County has a priceless and irreplaceable heritage - the views and vistas of the Rockies along Bow Valley corridor. The scale of the proposed development and heights of the buildings would block views and negatively impact everyone who lives in or travels through this part of the county. We do not need or want such a high density development in this area.

Increased Traffic, More Congestion

The proposed development would substantially increase the traffic volume on Twelve Mile Coulee Road and connecting roads. The intersection at Crowchild Trail and Twelve Mile Coulee Road is already congested.

More Pollution

It is inevitable that a new urban development housing approximately 1000 people would result in the contamination of existing surface and groundwaters. Pesticides, herbicides, petroleum products and other chemicals would be washed into the drainage which feeds into the ponds in Watermark and then into the Bow River. Degradation of the environment would occur beyond the limits of the proposed development.

Negative Impact On Livability

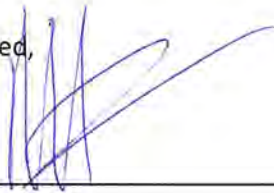
The encroachment of a high density development into a rural area of Rocky View would have a negative impact on the neighbouring residents' quality of life and their property values. The wildlife habitat would be further stressed by a high density urban development.

We would choose to live in this complex only if it was developed as originally proposed. We would want to live in a lower density development that harmonizes with and respects the rural character of Rocky View and preserves the priceless mountain views for all.

Piecemeal Development & Lack of Long-term Vision

Rocky View County needs to put a stop to piecemeal development along the Bow Valley corridor and think more strategically, not just in terms of a Bearspaw Area Structure Plan, but in terms of a much more comprehensive and longer time frame plan for the Bow River valley. It's time for a regional structural concept that preserves the priceless vistas in this area and provides for continuity of ecosystems and wildlife habitat along the Bow River valley. **In Rocky View County's next election we will support councillors who will reject more piecemeal development and embrace a long term vision for sustainability of natural systems along the Bow River corridor.**

Signed,



Michael Fox

48 watermark Villas



Lené Fox

48 Watermark Villas

Michelle Mitton

From: Nirav Shah [REDACTED]
Sent: March 23, 2021 5:45 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Bylaw C-7991-2020 - Opposition

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

As a resident of Watermark that is DIRECTLY affected by the Damkar Seniors Project, we are definitely OPPOSED to the application for re-zoning of this project. We are at 371 Spyglass Way and the size of the structures proposed are significant and will negatively impact both our property directly and Watermark as a whole.

Reasons include:

Bearspaw Density:

The person/acre density figures (<2) are an important reason why we chose to live in Watermark. With this change in re-zoning of the project and the potential for that density figure to increase up to 40, and this goes directly against what Bearspaw low density figures are meant to achieve.

Hill stability. We have personally experienced the disastrous outcome of the mud slide during the construction of the Church on the hillside which caused damage to our house and other houses on Spyglass Point. We are very concerned that the construction so close to our property line may result in hill instability.

Water usage:

The plan is to tap into the current Watermark water supply. Such an increase in demand for our water causes concern in terms of pricing and availability.

A development similar to Watermark has experienced significant issues.

Article: <https://www.cbc.ca/news/canada/calgary/water-rocky-view-county-cambridge-alberta-utilities-commission-1.5661828>

PRIVACY:

With a potential for a 6 story building on the hill looking down on our house directly, we have concerns about our personal privacy and people trespassing through our backyard as they come down the hill (we currently have this issue).

Traffic and Safety: The volume of traffic that will be imposed upon 12 mile coulee road is going to be significant. Safety of residents of Watermark will be significantly impacted as the volume of cars will be trying to exit from the new development from folks living there as well as the church, will be significant. We have to keep our house blinds closed at all times for privacy reasons with people working at the church and also due to the lights that are left turned on during the night. This will only get worse once the facility is up and running with people using it 24/7z. We cant enjoy our backyards because of these issues. We don't support another structure adding to our privacy concerns.

Proper Valuation:

Watermark residents have paid premium prices in consideration of low density neighborhood and now high density will decrease the property values of our neighbor hood. The community might become less attractive for new potential buyers if they see lot of traffic and big and high density structures around the neighbor hood.

Watermark had many thefts so far and these projects adds to the risk of thefts further.

We request that you take these concerns seriously and DO NOT approve the change in designation from R3 – DC.

I am available to discuss if you need more information.

Thank you,

Nirav Shah

Michelle Mitton

From: Dr. Adesola Omotayo [REDACTED]
Sent: Saturday, May 1, 2021 10:17 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Re: BYLAW C-8056-2020 PL20200051 (05618459) and BYLAW C-8055-2020 PL20200050 (05618459)
Attachments: Submission to the Damkar Multifamily Seniors' Oriented Complex Project - Olanrewaju & Adesola Omotayo.pdf
Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

Dear Rocky View County Legislative Services,

Kindly find attached our submission for Re: BYLAW C-8056-2020, Planning Application Number: PL20200051 (05618459)
BYLAW C-8055-2020, Planning Application Number: PL20200050 (05618459)

Regards,

Olanrewaju and Adesola Omotayo

301 Creekstone Rise
Rocky View County, AB T3L 0C9

May 1, 2021

Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Via email: legislativeservices@rockyview.ca

ATTENTION: Rocky View County Legislative Services

Re: BYLAW C-8056-2020, Planning Application Number: PL20200051 (05618459)
BYLAW C-8055-2020, Planning Application Number: PL20200050 (05618459)

We are residents in the community of Watermark at Bearspaw, and we live at 301 Creekstone Rise.

We are writing to officially record **our opposition** to the proposed Appendix 9: Conceptual Scheme Amendment.

The project will affect us in the following manner:

- **Reasonableness/Timing**

We feel that we have not been fully informed and have not been given adequate time to review this project. We do not have confidence that the project adequately addresses the impacts it may have to us, our family and our community. We do not believe reasonable amount of time was given and sufficient input was shared.

- **Building Height**

There are 4 multi story buildings up to 5 stories high. These buildings will collectively be more imposing than the church and likely be as high or very likely higher at up to 5 stories.

The first building is placed very close to 12 Mile Coulee Road and will have an extremely imposing dominance over the western horizon.

The multi story buildings are completely out of context with expected transition zones between county and rural and are not reflective of what would be expected to be an appropriate transition between municipal boundaries.

- **Density**

The density proposed on this site is not what we would consider rural. The City of Calgary's Municipal Development plan has a minimum density of 8 units per acre. Tuscany, Royal Oak, Rocky Ridge are 4 – 6 units per acre. The density of this proposed development is up to over 40 units per acre – 10x the density of the surrounding City of Calgary communities and 20x that of neighbouring Watermark. The amount of additional population increase could reasonably be in excess of 1,000 residents on only 12 acres, roughly the same land size as the neighbouring church!

- **Unprecedented Development**

Should such a high-density project proceed as is, it will set a precedent for Rocky View County that any community is a potential candidate for such a project proceeding, especially along the borders of Calgary

- **Traffic**

The cumulative effects of the proposed project on traffic will once again be the loading of 12 Mile Coulee Road considering not only this development but other developments such as Ascension and others using 12 Mile Coulee road. Traffic noise, congestion, safety & volumes will add to the challenges. There is parking planned for 474 cars, not including surface parking OR church/campus parking. All these cars will be entering and leaving the one and only access road into our community will cause a significant impact to safety, noise, and volume. This will make our ability to commute to our family's commitments, work, groceries & school challenging.

- **Water/Waste Water**

The original scope of this project has gone from 57 units to 500 units, almost a 10 fold increase. More assurances are required in regards to current capacity, future capacity additions, and future rate impacts for existing users of Blazer Water and the Wastewater Treatment plant given the additional expansion of units and other developments, such as Ascension, seeking interconnection

- **Viability**

In a study conducted by RVC, Senior's Housing Needs assessment 2015, it was anticipated that an additional 151 seniors' units were required by 2025. This project exceeds the entire County requirement by over 3x. What are the intentions then for the additional capacity being built if there are not enough seniors in the county to fill the available units?

- **Servicing**

How will residents of this community hop a bus? Who will provide transit? Is there any transit? Is there sufficient fire and policing anticipated to service the population? Who pays for this?

- **Livability of our Community**

This project will decrease the livability of our community. Communities are more than just a place we call home, it is a place where we live, play, and be with our neighbours. The increased density traffic, and other activities will take away from these qualities.

The pathway around the community will become congested with the proposed increased density and make healthy living through runs and walks along the pathway less interesting.

The stadium lighting from the neighbouring church is very intrusive. What assurances are there that this development will not create a similar or worse intrusion of excessive lighting given the footprint of the buildings?

- **Timing (Master & Bearspaw)**

This Damkar proposal is happening at a time when the guiding documents of the new Rocky View County Municipal Development Plan and updated Bearspaw Area Structure Plan are themselves under review and development by the County. These updated documents will

provide the framework in which Area Structure plans such as Damkar should be considered. Would it just be good planning to finish these governing documents first? Damkar, without these framework documents is a project without necessary updated context of what residents are saying about development in their community

Signed,

Olanrewaju Omotayo
301 Creekstone Rise
Rocky View County, AB T3L 0C9

Adesola Omotayo
301 Creekstone Rise
Rocky View County, AB T3L 0C9

Michelle Mitton

From: Omkar N. Channan [REDACTED]
Sent: April 26, 2021 1:13 PM
To: Legislative Services Shared; Legislative Services Shared
Subject: [EXTERNAL] - Fw: DIVISION 8 – Public hearing to consider Bylaw C-8056-2020 to amend the Watermark at Bearspaw Conceptual Scheme: . File: PL20200050 (05618459) and . File: PL20200051 (05618459): Water Mark

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

I oppose Bylaws C-8055-2020 and C-8056-2020 to amend the Watermark at Bearspaw Conceptual Scheme: . File: PL20200050 (05618459) and . File: PL20200051 (05618459): Water Mark, respectively on the following grounds -

1. A newly constructed Twelve Mile Coulee Road North West South has started deteriorating in a span of a very short duration due to a very heavy load of traffic emanating from Bearspaw Meadows Way NW, Bearspaw Village NW and Tuscany. As a result of additional construction of residential buildings will ruin the road and its constant maintenance will heavily cost.
2. Occupiers of the adjacent properties near about the proposed location are suffering from quiet enjoyment of their properties due to heavy traffic , emission of carbon, dust and pollution of air including the usage of the bumping Twelve Mile Coulee Road South.
3. There is a heavy usage of Twelve Mile Coulee Road South frequented by patrons of the club and occupiers of houses made within both sides of the Lynx Golf courses and the residential houses including traffic to and from Tuscany, the new church and the proposed commercial development at Highway 1- and Twelve-Mile Coulee Road.
4. Usage by walkers, cyclists, motor bickers, and heavy truckers of the roads within Bearspaw adversely impacts due to lack of facilities, such as for cyclists etc., on some of the locations.
5. Water and drainage will be adversely impact.
6. Man-made and natural disasters would adversely impact emergency transportation vehicles such as Police, Para Medics and Fire Department Trucks from Crowchild Trail North West and Tuscany for the residents of Bearspaw in the event of obstructions/failure to access the Twelve Mile Coulee Road South which is the only access to Crowchild Trail North West.
7. Poor snow ploughing during winter of the roads have already add to the above noted stresses.
8. Drainage within Bearspaw and on each side of Twelve Mile Coulee Road is nothing but dysfunctional.
9. Short spaces in between the houses in the event of fire impacts adjacent houses.

Hope due consideration will be given to the above concerns.

Truly,

Omkar Nath Channan
 155 Bearspaw Meadows Way NW
 Calgary, Alberta, T3L 2M3
 [REDACTED]



Michelle Mitton

From: Patricia Wiechnik [REDACTED]
Sent: Monday, May 3, 2021 3:05 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - BYLAW C-8055-2020
Attachments: Rocky View opposing letterMay3,21.pages

Follow Up Flag: Follow up
Flag Status: Flagged

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Please find attached letter.

May 3, 2021

Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2

Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: BYLAW C-8055-2020, Planning Application Number: PL20200050 (05618459)

We are residents and owners of two Villas at Watermark in Rocky View County.

We are opposed to any multi level, apartment style buildings being allowed in Bearspaw.

Seniors, after Covid, are rethinking these types of buildings as a future home. They would much prefer a small bungalow or Villa type building. More a home setting than an institutional setting.

If it is a true senior development it should be specified as a 55 Plus.

12 Mile Coulee road already causes problems for Villa owners entering and exiting. This does not even include the new Church traffic in the future or the new developments below the Villas.

This development change should not be allowed as it will significantly impact traffic, crowding, infrastructure, services and the quality of life in our community.

Regards,
Russell & Patricia Wiechnik
32 Watermark Villas
Calgary AB T3L 0E2

Michelle Mitton

From: Paul Ringrose [REDACTED]
Sent: May 5, 2021 1:39 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Bylaw C-8056-2020, Planning Application Number PL20200051 (05618459) & Bylaw C-8055-2020, Planning Application Number PL20200050 (05618459)
Attachments: 2021.05.05 Bylaw C-8056-2020 Letter - Ringrose.pdf
Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

Please find attached letter in relation to:

- Bylaw C-8056-2020, Planning Application Number PL20200051 (05618459)
- Bylaw C-8055-2020, Planning Application Number PL20200050 (05618459)

Regards,

Paul Ringrose

Sent from [Mail](#) for Windows 10

May 5, 2021

FROM: Paul & Alyssa Ringrose
224 Waterside Court
Calgary, AB
T3R 0C9

TO: Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB, T4A 0X2
Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: Bylaw C-8056-2020, Planning Application Number PL20200051 (05618459)
Bylaw C-8055-2020, Planning Application Number PL20200050 (05618459)

I am a resident of the Watermark community, in Rocky View County.

I am writing to officially record my opposition to the proposed Appendix 9: Conceptual Scheme Amendment.

The size and scope of the proposal currently before Council dramatically exceeds:

- The number of units designated by Rocky View County by-laws and the approved Watermark Conceptual Scheme.
- The total number of units forecast by Rocky View to be needed for seniors across the entire County.

The proposal also calls for a:

- Total scope of development that will require significant upgrades to transportation infrastructure, increased costs for water services and waste treatment and increased demand for limited EMS, fire and police services.

These elements do not meet the development requirements put in place by Rocky View County's elected representatives and are entirely out of alignment with what residents were told to expect in their community.

Rocky View County Council should reject the development as proposed and require the developer to return with a new proposal that meets the by-laws of our community and the expectations set for homeowners.

As County voter and taxpayer, please ensure I am counted as strongly opposed to proposed Appendix 9: Conceptual Scheme Amendment.

Name: Paul & Alyssa Ringrose
Address: 224 Waterside Court, Calgary, AB T3R 0C9

Signature: _____



Michelle Mitton

From: PAULA CORBEIL [REDACTED]
Sent: April 30, 2021 3:33 PM
To: Legislative Services Shared
Cc: John Adams
Subject: [EXTERNAL] - Concerning BYLAW C-8056-2020

Do not open links or attachments unless sender and content are known.

To Rocky View County Council

We are currently residents of Blueridge Mountain Estates

We oppose the Bylaw C-8056-2020

Reasons

Within the past 2 months we have been asked to approve two bylaws for 2 developments, Ascension and now Trico in the transition area without seeing an overall plan for the transition area. While the developments promise isolated 'Green Spaces' in the individual developments, as per the regulations, we do not feel that it is enough to preserve the beauty and character of the natural Bearspaw landscape. We feel like the area is becoming a patchwork quilt without an overall plan for natural areas and connecting corridors for both people and wildlife to enjoy. Transition areas are unique and should have be different in character , not an extension of the city. We want to see the 'big picture' plan for the area.

As residents of Blueridge for the past 20 years, we have seen a significant increase in people traffic "from the city" coming to enjoy the neighbourhood. The beautiful and natural environmental of the Bearspaw Lasso loop attracts up to 10 - 20 people and dogs per day . It is the last 'wild life refuge' in the transition area south of 1A. With the current planned high density developments, this wild life habitat could become an isolated island in a sea of development. We think there is an opportunity to look at the transition area as a whole and plan for access to the river for both people and wild life. We want to Rocky View to plan ahead to avoid access challenges like that of the Dick Haskayne Legacy Park from the City of Calgary. What about access to the Legacy Park from Bearspaw?

While the Bearspaw Area Structure Plan is still in development we are not comfortable supporting the Bylaw without reassurance that the Council recognizes the importance of preserving natural spaces in the transition zone and that there is a planning process in place as part of the ASP to preserve natural spaces and corridors.

We urge the council to look at the transition area as a whole and seriously consider preserving natural reserves and corridors for people and animals before its has been taken over by residential and commercial development. The hillsides that overlook the Bow River valley and the coulee corridors that lead to the river are unique, very similar to the wonderful Nose Hill Park that is enjoyed by Calgarians very day. It is an opportunity for The Council to leave large reserves of land to preserve the natural heritage of our community for all to enjoy.

Sincerely
Paula Corbeil and John Adams
11 Blueridge Place

Michelle Mitton

From: Peter Dolynchuk [REDACTED]
Sent: May 4, 2021 1:30 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - BYLAW C-8056-2020 Written Submission
Attachments: Bylaw C-8056-2020 Written Submission.pdf; ATT00001.htm

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

Please find attached my written submission regarding:

BYLAW C-8056-2020, Planning Application Number: PL20200051 (05618459) and

BYLAW C-8055-2020, Planning Application Number: PL20200050 (05618459)

Regards,

Peter Dolynchuk

May 4, 2021

Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: BYLAW C-8056-2020, Planning Application Number: PL20200051 (05618459)
BYLAW C-8055-2020, Planning Application Number: PL20200050 (05618459)

I am a resident of the community of Tuscany, in Calgary, and will be directly impacted by the proposed Appendix 9: Conceptual Scheme Amendment. My main concerns are the proposed building heights, increased population density and increased traffic volumes and congestion. The current proposed development by Trico far exceeds what was originally planned for a "modest" senior housing development on the Damkar lands. As a neighbouring resident this will impact my property value and the reasons I chose to live where I do.

Building Height:

- There are 4 multi story buildings up to 4-5 stories high. These buildings will collectively be more imposing than the church and likely be as high or very likely higher at up to 5 stories.
- The first building is placed very close to 12 Mile Coulee Road and will have an extremely imposing dominance over the western horizon
- The multi story buildings are completely out of context with expected transition zones between county and rural and are not reflective of what would be expected to be an appropriate transition between municipal boundaries

Density:

- The density of this proposed development is up to over 30 units per acre –15x that of neighbouring Watermark
- The amount of additional population increase could reasonably be in excess of 700 residents (assuming 350 units x 2 occupants)

Traffic

- The cumulative effects on traffic loading 12 Mile Coulee Road considering not only this development but other developments such as Ascension and others using 12 Mile Coulee road

Viability

- In a study conducted by RVC, Senior's Housing Needs assessment 2015, it was anticipated that an additional 151 seniors units were required by 2025. This project exceeds the entire County requirement by over 3x. What are the intentions then for the additional capacity being built if there are not enough seniors in the county to fill the available units?

I am currently **opposed** to the current development plan by Trico and would like to see a revised, scaled down plan that fits with the current rural developments of the neighbouring communities.



Peter Dolynchuk
73 Tuscany Ridge Circle, NW
Calgary, AB
T3L 0E5

Michelle Mitton

From: Ramona Remesat [REDACTED]
Sent: April 28, 2021 11:35 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - Comments regarding BYLAW C-8056-2020 and C-8055-2020

Follow Up Flag: Follow up
Flag Status: Flagged

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DATE: April 28, 2021

Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: BYLAW C-8056-2020, Planning Application Number: PL20200051 (05618459)

BYLAW C-8055-2020, Planning Application Number: PL20200050 (05618459)

We are residents of Watermark in Rocky View County and are writing to officially record our opposition to the proposed Appendix 9: Conceptual Scheme Amendment.

The size and scope of the proposal currently before Council dramatically exceeds:

- The number of units designated by Rocky View County by-laws and the approved Watermark Conceptual Scheme.
- The total number of units forecast by Rocky View to be needed for seniors across the entire County.

The proposal also calls for a:

- Total scope of development that will require significant upgrades to transportation infrastructure,

increased costs for water services and waste treatment and increased demand for limited EMS, fire and police services.

These elements do not meet the development requirements put in place by Rocky View County's elected representatives and are entirely out of alignment with what residents were told to expect in their community.

Rocky View County Council should reject the development as proposed and require the developer to return with a new proposal that meets the by-laws of our community and the expectations set for homeowners.

As County voter and taxpayers, please ensure we are counted as strongly opposed to proposed Appendix 9: Conceptual Scheme Amendment.

Name: Ramona and Darius Remesat

Address: 123 Hillside Terrace NW

Signatures: Ramona Remesat and Darius Remesat

Michelle Mitton

From: Bob Freeborn [REDACTED]
Sent: Sunday, May 2, 2021 3:54 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - BYLAW C-8056-2020, Planning Application Number: PL20200051
(05618459) BYLAW C-8055-2020, Planning Application Number: PL20200050
(05618459)
Attachments: RVC Damkar 2021.pdf
Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

May 2, 2021

Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2

Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: BYLAW C-8056-2020, Planning Application Number: PL20200051 (05618459)
BYLAW C-8055-2020, Planning Application Number: PL20200050 (05618459)

We are residents of Watermark in Rocky View County.

We are writing to officially record my opposition to the proposed Appendix 9: Conceptual Scheme Amendment.

The size and scope of the proposal currently before Council dramatically exceeds:

- The number of units designated by Rocky View County by-laws and the approved Watermark Conceptual Scheme.
- The total number of units forecast by Rocky View to be needed for seniors across the entire County.

The proposal also calls for a:

- Total scope of development that will require significant upgrades to transportation infrastructure, increased costs for water services and waste treatment and increased demand for limited EMS, fire and police services.

These elements do not meet the development requirements put in place by Rocky View County's elected representatives and are entirely out of alignment with what residents were told to expect in their community.

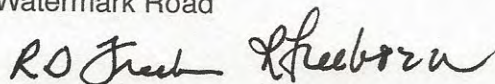
Rocky View County Council should reject the development as proposed and require the developer to return with a new proposal that meets the by-laws of our community and the expectations set for homeowners. Feedback was provided to the developer during their feedback survey in 2020 where we described their proposal as a "residential project with some senior considerations", not a seniors project.

As County voters and taxpayers, please ensure we are counted as strongly opposed to proposed Appendix 9: Conceptual Scheme Amendment.

Name Rene and Bob Freeborn

Address 50 Watermark Road

Signature



Michelle Mitton

From: Bob German [REDACTED]
Sent: May 4, 2021 6:45 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Bylaw C-8056-2020 and C-8055-2020
Attachments: Damkar May 4.docx

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

Please see the attached letter regarding the above bylaws.

May 4, 2021

Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: BYLAW C-8056-2020, Planning Application Number: PL20200051 (05618459)

BYLAW C-8055-2020, Planning Application Number: PL20200050 (05618459)

I am a resident in the community of Watermark and I live at 17 Spyglass Point.

I am writing to officially record my strong opposition to the proposed Appendix 9: Conceptual Scheme Amendment.

I will keep this short. I have previously voiced my views regarding the church development on adjacent land and I truly hope that those mistakes are not repeated.

The point I want to make is that my wife and I made a substantial investment in the construction of our home in Watermark a few years ago and the decision to do so was in large part based on the plans for the Damkar property that were put forth at that time. Many other residents of Watermark did the same thing. The proposed changes to zoning facilitate expansion of the development that will be very detrimental to the neighboring communities. I believe it is extremely unfair, and even unethical, on the part of the developer and Rocky View County to now change the rules upon which so many investment decisions were based.

I strongly oppose the proposed changes and encourage the powers that be to make the correct, fair and ethical decision.

Robert German
17 Spyglass Point
Calgary, Alberta
T3L 0C9

Michelle Mitton

From: Cindy [REDACTED]
Sent: May 4, 2021 7:47 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - BYLAW C-8056-2020, Planning Application Number: PL20200051 (05618459) BYLAW C-8055-2020, Planning Application Number: PL20200050 (05618459)
Attachments: Image (125).jpg; Image (127).jpg; Image (126).jpg
Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

DATE: May 4, 2021
 Legislative Services
 Rocky View County
 262075 Rocky View Point
 Rocky View County, AB T4A 0X2
 Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services
 Re: BYLAW C-8056-2020, Planning Application Number: PL20200051 (05618459)
 BYLAW C-8055-2020, Planning Application Number: PL20200050 (05618459)

I am a resident in the community of Tuscany NW, and I live at 314 Tuscany Dr NW, Calgary

I am writing to officially record my opposition to the proposed Appendix 9: Conceptual Scheme Amendment.

The project will affect me and my family in the following manner :-

Reasonableness/Timing concerns :

- We have not been fully informed and did not have adequate time to review this project. We don't have confidence that the project adequately addresses the impacts it may have to you, your family and your community? Reasonable amount of time was not given and sufficient input was not shared.

Building Height concerns :

- There are 4 multi story buildings up to 5 stories high. These buildings will collectively be more imposing than the church and likely be as high or very likely higher at up to 5 stories.
- The first building is placed very close to 12 Mile Coulee Road and will have an extremely imposing dominance over the western horizon.

- The multi story buildings are completely out of context with expected transition zones between county and rural and are not reflective of what would be expected to be an appropriate transition between municipal boundaries.

Density concerns :

- Is the density proposed on this site what you would consider rural or country? The City of Calgary's Municipal Development plan has a minimum density of 8 units per acre. Tuscany, Royal Oak, RockyRidge are 4 – 6 units per acre. The density of this proposed development is up to over 40 units per acre – 10x the density of the surrounding City of Calgary communities and 20x that of neighbouring Watermark.
- The amount of additional population increase could reasonably be in excess of 1,000 residents on only 12 acres, roughly the same land size as the neighbouring church!

Unprecedented Development concerns :

- Should such a high density project proceed as is, it may set a precedent for Rocky View County that any community is a potential candidate for such a project proceeding, especially along the borders of Calgary.

Traffic concerns :

- The cumulative effects on the traffic, once again loading 12 Mile Coulee Road considering not only this development but other developments such as Ascension and others using 12 Mile Coulee road
- To the residents in Tuscany along 12 Mile Coulee road, they will be carrying the brunt of most of this traffic increase.
- There is parking planned for 474 cars, not including surface parking OR church/campus parking. All these cars entering and leaving the one and only access road into our community will cause a significant impact to safety, noise and volume. We can likely expect some form of traffic management (lights, other), sooner vs later.

Water/Waste Water concerns :

- The original scope of this project has gone from 57 units to 500 units, almost a 10 fold increase.
- More assurances are required in regards to current capacity, future capacity additions and future rate impacts for existing users of Blazer Water and the Wastewater Treatment plant given the additional expansion of units and other developments seeking interconnection (Ascension)?

Viability concerns :-

- In a study conducted by RVC, Senior's Housing Needs assessment 2015, it was anticipated that an additional 151 seniors units were required by 2025. This project exceeds the entire County requirement by over 3x? What are the intentions then for the additional capacity being built if there are not enough seniors in the county to fill the available units?

Servicing concerns :

- How will residents of this development hop a bus? Who will provide transit? Is there

any transit? Is there sufficient fire and policing anticipated to service this project. Who pays for this?

Livability of my Community concerns :

- Will this project increase or decrease the livability of your community? Communities are more than just a place you call home, it is a place where we live, play and be with our neighbours. Will the increased density traffic, commercial activity add to or take away from these qualities.
- A special note to the residents in Tuscany along 12 Mile Coulee road. As we walk the pathway along to the west of these homes, numerous families have built "outdoor Living" and recreation enhancements to enjoy. How will this development (and others under consideration) affect your backyard recreation/socializing (when we get to do that again)!
- To those using the pathway, what are your thoughts?
- For those that have experienced the stadium lighting from the neighbouring church, which is in conformity with the "dark skies" policy of the county, what assurances are there that this development will not create a similar or worse intrusion of excessive lighting given the footprint of the buildings.

Timing (Master & Bearspaw)

- This Damkar proposal is happening at a time when the guiding documents of the new Rocky View County Municipal Development Plan and updated Bearspaw Area Structure Plan are themselves under review and development by the County. These updated documents will provide the framework in which Area Structure plans such as Damkar should be considered. Would it just be good planning to finish these governing documents first? Damkar with out these framework documents is a project without necessary updated context of what resident's are saying about development in their community.

Signed,
Rodney Magarrell
314 Tuscany Dr NW
Calgary AB T3L 2W6

Michelle Mitton

From: Fred Bouchard [REDACTED]
Sent: Saturday, May 1, 2021 6:00 PM
To: Legislative Services Shared; Fred Bouchard
Subject: [EXTERNAL] - OPPOSITION TO BYLAW C-8056-2020 PLANNING APP NO PL20200051 05618459 AND C-8055-2020 PLANNING APP NO PL20200050 05618459
Attachments: DAMKAR LTR IRIS.pdf; DAMKAR LTR ROGER.pdf
Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

Attached please find two signed letters of opposition to the above applications. Please have them submitted prior to the May 5th deadline. Thank you.

May 1, 2021

Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: BYLAW C-8056-2020, Planning Application Number: PL20200051 (05618459)

BYLAW C-8055-2020, Planning Application Number: PL20200050 (05618459)

I am a resident of Bearspaw Village in Rocky View County. I am writing to officially record my **opposition** to the proposed Appendix 9: Conceptual Scheme Amendment.

The size and scope of the proposal currently before Council dramatically exceeds:

- The number of units designated by Rocky View County by-laws and the approved Watermark Conceptual Scheme.
- The total number of units forecast by Rocky View to be needed for seniors across the entire County.

The proposal also calls for a:

- Total scope of development that will require significant upgrades to transportation infrastructure, increased costs for water services and waste treatment and increased demand for limited EMS, fire and police services.

These elements do not meet the development requirements put in place by Rocky View County's elected representatives and are entirely out of alignment with what residents were told to expect in their community.

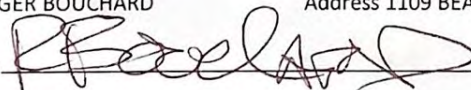
Rocky View County Council should reject the development as proposed and require the developer to return with a new proposal that meets the by-laws of our community and the expectations set for homeowners.

As County voter and taxpayer, please ensure I am counted as **strongly opposed** to proposed Appendix 9: Conceptual Scheme Amendment.

Name ROGER BOUCHARD

Address 1109 BEARSPAW VILLAGE LANE

Signature



May 1, 2021

Rocky View Country**Ref: A Bylaw of Rocky View County to Amend Land Use Bylaw C-8055-2020**

Application Number: PL20200050 (05618459)

Application by B&A Planning on behalf of Trico Developments.

As a resident in the Blueridge Mountain State, at #19 Blueridge Place, Calgary T3L 2N5, (Legal Description: Lot 4, Block 7, Plan 8911827) – Home owner: Saad Ibrahim,

I totally oppose the redesignation of the subject land use from Residential Rural District (p4.0) to Direct Control District to allow the development of multi-residential catering to seniors, located immediately adjacent to the City of Calgary , approximately 1.2 Km south of Highway 1A and on the west side of 12 Mile Coulee Road.

The objection to the change of the land use is because of the following:

1. The multi-residential catering to seniors development is significantly inferior to the spacious acreage development in the adjacent to the Blueridge Mountain State Development.
2. Homes in the Blueridge Mountain State are developed in a 2 to 3 acreage development spacing per home. Where the high density subject development by Trico is only suitable for the city development where comparable high density developments are present.
3. I built our home to enjoy the country living style in a community with low density and far more privacy than in the proposed development.
4. I have been enjoying for 20 years living in our acreage with unobstructed beautiful view of the mountains.
5. As our property is located across the fence from the proposed development, the construction of 4 to 6 stories of four builds will total destroy the great Mountain View that I have been enjoying for 20 years.
6. When presenting our blue print of our home design to the Rocky View for construction approval 20 years ago, our architect requesting raising our home high by one feet to allow for a 9 feet high second floor ceiling instead the standard 8 feet high. Our request was rejected by the Rocky View Municipality because our proposed home will **violate the home height restriction** in the Blueridge Mountain State development.
7. The review the development by Trico of 4 to 6 story high buildings will create a concrete wall as high as 50 feet facing my home, is totally unacceptable.
8. This development will deprive us of the Mountain View and significantly reduce the value of my home's price, which will inflect a major financial hardship on us.
9. The high density development will also impose heavy traffic on the adjacent Twelve Mile Collee Road which again will negatively impact the country living expected in our spacious acreage development.

10. Considering the current Covid 19 and the concern of infection, the high density development is totally undesirable.
11. Overall, I am very disappointed that the Rocky View Municipality is even considering such a development and bringing it to a public hearing. This development should have been rejected upfront, as it is not suitable to be adjacent to a luxurious spacious acreage development.
12. To close my comments, the Rocky View Municipality should suggest any alternative suitable properties that are at a far distance from acreage development where high density development is suitable and would be accepted by the residence of the neighborhood.
13. I am attaching a video to show the impact of building high rise buildings in a high density development on the Mountain View and the tranquility that we have been enjoying over the past 20 years.

May 1, 2021

Rocky View Country**Ref: A Bylaw of Rocky View County to Amend Land Use Bylaw C-8056-2020**

Application Number: PL20200051 (05618459)

Application by B&A Planning on behalf of Trico Developments.

As a resident in the Blueridge Mountain State, at #19 Blueridge Place, Calgary T3L 2N5, (Legal Description: Lot 4, Block 7, Plan 8911827) – Home owner: Saad & Larissa Ibrahim,

I total oppose the subject development planned next to my property, for the following reason:

1. The multi-residential catering to seniors development is significantly inferior to the spacious acreage development in the adjancement to the Blueridge Mountain State Development.
2. Homes in the Blueridge Mountain State are developed in a 2 to 3 acreage development spacing per home. Where the high density subject development by Trico is only suitable for the city development where comparable high density developments are present.
3. I built our home to enjoy the country living style in a community with low density and far more privacy than in the proposed development.
4. We have been enjoying for 20 years living in our acreage with unobstructed beautiful view of the mountains.
5. As our property is located across the fence from the proposed development, the construction of 4 to 6 stories of four builds will total destroy the great Mountain View that we have been enjoying for 20 years.
6. When presenting our blue print of our home design to the Rocky View for construction approval 20 years ago, our architect requesting raising our home high by one feet to allow for a 9 feet high second floor ceiling instead the standard 8 feet high. Our request was rejected by the Rocky View Municipality because our proposed home will **violate the home height restriction** in the Blueridge Mountain State development.
7. The review the development by Trico of 4 to 6 story high buildings will create a concrete wall as high as 50 feet facing my home, is totally unacceptable.
8. This development will deprive us of the Mountain View and significantly reduce the value of my home's price, which will inflect a major financial hardship on us.
9. The high density development will also impose heavy traffic on the adjacent Twelve Mile Collee Road which again will negatively impact the country living expected in our spacious acreage development.
10. Considering the current Covid 19 and the concern of infection, the high density development is totally undesirable.
11. Overall, I am very disappointed that the Rocky View Municipality is even considering such a development and bringing it to a public hearing. This development should have been rejected upfront, as it is not suitable to be adjacent to a luxurious spacious acreage development.

12. To close my comments, the Rocky View Municipality should suggest any alternative suitable properties that are at a far distance from acreage development where high density development is suitable and would be accepted by the residence of the neighborhood.
13. I am attaching a video to show the impact of building high rise buildings in a high density development on the Mountain View and the tranquility that we have been enjoying over the past 20 years.

Michelle Mitton

From: Samuel Ham [REDACTED]
Sent: May 5, 2021 11:37 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - BYLAW C-8056-2020

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

To Whom it May Concern,

My name is Samuel Ham, my residence is 41 Tuscany Ridge Circle NW. I am strongly OPPOSED to the proposed bylaw.

My family specifically chose this lot when purchasing in Tuscany to have Mountain Views knowing that it was the edge of the City. I was prepared that there would be housing but not a multi-family building destroying the view of everyone along this road. I wake up every morning to the beauty of the mountains and am very sad to hear that Rocky View County would even entertain such a development.

The amount of traffic also proposed will put a further stain on the congested road as it is and the T intersection will no doubt lead to many accidents based on future traffic patterns.

Also how does Trico plan to service all those units? I can't imagine that there is enough sanitary and water available to properly service the building without requesting the City of Calgary for help. If that is the case, Trico pays taxes to Rocky View but not the City even though it is using the infrastructure? Or if Trico has to pay the City, will they continue to pay Rocky View if they have to pick who to pay, what can Rocky View do once the building is built and people are in? Will you kick everyone one out that don't pay?

Finally, the value of my house will be affected and I am sure neither Trico or Rocky View will compensate everyone affected.

Once again, I am strongly OPPOSED to the by law

--

Thank you,

Samuel Ham

Michelle Mitton

From: Sarah Wong [REDACTED]
Sent: May 5, 2021 2:42 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Damkar project - opposition submission
Attachments: Damkar project_opposition.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

Hi there, please see attached formal submission opposing this project.

Thank you
Sarah

May 5, 2021

FROM: Sarah & Gerry Wong

108 Waterside Court NW

Calgary, AB T3L 0C9

TO: Legislative Services

Rocky View County

262075 Rocky View Point Rocky View County, AB, T4A 0X2

Re Bylaw C-8056-2020, Planning Application Number PL20200051 (05618459) Bylaw C-8055-2020, Planning Application Number PL20200050 (05618459)

We are residents of the community of Watermark in Rocky View County, and we live at 108 Waterside Court NW.

Opposed to Amendment

We are opposed to the proposed Appendix 9: Conceptual Scheme Amendment. We have not been fully informed and have not had adequate time to review this project. Based on our review to date of the project documents, we can see that the proposed amendment fails to adequately address the following impacts it may have on us, our family and our community:

Unprecedented Development

Such a high density development outside of an urban core area would set an undesirable and unwanted precedent for high density development in rural areas of Rocky View County.

Unacceptable Density

The proposed project is not an appropriate transition between rural and urban land use. The proposed density is unmistakably high density urban and would be incompatible with the transitional development already in place (country residential acreages) to the north and northwest of the proposed development.

The original proposal called for low rise buildings similar in height to those in neighbouring Watermark and adjoining acreages and would be more appropriate than a high density development that belongs in an urban core. The density of this proposed development is up to over 40 units per acre. This would be 10 times the density of adjacent City of Calgary communities and 20 times that of adjoining Watermark. Provision of adequate transit, police, fire fighting, and potable and waste water services that would be required are not addressed.

Unacceptable Building Height

Four multi storey buildings up to 5 stories in height are proposed. These buildings would be an estimated 45-55 feet high or more, even higher than the adjacent Centre Street Church. The height and mass of

these buildings is incompatible with the surrounding country residential land use. This kind of development belongs in an urban core area, not in a transition zone between urban and country residential.

Obstructed Views

Rocky View County has a priceless and irreplaceable heritage - the views and vistas of the Rockies along Bow Valley corridor. The scale of the proposed development and heights of the buildings would block views and negatively impact everyone who lives in or travels through this part of the county. We do not need or want such a high density development in this area.

Increased Traffic, More Congestion

The proposed development would substantially increase the traffic volume on Twelve Mile Coulee Road and connecting roads. The intersection at Crowchild Trail and Twelve Mile Coulee Road is already congested.

More Pollution

It is inevitable that a new urban development housing approximately 1000 people would result in the contamination of existing surface and groundwaters. Pesticides, herbicides, petroleum products and other chemicals would be washed into the drainage which feeds into the ponds in Watermark and then into the Bow River. Degradation of the environment would occur beyond the limits of the proposed development.

Negative Impact On Livability

The encroachment of a high density development into a rural area of Rocky View would have a negative impact on the neighbouring residents' quality of life and their property values. The wildlife habitat would be further stressed by a high density urban development.

We would choose to live in this complex only if it was developed as originally proposed. We would want to live in a lower density development that harmonizes with and respects the rural character of Rocky View and preserves the priceless mountain views for all.

Piecemeal Development & Lack of Long-term Vision

Rocky View County needs to put a stop to piecemeal development along the Bow Valley corridor and think more strategically, not just in terms of a Bearspaw Area Structure Plan, but in terms of a much more comprehensive and longer time frame plan for the Bow River valley. It's time for a regional structural concept that preserves the priceless vistas in this area and provides for continuity of ecosystems and wildlife habitat along the Bow River valley. **In Rocky View County's next election we will support councillors who will reject more piecemeal development and embrace a long term vision for sustainability of natural systems along the Bow River corridor.**

Signed,

Sarah Wong

Michelle Mitton

From: Scott Forsythe [REDACTED]
Sent: Tuesday, May 4, 2021 8:29 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - : BYLAW C-8056-2020, Planning Application Number: PL20200051
(05618459) BYLAW C-8055-2020, Planning Application Number: PL20200050
(05618459)
Attachments: Damkar Non-RVC Opposition Letter.pdf
Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

I oppose this development. Please see attached letter of opposition.

Regards,
Scott Forsythe

DATE:

Legislative Services
 Rocky View County
 262075 Rocky View Point
 Rocky View County, AB T4A 0X2
 Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: BYLAW C-8056-2020, Planning Application Number: PL20200051 (05618459)

BYLAW C-8055-2020, Planning Application Number: PL20200050 (05618459)

I am a resident of Tuscany in Calgary and will be directly impacted by increased traffic volumes and congestion and potential regional shortfall of emergency services that will be caused by the proposed Appendix 9: Conceptual Scheme Amendment.

The Intermunicipal Development Plan in place between Rocky View County and the City of Calgary is intended to “enhance cooperation and achieve coordination wherever possible so that the effect that we have on one another and our residents is positive.”

I am writing to formally express my view - and great concern - that the size, scope, and timing of the proposed Damkar Seniors Oriented Residential Community will:

- From the time I received the letter in the mail to the submission date, was too short. It feels like the developer was trying to push it through as fast as they could so the public does not have time to fully understand and evaluate for themselves (especially when everyone is focused on Covid).
- Speaking of Covid – is a Seniors focused development the right thing to do morally. Did society not learn that we need to rethink and change how seniors living will be in the future in order to protect them from things like Covid? I think this is irresponsible to even propose a development like this after the last year.
- I bought my property on the edge of Calgary for a reason. Building a 5-story high complex, let alone 4 of them significantly alters the landscape and view of the mountains which significantly reduces the livability of my community.
- This alteration to the landscape will negatively impact the overall value of property in my community.
- Is this land not supposed to be a buffer between rural and urban? This development is anything but a buffer and should not be permitted to disrupt this buffer. Does this development not conflict significantly with what would be considered as an appropriate transition between municipalities, especially with respect to the massing of buildings.
- Is the density proposed on this site what you would consider rural or country? The City of Calgary’s Municipal Development plan has a minimum density of 8 units per acre. Tuscany, Royal Oak, Rocky Ridge are 4 – 6 units per acre. The density of this proposed development is up to over 40 units per acre – 10x the density of the surrounding City of Calgary communities and 20x that of neighbouring Watermark.
- It will bring a ton of extra traffic into the area and put kids at risk for no reason, and overloading 12 Mile Coulee Road considering not only this development but other developments such as Ascension and others using 12 Mile Coulee road.

- Increased traffic will also increase the noise generated from the 12 Mile Coulee road and again decrease the livability of my community.
- This proposed development would require major and costly upgrades to the road infrastructure that serves both Rocky View County and Calgary residents.

In view of the agreements in place, by-law requirements and regional impact of proposed Damkar Seniors Oriented Residential Community, Rocky View County Council should reject the proposed development and require a new right-sized proposal to be created.

Please ensure I am counted as strongly opposed to the proposed Appendix 9: Conceptual Scheme Amendment.

Name: Scott Forsythe
Address: 35 Tuscany Ridge Manor NW, Calgary, Alberta T3L 0E4
Signature:

X *Scott Forsythe*
Scott Forsythe

Michelle Mitton

From: Sholeh Dezfuli [REDACTED]
Sent: May 5, 2021 3:47 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Opposition to project
Attachments: Damkar FORM letter.pdf; ATT00001.txt

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

DATE:

Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: BYLAW C-8056-2020, Planning Application Number: PL20200051 (05618459)

BYLAW C-8055-2020, Planning Application Number: PL20200050 (05618459)

I am a resident in the community of WaterMark, and I live at Hillside Terrace

I am writing to officially record **my opposition** to the proposed Appendix 9: Conceptual Scheme Amendment.

The project will affect me in the following manner. **[PLEASE put in your own words responses to any of the following points & questions, add or delete as you feel necessary. This list may only be some of the issues you feel strongly about. You do not need to write an essay. Write a lot or a little. This is not a test or assignment. It's about capturing how this project may impact your life, your family and your community.]**

Reasonableness/Timing

- Do you feel that you have been fully informed and have had adequate time to review this project? Do you have confidence that the project adequately addresses the impacts it may have to you, your family and your community? Do you believe reasonable amount of time was given and sufficient input was shared? How and when were you notified of this project moving forward?

Building Height:

- There are 4 multi story buildings up to 5 stories high. These buildings will collectively be more imposing than the church and likely be as high or very likely higher at up to 5 stories.
- The first building is placed very close to 12 Mile Coulee Road and will have an extremely imposing dominance over the western horizon.
- The multi story buildings are completely out of context with expected transition zones between county and rural and are not reflective of what would be expected to be an appropriate transition between municipal boundaries.

Density

- Is the density proposed on this site what you would consider rural or country? The City of Calgary's Municipal Development plan has a minimum density of 8 units per acre. Tuscany, Royal Oak, Rocky Ridge are 4 – 6 units per acre. The density of this proposed development is up to over 40 units per acre – 10x the density of the surrounding City of Calgary communities and 20x that of neighbouring Watermark.
- The amount of additional population increase could reasonably be in excess of 1,000 residents on only 12 acres, roughly the same land size as the neighbouring church!

Unprecedented Development.

- Should such a high density project proceed as is, will it set a precedent for Rocky View County that any community is a potential candidate for such a project proceeding, especially along the borders of Calgary.

Traffic

- What will the cumulative effects be on traffic, once again loading 12 Mile Coulee Road considering not only this development but other developments such as Ascension and others using 12 Mile Coulee road
- To the residents in Tuscany along 12 Mile Coulee road, you will be carrying the brunt of most of this traffic increase.
- There is parking planned for 474 cars, not including surface parking OR church/campus parking. All these cars entering and leaving the one and only access road into our community will cause a significant impact to safety, noise and volume. We can likely expect some form of traffic management (lights, other), sooner vs later.

Water/Waste Water

- The original scope of this project has gone from 57 units to 500 units, almost a 10 fold increase.
- More assurances are required in regards to current capacity, future capacity additions and future rate impacts for existing users of Blazer Water and the Wastewater Treatment plant given the additional expansion of units and other developments seeking interconnection (Ascension)?

Viability

- In a study conducted by RVC, Senior's Housing Needs assessment 2015, it was anticipated that an additional 151 seniors units were required by 2025. This project exceeds the entire County requirement by over 3x? What are the intentions then for the additional capacity being built if there are not enough seniors in the county to fill the available units?

Servicing

- How will residents of this development hop a bus? Who will provide transit? Is there any transit? Is there sufficient fire and policing anticipated to service this project. Who pays for this?

Livability of my Community

- Will this project increase or decrease the livability of your community? Communities are more than just a place you call home, it is a place where we live, play and be with our neighbours. Will the increased density traffic, commercial activity add to or take away from these qualities.
- A special note to the residents in Tuscany along 12 Mile Coulee road. As we walk the pathway along to the west of these homes, numerous families have built “outdoor Living” and recreation enhancements to enjoy. How will this development (and others under consideration) affect your backyard recreation/socializing (when we get to do that again)!
- To those using the pathway, what are your thoughts?
- For those that have experienced the stadium lighting from the neighbouring church, which is in conformity with the “dark skies” policy of the county, what assurances are there that this development will not create a similar or worse intrusion of excessive lighting given the footprint of the buildings.

Timing (Master & Bearspaw)

- This Damkar proposal is happening at a time when the guiding documents of the new Rocky View County Municipal Development Plan and updated Bearspaw Area Structure Plan are themselves under review and development by the County. These updated documents will provide the framework in which Area Structure plans such as Damkar should be considered. Would it just be good planning to finish these governing documents first? Damkar without these framework documents is a project without necessary updated context of what residents are saying about development in their community.

Signed,

Sholeh Dezfuli- Hillside terrace- Watermark

Name & Address

Michelle Mitton

From: simpie [REDACTED]
Sent: Sunday, May 2, 2021 9:48 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - OPPOSITION TO DAMKAR PROJECT
Attachments: OPPOSITION OF DAMKAR PROJECT.docx

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

Hello,

Attached is my letter **opposing** the DAMKAR PROJECT.

BYLAW C-8056-2020, Planning Application Number: PL20200051 (05618459)

BYLAW C-8055-2020, Planning Application Number: PL20200050 (05618459)

Thank you,

Simpie Gill
Watermark Resident

DATE: May 2, 2021

Legislative Services Rocky View County
262075 Rocky View Point Rocky View County, AB T4A 0X2
Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re:

BYLAW C-8056-2020, Planning Application Number: PL20200051 (05618459)

BYLAW C-8055-2020, Planning Application Number: PL20200050 (05618459)

I am a resident of Watermark and am **DIRECTLY** affected by the Damkar Seniors Project. I am **ABSOLUTELY OPPOSED to the application for re-zoning of this project.**

The size of the structures and the proximity to the residential homes are significant and will negatively impact both our property directly and Watermark as a whole. Please find the following reasons that individually and we as a community have researched and are concerned about:

- Bearspaw Density. The person/acre density figures (<2) are an important reason why we chose to live in Watermark. With this change in re-zoning of the project and the potential for that density figure to increase up to 40, and this goes directly against what Bearspaw low density figures are meant to achieve.
- Hill stability. I have seen the disgusting, dirty and outright negligent outcome of the mud slide during the construction of the Church on the hillside which caused damage to homes on Spyglass Point. Also, we have spoke to other neighbors who are concerned with hill stability considering the type of clay and organic material of the soil will cause eventual slumping/sliding of the planned buildings.
- Water usage. The plan is to tap into the current Watermark water supply. Such an increase in demand for our water causes concern in terms of pricing and availability. A development similar to Watermark has experienced significant issues. Article: <https://www.cbc.ca/news/canada/calgary/water-rocky-view-county-cambridge-alberta-utilities-commission-1.5661828>. Blazer has already sent notices this month of water issues and we were required to reduce our water usage - so how will this exponential increase in residence usage impact our water pressure, water costs, usage etc.
- Traffic: The volume of traffic that will be imposed upon 12 mile coulee road will absolutely overwhelm the current road.
- Sense of security in the community: As parents of young children, we chose Watermark as it is a small safe community. I do not trust that the residents and visitors of the proposed development will not venture below to the parks and paths that we currently pay for through our fees.
- Property Value: All these factors will **significantly** impact the value of the homes in the community.

We request that you take these concerns seriously and **DO NOT approve!**

I am available to discuss if you need more information.

Simpie Gill

Simpie Gill

Michelle Mitton

From: Stacy Johnson [REDACTED]
Sent: May 4, 2021 8:47 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - BYLAW C-8056-2020
Attachments: Response in Opposition to Bylaw C-8056-2020.K&S Johnson.pdf; ATT00001.htm

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

Please find attached our letter of **opposition** to the proposed Bylaw C-8056-2020.

Please let me know if you have any questions or require further information.

Sincerely,

Stacy Johnson
[REDACTED]

May 4, 2021

To: Rocky View County Legislative Services

RE: BYLAW C-8056-2020

We are Kevin and Stacy Johnson, property owners and residents in the community of Blueridge in Rocky View County. We are writing to inform you that we are **opposed** to the proposed Bylaw referenced above for the following reasons.

1. This proposal is misaligned with existing uses of our community. Our own community is designated as Country Residential. Watermark at Bearspaw is a luxury estate community. We fail to understand how a complex of 300 to 350 units and an unnamed number of dwellers in multi-storey buildings is consistent with the existing neighbourhood and residents – all who chose to reside in the Rocky View County in order to prioritize living in a lower density community. We are particularly opposed to the proposed four-storey main building and submit that this concept should be reworked to reduce the number of storeys encompassed in the conceptual scheme.
2. We are very concerned about increased traffic on 12 Mile Coulee Road and the ability of this network to continue to handle all of the growth it is proposed to keep absorbing.
3. We are skeptical of the developer's ability to adhere to dark sky policies and feel that the boundary of what is considered "dark sky" continues to be pushed. There is already significant light pollution from the church building and parking lot. As existing residents, we are concerned about additional light pollution from this high-density proposal.

While we are not opposed to welcoming a senior-oriented community to our neighbourhood in principle, we are definitely opposed to this particular conceptual scheme for the above reasons.

Primarily we submit that the conceptual scheme should be revised to incorporate lower densities, fewer storied buildings, and that the developer be held to high account to minimize light pollution.

We believe that this proposal compromises the livability of our community. We are becoming somewhat deflated with our decision to relocate to become citizens of Rocky View County. At the time it was our belief that we were purposefully choosing to live in a low density, "rural" community. We are disappointed with the amount of high density and other types of proposals for the areas surrounding our community. We hope that when making decisions council members are seriously considering the impact of these types of proposals on existing and future community members and on the culture of resident life in the County.

In summary, as residents and property owners in the community of Blueridge in Rocky View County (a community neighbouring the proposed development) we are opposed to the current Bylaw proposal.

Sincerely,

Kevin & Stacy Johnson
11 Blueridge Lane
Calgary, AB T3L 2N5

[REDACTED]

Michelle Mitton

From: Steph Silva [REDACTED]
Sent: May 5, 2021 11:39 AM
To: Legislative Services Shared
Cc: Jessica Anderson
Subject: [EXTERNAL] - BYLAW C-8055-2020 AND BYLAW C-8056-2020: Reject and Oppose-Damkar Lands Applications

Follow Up Flag: Follow up
Flag Status: Flagged

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Good afternoon,

My husband and I reside right beside the Damkar lands, and wholeheartedly object to the proposed development and the application to redesignate the lands from Residential Three District, to Direct Control District, as well as the application to amend the Watermark at Bearspaw Conceptual Scheme to allow the development of a multi-residential community. We purchased our home in 2019 for many reasons, among which include the beautiful sunsets and views of the mountains and rolling hills, the quiet and safety, and above all else, the privacy we are afforded.

Three main concerns with this proposed development include overdevelopment and project scale, character of the local landscape and ultimately, the safety and privacy of surrounding homes, acreages and luxury properties.

The proposed development does not respect local context, in particular, the scale and proportions of surrounding buildings. The proposed dwelling is a massive four building, barrack style housing development, and its proportions are significantly larger than the neighbouring low density detached properties and acreages. The current highly dense proposal would result in overdevelopment of the area and would be unlike any other neighbouring property, therefore the scale and design of the development will be entirely out of character, to the detriment of the local environment.

The proposal to cram four massive, visually unappealing buildings on this plot of land is unreasonable and does not fit with current residential amenities and services, roadways, and character of the landscape. The aesthetic character of the landscape and land use is currently one of low lying, detached homes, luxury homes in the community of Watermark and low-density acreages.

Most of all, the current proposal is extremely detrimental to the privacy of current homeowners. The proposed residential buildings and suites would completely overshadow and overlook the surrounding community, intruding on current homeowners' private homes, backyards and gardens. Windows and balconies on the proposed residences would overlook our property and property of our neighbors and surrounding homes. The current proposed development of 4 storey high buildings greatly compromises the safety of homeowner's personal space, impacting our daily life in a negative way. This intrusion on privacy is unwarranted, exceedingly invasive and not welcomed.

We kindly ask that the two applications, one to redesignate the lands and two to amend the Bearspaw Conceptual Scheme be rejected by Council. Thank you for your time.

My legal name is Stephanie Laudel, my address is 77 Tuscany Ridge Circle NW, Calgary, AB T3L 0E5.

Kind regards,
 Stephanie Laudel
 [REDACTED]

Sent from my iPhone

Michelle Mitton

From: Stephanie Leong [REDACTED]
Sent: Sunday, May 2, 2021 12:33 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Planning Application Number: PL20200051 (05618459) and PL20200050 (05618459)

Follow Up Flag: Follow up
Flag Status: Flagged

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To: Rocky View County Legislative Services

Re: BYLAW C-8056-2020, Planning Application Number: PL20200051 (05618459)
BYLAW C-8055-2020, Planning Application Number: PL20200050 (05618459)

I am a resident of Tuscany in Calgary and will be directly impacted by increased traffic volumes and congestion and potential regional shortfall of emergency services that will be caused by the proposed Appendix 9: Conceptual Scheme Amendment. The Intermunicipal Development Plan in place between Rocky View County and the City of Calgary is intended to “enhance cooperation and achieve coordination wherever possible so that the effect that we have on one another and our residents is positive.”

I am writing to formally express my view - and great concern - that the size and scope of the proposed Damkar Seniors Oriented Residential Community will:

- Require major and costly upgrades to the road infrastructure that serves both Rocky View County and Calgary residents.
- Conflict significantly with what would be considered as an appropriate transition between municipalities, especially with respect to the massing of buildings.
- Reduce the availability of emergency services in our region.

In view of the agreements in place, by-law requirements and regional impact of proposed Damkar Seniors Oriented Residential Community, Rocky View County Council should reject the proposed development and require a new right-sized proposal to be created.

Please ensure I am counted as strongly opposed to the proposed Appendix 9: Conceptual Scheme Amendment.

Stephanie Leong
30 Tuscany Springs Terrace NW
[REDACTED]

Michelle Mitton

From: Stuart and Caroline Thompson [REDACTED]
Sent: Sunday, May 2, 2021 4:46 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Bylaw C-8056-2020 - Opposed

Follow Up Flag: Follow up
Flag Status: Flagged

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This email is regarding the proposed bylaw C-8056-2020, which is being proposed to facilitate a multi-family residential development for Watermark at Bearspaw.

We are Stuart and Caroline Thompson. We live at 4 Watermark Villas

We oppose the proposed bylaw.

The developer proposes **massive structures that are totally not in keeping with the character of the neighborhood...** with a **density that is orders of magnitude greater than anything else in the vicinity**. We also have significant concerns in many other areas:

- traffic impacts on Twelve Mile Coulee road
- stress on sewer, water and storm water utilities
- development slope stability
- common area usage

To come in line with a reasonable proposal that is in keeping with the intention of the Damkar legacy project (i.e. an actual seniors facility rather than a multi-family development that "caters" to seniors), everything about the scale of project should be cut back to 1/4 or 1/3 what is proposed (size of buildings no more than 2 stories, number of buildings reduced, density cut by 75%, etc.)

Thanks!

-- Stuart and Caroline Thompson

Michelle Mitton

From: Suneeta Millington [REDACTED]
Sent: Sunday, April 25, 2021 10:43 AM
To: Public Hearings Shared
Subject: [EXTERNAL] - Re: Bylaw C-7991-2020

Follow Up Flag: Follow up
Flag Status: Flagged

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To whom it may concern,

Re: Planning Application Number: PL20170153 (05618039/05619004/006/054)

I am writing to voice my opposition to the proposed Ascension and Damkar projects.

I believe that this development will be disastrous to the area, that is not economically sound, that it will have a negative impact on Market Mall, Cochrane and surrounding businesses, and that it cannot be justified in relation to the environmental disruption and landscape damage it will cause.

Putting in environmentally-unfriendly car-focused single-family housing and more corporate American commercial retail buildings will not only fundamentally alter the extraordinary landscape and critical green space/wildlife, but will negatively impact quality of life for all Calgarians (not just those in the area) forever.

In sum, I am opposed to the Ascension Residential and Commercial Conceptual Scheme as proposed and would ask that you refrain from supporting it.

Suneeta Millington

Bowness

Michelle Mitton

From: Theodora Lo [REDACTED]
Sent: May 5, 2021 2:31 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - BYLAW C-8056-2020 PL20200051 and BYLAW C-8055 PL20200050
Attachments: May 5, 2021 at 22758 PM.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

To whom it may concern,

Please officially record my opposition to the proposed Appendix 9: Conceptual Scheme Amendment.

Please see attached letter.

Sincerely,
Theodora Lo

Sent from my iPhone

DATE: May 5, 2021 @ 2:30pm

Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: BYLAW C-8056-2020, Planning Application Number: PL20200051 (05618459)

BYLAW C-8055-2020, Planning Application Number: PL20200050 (05618459)

I am a resident of Watermark in Rocky View County.

I am writing to officially record my opposition to the proposed Appendix 9: Conceptual Scheme Amendment.

The size and scope of the proposal currently before Council dramatically exceeds:

- The number of units designated by Rocky View County by-laws and the approved Watermark Conceptual Scheme.
- The total number of units forecast by Rocky View to be needed for seniors across the entire County.

The proposal also calls for a:

- Total scope of development that will require significant upgrades to transportation infrastructure, increased costs for water services and waste treatment and increased demand for limited EMS, fire and police services.

These elements do not meet the development requirements put in place by Rocky View County's elected representatives and are entirely out of alignment with what residents were told to expect in their community.

Rocky View County Council should reject the development as proposed and require the developer to return with a new proposal that meets the by-laws of our community and the expectations set for homeowners.

As County voter and taxpayer, please ensure I am counted as strongly opposed to proposed Appendix 9: Conceptual Scheme Amendment.

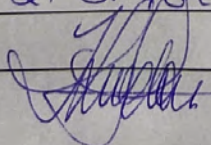
Name

THEODORA LO

Address

21 SPYGLASS POINT, CALGARY, AB T3L 0C9

Signature



Michelle Mitton

From: [REDACTED]
Sent: May 5, 2021 4:12 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Written Submission for BYLAW C-8056-2020
Attachments: Submission for DAMKAR Lands MAY5.21.PDF

Follow Up Flag: Follow up
Flag Status: Flagged

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Hello Michelle
Legislative Coordinator
Rocky View County

Attached, please find our letter of opposition to the above referenced bylaw application. We have previously submitted a document on this Bylaw September 14, 2020.
The attached is an update to that submission.

Kind Regards,

Tom & Carmen
22 Spyglass Point,
Watermark,
Calgary. AB. T3L 0C9

The Damkar Lands - Senior-Oriented Residential

Bylaw C-8056-2020, Planning Application PL20200051 (05618459)

Bylaw C-8055-2020, Planning Application PL20200050 (05618459)

May 5, 2021

From:

Thomas & Carmen Dechert
22 Spyglass Point
Calgary, AB T3L 0C9

To:

Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB
T4A 0X2

Via Email: legislativeservices@rockyview.ca

Dear Rockyview County Legislative Services:

We are residents of Watermark in Rockyview County and are **NOT** in favour of the redesignation of the subject lands as referenced above from R-3 to Directly Control and the project progressing as proposed.

We have many concerns in respect of this project as listed below:

- **Compounding effects**

- For reasons which remain unclear, a very small length of 12 Mile Coulee Road has found itself in a confluence of unprecedented developer interest. Currently, there are 2 active developments within 500 meters of each other - Ascension CS & and the Damkar Lands. This does not include the compounding influence of a City of Calgary development immediately underway to the south. Both RVC projects are similar in that they disproportionately and fundamentally oppose the Bearspaw Area Structure Plan of what would be considered *country residential land use* with egregiously high density developments and other shortcomings described below. Both projects are woefully inappropriate and out of context with the County Area Structural Plans and Intermunicipal Development Plans.
- Both projects significantly affect the same residents and communities.
- Both projects assume individual unfettered access to infrastructure, roads, amenities without any collective assessment by County administration, nor developers of the combined effects of each has on each other and the existing communities. The additional burden of compounding effects becomes the onus of residents to discover or identify and, if developed as is, experience and support.

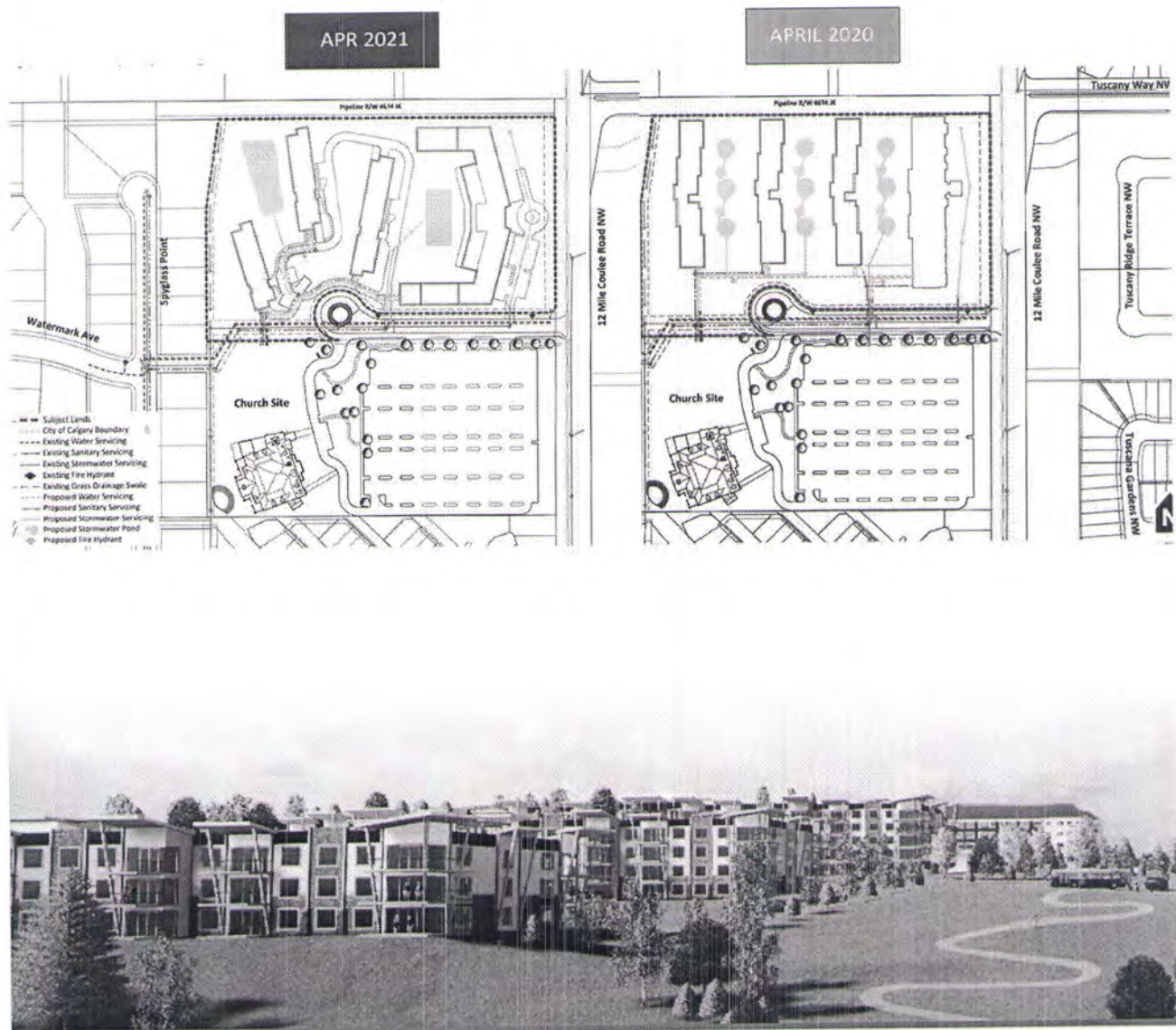
- **Distorted Public Engagement**

- Both RVC Ascension and Damkar Lands development projects affect the very same residents and communities. Both projects had their respective Public Hearings scheduled within one month each other – April 20 and May 18 respectively. The official notice of hearing was received by residents – approximately March 25 & April 25 respectively. The public review for a single project is a time consuming process. To have two projects affecting the same residents with Public Hearings within 4 weeks of each other is painfully unrealistic expectation of fairness and by no means reasonable.
- Considerable time preceding the notice is afforded to the developer allowing changes to the Conceptual Schemes with a permission to amend and resubmit shortly prior to the hearing date. The public is not made aware of these changes until shortly before the Hearing date as demonstrated by resubmission of the Ascension redline Conceptual Scheme 3 days before the Hearing and a redraft and resubmission to Council (May 4) 2 weeks before the Hearing in the case of Damkar and a day before written submission are due from the public (May 5). In the interim residents and the public have been reviewing the previous, now dated, developer submissions. How is this fair and reasonable?
- Under the cloud of COVID restrictions and stay at home mandates, residents and communities have been expected to rise above the constrained normal of Municipal Government notice provisions, request access to technical documents not readily accessible, inform themselves of the project's merits and limitations, submit comments, audio and video files while the developer has had full and unfettered preparation to the pending hearing date months prior. How is this reasonable under the best of circumstances? How is this due process?

- **Project Creep & Compatibility**

- Residents of Watermark and abutting areas were always aware of a senior's development proposed for the Damkar Lands. The family legacy clearly left lands for two purposes: a church and the other a seniors' complex which was bound by Restrictive Covenant. Ernie and Iris Damkar, now passed, were quoted in the newspaper Cochrane Today: "Long term, the Damkars said they want to see a **seniors'** housing facility constructed on the remaining land", not senior's oriented, not multi family – a senior's housing facility. These intentions are evident in numerous other documents, including the 2009 County Bylaw (C-6798-2009) allocating **57** residential units to the Damkar parcel.
- What is now before council is a ***a comprehensively planned, medium-density, multi-dwelling residential housing development, a portion of which will include a dedicated Senior's Community***, how is this in keeping with the Damkar legacy?
- The 2009 Bylaw (C-6798-2009) specifically allocated 57 residential units to the Damkar parcel. The Damkar April 2020 development proposal states:, the project will: *carefully integrate the natural environment, maintain views of the Rocky Mountains,*

leverage its proximity to the Bow River Valley and the City of Calgary, while incorporating innovative and aesthetically pleasing development standards, visually enhancing the broader Bearspaw community. The sheer magnitude and concentration of residential units in no way can accomplish this. The result is a project which is more invasive rather than integrative and is now comprised of four buildings (each of three to 4 storeys) and 350 (revised as of May 4 from 500) total units. It bears no resemblance to the Damkar vision, nor to the provisions of the Bylaw which informed residents when they purchased in the Watermark community. The result bears little resemblance to original concept of 57 residential units as the image below illustrates.



- **Housing Density & Population**

- The extreme concentration and number of residential units conflicts with the guiding principles of the Rocky View County plan (2018), specifically:
 - Encourage a 'moderate' level of residential growth that preserves and retains the County's rural character.
 - The Environment in maintaining the rural landscape and character of dark skies and open vistas.
 - Undertake a wide range of measures to support the conservation of land, water, watersheds, energy and other natural resources.
- It is difficult to accept these guiding principles as having been seriously considered in light of an intensified project such as a four building, 4 storey, 350 unit, high-density development which speaks to none of these guiding principles.
- This project takes residential density 15 - 20x over the greater Watermark Community and 3 to 4x that of the Residential Density Policy.

- **Traffic Impacts**

- Enormous traffic load increases from 700 residents (477+ parking spaces), and a 47,000 sq ft Church/Campus with parking for a 800 seat sanctuary. 12 Mile Coulee Road, the only feeder into abutting communities including Tuscany, Blue Ridge, Blazer Estates, Bearspaw Village, Lynx Ridge, and Watermark must absorb all vehicular traffic, amplified many fold during special Church and Campus events when the sanctuary is filled to capacity. The cumulative effects of the proposed Ascension development 500m to the north has also not been considered by the Developer or the County, making an already congested traffic intersection at 12 Mile Coulee and 1A even greater.

- **Infrastructure Loading (Water/Wastewater)**

- Given that the existing customer base of Blazer Water Systems was asked to curtail their discretionary water usage August 2020 it is highly likely that there will be a necessary infrastructural upgrade required to service 700 additional residents based on original assumptions of community demands and expansion. Although words of assurance were given to inquiring residents that any upgrades are the burden of the developer, past experience with Blazer Water Systems dictates skepticism as in the past Blazer Water systems has submitted rate increases 4-5x in excess of what is considered rate shock by the AUC.
- It is also highly likely that the existing wastewater supply and treatment will require upgrades as stated in the approved Conceptual Scheme: *Communal wastewater treatment and water services will be provided to the Damkar Parcel under certain conditions.* Given that the original Blazer water/wastewater systems forecasts anticipated an increase of 100 residential senior units (GRA rate application 2016) which has become 350 senior units, the interconnection of these services should have no deleterious affects of costs or reliability.

- The developer must clearly commit to assuage concerns of existing ratepayers and residents that any cost for expansion and integration shall be borne by the developer and shall not impact the future costs and reliability of service to Watermark residents or existing ratepayers.
- **Project integration, Aesthetics & Amenities**
 - It is beyond sensibilities that a four building, up to 4 story, high density development with absolutely no thought to a transition zone as contemplated in the InterMunicipal Development Plan 2012 can integrate in anyway with the neighbouring communities of: Blue Ridge, Tuscany, Watermark, Bearspaw Village, Blazer Estates and Lynx Ridge.
 - Given that this development will make use of the Watermark amenities, the developer must ensure that there is commensurate reciprocity of like amenities within this development and/or financial support in recognition of this use.
- **Generous Renderings**
 - The submission to Council (Proposed Amendment April 2020) contains within it many conceptual renderings which are to assist in the visualization of the project. Renderings emphasize pastoral scenes of generous green space and wide open vistas which, when viewed alternatively from ground level up, would show large overbearing structures dominating the eastern horizon – a diametrically opposite view for all existing residents. As experience with the neighbouring church has demonstrated, the renderings as clearly stated are subject to change and cannot be trusted. Below please find the rendering as shown to residents 2014 and what exists today. The flat bungalow rancher walk out has very little in common with what is essentially a double stacked Costco with a peak and balcony.

2014

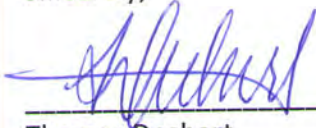


TODAY

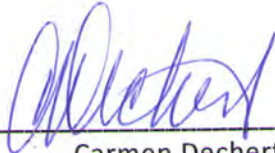


A senior's aging-in-place development concept is a worthwhile effort and a necessary endeavour for our aging population. The Senior Needs Assessment December 2015 has estimated the County's need to be 151 units by 2025. Currently, throughout RVC, these needs are not only being met but exceeded many fold by projects such as Ascension, Pradera Springs; Bragg Creek; Bingham Crossing and Harmony developments. The conclusion is that a massive scale development such as this is unnecessary. Many residents moved to Watermark and neighbouring communities with the understanding and acceptance of the senior's project progressing. Unfortunately, the execution of this project, its magnitude, impact and consequences to existing residents makes the endeavour awkward and unwelcome. On this basis the project should be declined.

Sincerely,



Thomas Dechert



Carmen Dechert

Michelle Mitton

From: Tracey Cuming [REDACTED]
Sent: May 4, 2021 10:09 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Ban Ascension project and Damkar Project .pdf
Attachments: Ban Ascension project and Damkar Project .pdf; ATT00001.txt

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

May 4, 2021

FROM:

TO: Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB, T4A 0X2

Re Bylaw C-8056-2020, Planning Application Number PL20200051 (05618459)
Bylaw C-8055-2020, Planning Application Number PL20200050 (05618459)

We are residents of the community of Bearspaw in Rocky View County, and we live at 23 Bearspaw Green.

Opposed to Amendment

We are opposed to the proposed Appendix 9: Conceptual Scheme Amendment. We have not been fully informed and have not had adequate time to review this project. Based on our review to date of the project documents, we can see that the proposed amendment fails to adequately address the following impacts it may have on us, our family and our community:

Unprecedented Development

Such a high density development outside of an urban core area would set an undesirable and unwanted precedent for high density development in rural areas of Rocky View County.

Unacceptable Density

The proposed project is not an appropriate transition between rural and urban land use. The proposed density is unmistakably high density urban and would be incompatible with the transitional development already in place (country residential acreages) to the north and northwest of the proposed development. The original proposal called for low rise buildings similar in height to those in neighbouring Watermark and adjoining acreages and would be more appropriate than a high density development that belongs in an urban core.

The density of this proposed development is up to over 40 units per acre. This would be 10 times the density of adjacent City of Calgary communities and 20 times that of adjoining Watermark. Provision of adequate transit, police, fire fighting, and potable and waste water services that would be required are not addressed.

will support councillors who will reject more piecemeal development and embrace a long term vision for sustainability of natural systems along the Bow River corridor.

Signed,

Gracey Cumming Tracey Cumming

BE Brooke Cumming

Michelle Mitton

From: Leah Elenko [REDACTED]
Sent: May 5, 2021 12:49 PM
To: Legislative Services Shared
Cc: Leah Elenko; Vince Elenko
Subject: [EXTERNAL] - BYLAW C-8056-2020, Planning Application Number: PL20200051 (05618459); BYLAW C-8055-2020, Planning Application Number: PL2020050 (05618459)
Attachments: Damkar project opposition letter MAY 2021.pdf; ATT00001.htm
Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

Hello,

Please find attached our written submission in opposition to the above referenced Bylaw.

Can you please confirm receipt of this email and attached submission for our records?

Thank you.

Regards,

Vince & Leah Elenko
65 Blueridge Drive
[REDACTED]

DATE: May 5, 2021

Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: BYLAW C-8056-2020, Planning Application Number: PL20200051 (05618459)

BYLAW C-8055-2020, Planning Application Number: PL20200050 (05618459)

I am a resident of Blueridge Mountain
Estates in Rocky View County.

I am writing to officially record my opposition to the proposed Appendix 9: Conceptual Scheme Amendment.

The size and scope of the proposal currently before Council dramatically exceeds:

- The number of units designated by Rocky View County by-laws and the approved Watermark Conceptual Scheme.
- The total number of units forecast by Rocky View to be needed for seniors across the entire County.

The proposal also calls for a:

- Total scope of development that will require significant upgrades to transportation infrastructure, increased costs for water services and waste treatment and increased demand for limited EMS, fire and police services.

These elements do not meet the development requirements put in place by Rocky View County's elected representatives and are entirely out of alignment with what residents were told to expect in their community.

Rocky View County Council should reject the development as proposed and require the developer to return with a new proposal that meets the by-laws of our community and the expectations set for homeowners.

As County voter and taxpayer, please ensure I am counted as strongly opposed to proposed Appendix 9: Conceptual Scheme Amendment.

Name Leah and Vince Elenko
Address 65 Blueridge Drive T3L 2N5
Signature [Signature]

May 5, 2021

Michelle Mitton

From: Fedun, Wayne W. [REDACTED]
Sent: May 5, 2021 11:46 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - BYLAW C-8056-2020 (Damkar)
Attachments: Damkar Opposition Letter (WF)(May 2021).docx

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

To whomever it may concern,

Please find attached my unconditional and unqualified OBJECTION to this proposed bylaw amendment and proceeding.

Thank you

Wayne Fedun
[REDACTED]

[REDACTED]

The Dakar lands - Senior-Oriented Residential
Application Number PL20200051

From:

Wayne W. Fedun
108 Blueridge View,
Calgary. AB T3L 2N6

May 5, 2021

To: legislative services@rockyview.ca

Re: Bylaw C-8056-2020 – A bylaw of Rocky View County to Amend Land
Use Bylaw C-8000-2020

With respect to the proposed bylaw amendment in connection with the associated proposed development (the “**Multi-Story Apartments**”), I am submitting my **unqualified objection** to it for the reasons set forth in this letter. Multi-Story Apartments are not allowed by the current applicable conceptual scheme or land use designation for many good reasons, including compelling density issues, coherent development principles and realistic expectations of area property owners, material adverse impacts on area property values, noise and light pollution, traffic issues, and others. Further details respecting these issues and concerns are set forth below.

When the proposed bylaw amendment is being considered, the Multi-Story Apartments application should be considered as a separate, stand-alone development application and should not be considered to form any part of the Watermark community. That is, the developers should not be allowed to “piggy-back” on the Watermark community, whether based on density considerations or otherwise. There is significant and strong opposition to the Multi-Story Apartments by many in the Watermark community, similar to the strong opposition by many other affecting stakeholders in the Blueridge community, Bearspaw more generally, and other areas.

Further details respecting the issues and concerns are set forth below.

- 1. Housing density:** The housing density associated with the Multi-Story Apartments is **outrageously incompatible** with the adjoining Blueridge and Watermark communities. I am actually astonished that a developer would even consider proposing this sort of irresponsible development having regard to basic development principles and

regard for adjoining community expectations. Frankly, from a precedent perspective, if the developers here continue to advance the application for Multi-Story Apartments in its current form, or anything resembling it, I would think that prospective purchasers of units from these developers in any other developments would be well-advised to pay attention to this application; this should assist them in making an informed decision as to how these developers may develop nearby lands. I can assure you that none of current owners of properties in the area ever conceived in their wildest dreams (or nightmares) that multiple story apartment buildings would ever be considered for this area.

Similarly, if Rocky View County was to approve the application in its current form, or anything resembling it, current and prospective future home owners in the County would be well-advised to consider the very significant risk of wholly inappropriate developments adversely affecting their quality of life and property values in the future.

To further illustrate the outrageous densities that would result from the Multi-Story Apartments:

- (a) the number of proposed units in the Multi-Story Apartments, being located on a 12 acre parcel, would result in a density that is up to **75 TIMES** higher than adjoining properties located in Rocky View County; and
- (b) There would be **as many units in the Multi-Story Apartments as in the existing Watermark development.**

When the Watermark development was approved, the responsible developer and the County were mindful of the interface of Watermark with the adjoining Blueridge properties, with the result that a buffer of 1 acre parcels on the Watermark perimeter was created to accommodate the legitimate concerns Blueridge property owners had with respect to this interface. This was an appropriate and effective means of addressing the different densities associated with the Blueridge and Watermark communities. As noted above, the density resulting from the Multi-Story Apartments is irresponsibly high, without any accommodation whatsoever to adjoining landowners or regard to the enjoyment of their property or their property values.

Finally, I note that the Damkar family website states: "Community interface will be sensitive and seamlessly integrate with the neighbouring Watermark Community." NOTHING could be further from the truth here. The fact the developers are currently attempting to associate the Multi-Story Apartments with the Damkars and their vision is inappropriate. Please refer to paragraph #4 below as well.

2. Compatibility of the Development with the Surrounding

Communities: There is NOTHING associated with the Multi-Story Apartments that would suggest there is ANY compatibility with ANY of the communities in the surrounding areas, including in the City of Calgary. Residents in the nearby areas purchased their properties on the expectation proximate developments would be compatible with their properties, and it is the County's responsibility to ensure this occurs.

3. Nature of the Development: The original development application for the subject lands indicated it was to be a Seniors development. In fact, the Dakar Family Legacy stated it would be "a residential project that caters to seniors" and that it would "provide varying levels of care" where seniors 'could live out their retirement'. Reference is now made by the developers to "a condominium residential housing development, a portion of which will include a dedicated Senior's Community", which is obviously not the legacy. There are certainly very different factors, considerations and concerns associated with seniors housing versus apartment style living for families with children, including the capacity of local schools.

4. Building height: Any buildings exceeding 2 stories would be inconsistent with every residence located in the adjoining Blueridge and Watermark communities, and would constitute a permanent visual blight on the landscape and those communities. The Church is a prime visual example of an inappropriately sized building; it looks ridiculous right next door to estate homes. Many guests who have visited our home have provided their unsolicited comments on the Church, wondering what the County could possibly have been thinking. It is frankly embarrassing. The County should not be "doubling down" (or worse, given the number of stories associated

with the Multi-Floor Apartments being proposed here) on this previous ill-advised decision.

- 5. Traffic:** The Church is expected to attract 700 people per service. With one service on Saturday evening, three services on Sundays and various weekly classes and workshops, this will result in significant traffic increases on an already busy and limited road system. Approval of the Multi-Story Apartments will cause an even greater, and unacceptable, increase in traffic congestion. Additional traffic controls will inevitably need to be put in place. This is not what residents in adjoining communities ever expected; instead, they expected traffic increases that could reasonably be anticipated as a result of material adherence to, and reliance upon the continuing applicability of, the governing conceptual schemes and land designations. Wildly material departures from what was anticipated, and reasonably expected, is unacceptable.
- 6. Noise and Light Pollution:** The Multi-Story Apartments will result in a very significant increase in noise and light pollution. Again, this is not what residents in adjoining communities ever expected; instead, they expected additional noise and light pollution that could reasonably be expected from appropriate sized developments adhering to governing conceptual schemes and land designations.
- 7. Property Values:** There is no doubt that approval of the incompatible, exceptionally high-density, Multi-Story Apartments will have a material adverse effect on the values of nearby properties, resulting in material and direct damage to the owners of these homes and their very significant investments. This is hardly the time to be visiting these sorts of effects upon County residents/voters, for the direct benefit of the developers.
- 8. Irresponsible Development and Reasonable Apprehension of Bias:** As noted above, I am astonished the developers are sufficiently emboldened to think that an application for such an inappropriate development like the Multi-Story Apartments, having regard to the nature of the surrounding communities, had any reasonable chance of success.

In conclusion, there is NOTHING in this Multi-Story Apartments application that would suggest it warrants approval, or frankly even serious consideration. Every impact it would have is unacceptable to the nearby communities, for all the reasons set forth above. County voters should expect Council to dismiss this irresponsible application promptly and without conditions.

Sincerely,

Wayne W, Fedun

Michelle Mitton

From: Kevin [REDACTED]
Sent: May 4, 2021 11:13 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - BYLAW C-8056-2020

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

Hi guy's,

I am writing to let you know that I support the building of a seniors facility.

My name is Margaret Bonas I live at 85 Tuscany Reserve Gate NW Calgary T3L 0A6. I am a senior myself and like the option to live here in my later years if I need too and still be in my neighborhood. Thanks Margaret Bonas

Sent from Kevin's iPhone

Stefan Kunz

From: PAA_Development
Sent: May 20, 2020 5:03 PM
To: Stefan Kunz
Subject: FW: [EXTERNAL] - Trico Homes Damkar family's senior living home

Hey Stefan – I believe this is for your file PL20200050/51

Cheers,

EVAN NEILSEN
Development Assistant | Planning Services

ROCKY VIEW COUNTY
262075 Rocky View Point | Rocky View County | AB | T4A 0X2
Phone: 403-520-7285
ENilsen@rockyview.ca | www.rockyview.ca

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

From: Bella [REDACTED]
Sent: Tuesday, May 19, 2020 6:29 PM
To: PAA_Development <Development@rockyview.ca>
Subject: [EXTERNAL] - Trico Homes Damkar family's senior living home

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Hello,

My name is Isabella, I am 16 years old and I live in Tuscany, more specifically, directly behind where the seniors home is expected to be built. I don't know a whole lot about the specifics of what's going on but I do know that this project is not a good idea. I know that my parents are really concerned about a few things, but I have a few concerns of my own.

This area that is meant to be built on is a place that animals thrive in. I see countless amounts of deer grazing here all the time. I often wake up to these deer wondering around the area. At night I can hear the howls of the wolves and coyotes that roam around the green space. There are always countless amounts of bunnies here as well as many other animals. There has already been a large amount of development in this animal driven area in just the past few years, to completely take away these animals safe space would be absolutely cruel. I think that it is a miracle that the animals have stayed as it is, is it really the best idea to completely chase them out? Not to mention that the whole driving aspect of the homes below in Watermark is there seclusion and peace from the rest of the busy city as well as there nature based aspect; building these residential buildings would significantly take away from that.

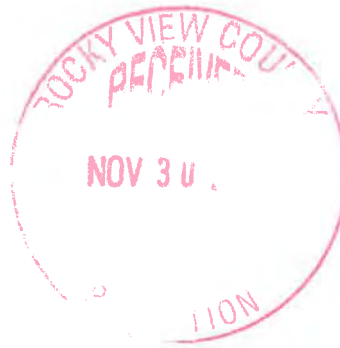
I understand that I am just a kid and that I don't know a whole lot about building development, but I do know that these animals can not speak for them selves, but trust me when I say that there lives and homes matter just like ours do. We have taken away enough of there freedom in this beautiful nature driven area, to take away even more would be detrimental to the ecosystem that exists here.

Thank you so much for your time and hearing out my concerns,

Isabella Bollinger

Sent from [Mail](#) for Windows 10

November 24, 2020



Glen Fischer
28 Watermark Villas
Calgary, AB, T3L 0E2

Rocky View County
262075 Rocky View Point
Rocky View County, AB, T4A 0X2

Planning Services Department
Attention: Dominic Kazmierczak

Re: File Number 05618459
Application Number PL20200050/51
Objection to Change of Land Development Designation

Dear Sirs;

In August of this year I forwarded a letter of objection to you regarding the captioned application. Since then I have reviewed the information provided by the developer (Trico) at their November 12th open house. I have commented back to the developer and wish to re-iterate my concerns to Rocky View County. I am a landowner and resident adjacent to the proposed development.

1. 12 Mile Coulee Road is currently a fairly busy road for existing residents. The developer quotes a study that indicates two additional sets of traffic lights would be installed in the 2028 time frame. The installation of these is not a sure thing and may be far too late to mitigate the issues caused by this large development. The addition of a development of this size, added to the new church traffic, with single access onto 12 Mile Coulee Road will result in significant increase to traffic volume, noise and safety issues.
2. While the developer has reduced the height of the development by one story, the proposed structure height is still significantly higher than anything in this district. It is not appropriate for this neighbourhood and I don't think it will be complementary to the overall develop plan for the district.
3. My concerns about water and sewer service capacity have been addressed by the developer and it appears with some upgrades to the sewer capacity this will not be a concern.
4. My view has not changed on the population density of the proposed development. The existing developments surrounding the proposed development have a much lower population density and the existing landowners acquired the properties partly because of this lower density.

In summary, the size of the proposed development is not appropriate or complementary to the existing Blue Ridge and Watermark areas, and I urge the County to not approve the land designation change.

Sincerely,

A handwritten signature in blue ink that reads "Glen Fischer".

Glen Fischer

[Redacted]

Report an Issue

You can use this form to notify the County about bylaw infractions, lost animals, unsightly premises, traffic-related concerns, or other issues related to bylaw enforcement.

The County does not accept anonymous complaints. Please fill in all the information so that we can take appropriate action on your request. Your name and contact information is treated in confidence. Your information will not be shared, and will be managed in accordance with the *Freedom of Information and Protection of Privacy Act*.

Please visit the [Bylaw Complaints](#) page for more information on the reporting and complaints process.

Your Information

Name:

Saad Ibrahim

Municipal Address:

#19 Blueridge Place, N.W Calgary, T3L 2N5 (Rockyview County)

Home Phone:

[REDACTED]

Cell Phone:

[REDACTED]

Email:

[REDACTED]

Preferred Contact Time:

Late afternoon until midnight

Optional

Incident Information

Incident Category:

- ☐ Animal Control
- ☒ Development/Land Use Bylaw (Private Property)
- ☐ Miscellaneous
- ☐ Nuisance and Unsightly Premises
- ☐ Roads and Traffic

Incident Type:

Development Permit conditions



Incident Location:

We are Blueridge Mountain Estates on the coner of Twelve Mile coulee residents objecting on Damkar Senior housing development legal location: Lot 4 Block 1 Plan 1712232

Date and Time of Incident:**Is this a repeat call?:**

- ☐ Yes
☐ No

Incident Details:

On the map of proposed development (which we never received) are a few buildings of 3-6 stories to be built right on our property line absolutely not reasonable and not acceptable. It is overwhelming very high obstruction of all ours and our neighbors property lines. We are demanding an urgent meeting to discuss this problem.

Subject of Report:

Objection on Damkar Senior Housing Project

Optional

Subject's Contact Information:

Pleas contact us ASAP at [REDACTED]

Optional

Send Report

FOIP Notification: Personal information provided through this online form is collected in accordance with section 33 of the Alberta *Freedom of Information and Protection of Privacy Act*. The information is collected for the purpose of notifying Rocky View County staff about bylaw infractions and other issues related to bylaw enforcement. Questions about the collection, use, and disclosure of this information can be directed to the Manager of Enforcement Services at 403-230-1401.

Contact

Municipal Enforcement
T: 403.230.1401
F: 403.230.7091

An Enforcement Officer is available Monday to Friday, from 8 a.m. to 8 p.m. Please call 403.230.1401. Page 322 of 1084

Call 911 for immediate emergency assistance such as fire, ambulance and police services.

Weeds & Pests

Use the [Agricultural Services report form](#) to notify us about weeds, pests, or other agricultural-related problems in the county.

Report Road Issues

Use the [Report a Road Issue form](#) to notify us about issues or problems affecting County roads.

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Stefan Kunz

From: PAA_Development
Sent: May 20, 2020 5:03 PM
To: Stefan Kunz
Subject: FW: [EXTERNAL] - Damkar Lands Development - Recent Trico Proposal (April 2020) - REJECTION EMAIL

Importance: High

Hey Stefan – I believe this is for your file PL20200050/51

Cheers,

EVAN NEILSEN

Development Assistant | Planning Services

ROCKY VIEW COUNTY

262075 Rocky View Point | Rocky View County | AB | T4A 0X2

Phone: 403-520-7285

ENeilsen@rockyview.ca | www.rockyview.ca

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

From: Garrett Laudel [REDACTED]
Sent: Wednesday, May 20, 2020 4:48 PM
To: PAA_Development <Development@rockyview.ca>; Division 8, Samanntha Wright <SWright@rockyview.ca>
Cc: Garrett Laudel [REDACTED] Stephanie Silva [REDACTED]
Subject: [EXTERNAL] - Damkar Lands Development - Recent Trico Proposal (April 2020) - REJECTION EMAIL
Importance: High

Do not open links or attachments unless sender and content are known.

Hello,

My name is Garrett Laudel, and I am a new resident of Tuscany, in Calgary. I am writing to you today, to express my grave concerns, disappointment, frustration, and surprise, at a recent publication by Trico Homes, for their new/amended development plans of the Damkar Lands, in Rocky View County.

As you are aware, in June of 2014, there was a publication of an approval, for the ongoing development of the Damkar Lands, along 12-Mile Coulee Road, offsetting Tuscany (I have attached a link for your convenience/reference). In this 2014 approval, it was stated that a Church and a Future Residential Area (Seniors Housing), were to be built. The Seniors Housing was stated as being structured for ~60 residents. Moreover, a previous roadway and infrastructure study outlined the expansion of 12-Mile Coulee Road, to accommodate the Church, the ~60 Residential Housing, and the expansion in Watermark. All seemed fair and sensible. It looked like a nice added development touch to the greater communities surrounding, which would benefit our Senior Citizens, and was something that the public would have understood, when purchasing their homes/properties, in the adjacent areas/communities. I suspect that many people

felt that in 2014, this development was fair, appropriate, and would compliment the area. This was mine and my wife's understanding, when we bought our home in Tuscany in late 2019, offsetting/backing onto 12-Mile Coulee Road. No issues, and full disclosure... however...

Now, in April of 2020, Trico Homes published a new proposal for the use of the Damkar Lands (I have enclosed a link, for your convenience/reference). This new proposal is completely unreasonable, extensive, unnecessary, and blind-sides so many wonderful people in the offsetting communities of Watermark, Blue Ridge Estates, Lynx Ridge, and Tuscany. Trico is looking to now develop a 500 Resident Complex, that is massive in size. The barrack style housing will be anywhere from 3 to 6 stories high, with 4 separate buildings. The overdevelopment is outside of the building codes, and is beyond what anyone would have imagined when investing in their homes, properties, and future. Referring to the previous expansion of 12-Mile Coulee Road; this expansion was done in conjunction to a 60 Resident Study, and now, with 500 tabled, it will turn 12-Mile into a congested roadway with unwarranted traffic. Moreover, adding this many Residents to the area, people will venture into Tuscany and Rocky Ridge, for the services in the area, however, the amount of road-traffic in the community itself will increase dramatically. It will strain all ports into Tuscany.

To expand on some concerns, in relation to the above:

1. Congestion & Change in Community Scope – this massive influx of Residents will turn what is a quiet and peaceful community, to a much busier and noisy area. The high-density housing that is proposed, over-reaches any expectation that current residents would have for the area.
2. Impeding Views – many people bought their homes/property for the breath-taking views of the rolling hills and mountains. They had to of course “pay-up” for their locations, investing so much of their hard earned income. Now, for many people, this will be gone in the blink of an eye, while casting shade and shadows into their yards and homes, from these towering buildings/structures.
3. Loss of property value – in conjunction to the above point, there will be an immediate loss in property value, for all homes in the area, particularly ones that have their homes view obstructed by these massive 6-story buildings. The loss to many will be very material!
4. Traffic – this influx of road traffic, on not only 12-Mile Coulee Road, but into Tuscany, will be notably increased in volume. The infrastructure is already at a high-use capacity, but with a 500 Resident Complex being built, the noise, traffic, and busyness will be asinine.

I must note, that I am completely fine and supportive of the original plans for development. A nice Seniors Residents, with 50-60 Residents, with buildings/homes at a standard 2-story height, is appropriate, fair, and welcomed. We (many) knew this when moving into the area, and acknowledge the future plans. Many people I have spoken with in Tuscany feel this way. Unfortunately, with the most recent Trico proposal, too many people will be negatively impacted. They are angry and frustrated, and bottom line: do not support this plan! It is too much, too big, is pure overdevelopment, is unnecessary, and does not consider a single resident who already lives in the adjacent communities. I am strongly opposed to this new plan, and I know that many feel the same.

ORIGINAL APPROVAL: <https://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Planning/CS/Approved/CS-Damkar-Lands.pdf>

NEW

PROPOSAL: <https://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Planning/UnderReview/ProposedCS/Proposed-CS-Damkar-Seniors-Residential.pdf>

I am appealing to the wonderful people in Rocky View County, to reject this gigantic development, and to keep things reasonable for all stakeholders.

Thank you very much for your time. I am happy to chat further with you. My contact info is below (FYI – I have CC'd my personal email, and my wife's email).

I welcome your feedback and response.

Cheers,

-Garrett

Garrett Laudel



Stefan Kunz

From: PAA_Development
Sent: May 27, 2020 1:11 PM
To: Stefan Kunz
Subject: FW: [EXTERNAL] - Proposed Seniors residence in Bearspaw/Tuscany area

Hi Stefan,

More feedback on the proposed seniors home in Watermark for your review.

Best regards,

EVAN NEILSEN
 Development Assistant | Planning Services

ROCKY VIEW COUNTY
 262075 Rocky View Point | Rocky View County | AB | T4A 0X2
 Phone: 403-520-7285
ENeilsen@rockyview.ca | www.rockyview.ca

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From: Gary Stevens [REDACTED]
Sent: Wednesday, May 27, 2020 8:47 AM
To: PAA_Development <Development@rockyview.ca>; Division 8, Samanntha Wright <SWright@rockyview.ca>
Cc: Teresa.Goldstein@calgary.ca; Ryan.Vanderputten@calgary.ca; Debra.Hamilton@calgary.ca; bhonch@bapg.ca
Subject: [EXTERNAL] - Proposed Seniors residence in Bearspaw/Tuscany area

Do not open links or attachments unless sender and content are known.

I have reviewed the information sent to surrounding homeowners for the Proposed seniors Residence in Watermark/Bearspaw and find the proposal shocking.

To propose 4 buildings in 3 to 6 stories of basically row housing configuration, I suggest is completely unacceptable given the rural nature of the surrounding area.

It lacks a sensitivity to the community, a complete lack of discussion of the already congested traffic at the Tuscany Way intersection, not to mention to the homeowners of the surrounding area.

We have already seen the impact of the visual profile of a church that was oversold to County administrators, our municipal representatives and the public next door.

This project is too dense for the infrastructure in the area, it's unimaginative in its row housing design and the mock up images do not fairly represent the impact on the neighborhoods in the area.

Although well presented in the brochure by the PR people involved, I believe 3 to 6 story buildings are not what this area requires.

I understand the approach by developers of asking for more than what you think you will get, so that they can negotiate back to what they really wanted in the first place.

I am unaware of the actual ownership structure involving the family mentioned in the proposal in its reference to the Damkar Family, Trico Homes or the affiliated church and I don't consider their involvement a relevant issue in the design or suitability of the proposal.

In fact, I find the reference to the family confusing as it relates to the Centre Street ministry which now has 5 locations in the city of Calgary.

According to Wikipedia, "Centre Street Church is an evangelical megachurch located in Calgary, Alberta, Canada, affiliated with the Evangelical Missionary Church of Canada Founded in 1958, it has an average weekly attendance of 7,739 and is considered the largest megachurch in Canada. In addition to its Central Campus, it has four satellite locations in the Calgary Metropolitan Region."

I suggest that in its present form, this seniors project is entirely inappropriate. It needs to abandon the row housing design, it needs to conform to the density of the surrounding area, it needs to have traffic implications considered, it needs to reduce its size.

Most importantly, it needs to be sent back to the developers to start over and to rethink a concept to other than a row housing walk up structure.

Whereas it also impacts the immediate City of Calgary on the transportation infrastructure strain, I have included them in this objection to the project as proposed.

Gary Stevens

77 Watermark Villas

Calgary, Alberta, Canada

T3L0E2

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Stefan Kunz

From: Arun Abbi [REDACTED]
Sent: August 15, 2020 10:29 PM
To: Stefan Kunz
Subject: [EXTERNAL] - File Number 05618459

Do not open links or attachments unless sender and content are known.

Dear Stefan.

> I am writing to you regarding FileNumber: 05618459, Application Number: PL20200050/51, Division 8.

>

> We strongly oppose the amendment of the Watermark at Bearspaw Conceptual Scheme (CS) in order to allow the development of four multi-family dwelling buildings, up to 500 units total, including a seniors' housing facility and private residential dwelling units.

>

> We reside on Hillside Terrace and believe approval of theses changes will negatively impact access, provision of water, disposal of sewage, our pathways and parks and property values.

Thanks

Arun Abbi

135 Hillside Terrace NW
Calgary AB
T3L 0C9

Rocky View County
262075 Rocky View Point
Rocky View County, Alberta
T4A 0X2

August 31, 2020

Attention: Stefan Kunz

Re: file number 05618459, application number PL20200050/51

Dear Mr. Kunz,

I am writing to express my concerns with, and strong opposition to the above referenced application to amend the Watermark at Bearspaw Conceptual Scheme and to redesignate the subject lands from Residential Three District to Direct Control District.

My husband and I were motivated and excited to build our dream home for our retirement in the Watermark community. The serenity of the community and the architectural design guidelines and requirements that each homeowner must adhere to, assured us that we were choosing an elegant estate community that fit our lifestyle to enjoy our retirement and senior years.

The original owners of the subject lands, Ernie and Iris, envisioned a seniors residential project to be a place where local aging populations can enjoy their retirement in familiar surroundings together with loved ones. This certainly sounds like it was their hope and dream to support seniors to age gracefully and with peace.

When we built our home, the conceptual scheme of the Damkar senior-oriented residential project originally consisted of approximately 350 units. Now it is suggested to greatly modify the original plan which would increase the residential density to approximately 20 times higher than neighboring communities.

The now proposed scope of the project has changed drastically and would not be exclusive to seniors housing, which is not in alignment with the original vision. The rules should not be allowed to change after homeowners have made significant investments.

I am opposed to, the proposed grossly increased density of the residential project and also very concerned with the very close proximity to adjacent homes, this would inevitably depress the value of properties and negatively impact quality of life.

I understand that one of the objectives of the project is to integrate with the Watermark community, and that the community interface will be sensitive and will seamlessly integrate with neighboring Watermark communities. I am very concerned with the integrity of this statement as demonstrated by the size and imposing nature of the church currently under construction. Sadly, the church is often referred by our visiting friends as the “atrocious” the “monstrosity” or “what the hell is that”. The size of the church is quite disproportionate to neighboring communities. In my opinion, it is not following the architectural guidelines set out for Watermark.

Furthermore, during the initial construction phase there were severe land/ mud slides indicating drainage or soil instability issues that were not dealt with properly. I am very concerned the same issues will happen with the construction of the Damkar residential project which could potentially cause significant damage to the homes adjacent to the development.

Building structures of 4 to 6 stories high on the elevated subject lands will make the proposed development tower over the adjacent Watermark homes, again resulting in proportions inconsistent with the surrounding communities.

I am also concerned with the increased demand on the current infrastructure. Not only will the number of the residents have an impact on infrastructure but also their visitors, staff, church goers. The plan is to tap into current Watermark water supply. Such an increase in demand for our water concerns me in terms of availability and/or pricing. A development similar to Watermark has experienced significant issues as outlined in the attached article. Also, see the attached letter for evidence that the infrastructure may very well not support the additional demand.

<https://www.cbc.ca/news/canada/calgary/water-rocky-view-county-cambridge-alberta-utilities-commission-1.5661828>

Flow of traffic will be impacted; comings and goings of staff, visitors, church goers, noise level will increase, our walking paths will be busier losing the quaint rural feel to the community.

In closing I reiterate my strong opposition to the application to amend the Watermark at Bearspaw Conceptual Scheme and to redesignate the subject lands from Residential Three District to Direct Control District. Changing the rules part way through the game is not fair to those who have made significant investments based on existing plans and regulations.

Regards,
Martine Albert
17 Spyglass Point
T3L 0C9

Planning Services Department,
Rocky View County,
262075 Rocky View Point,
Rocky View County, AB
T4A 0X2

Re: File number 05618459
Application Number P1202000050/51 S

To : Stefan Kunz, Rocky View County

Dear Mr. Kunz,

We are residents of Watermark Villas and are strongly opposed to the Damkar Seniors Multi-Family Development application referenced above. We are not in favour of the proposed rezoning and the potential project as proposed for the following reasons:

- We purchased our villa 4 years ago with the understanding that the “Damkar Lands” shall only be used for the following purposes:
 - A church
 - A seniors home
 - A church and a seniors home
 - Single family residences provided that no more than 10 lots in total may be used for single family residences

The proposed project which includes up to 500 multi family residences is not in keeping with the purchase conditions in place when we bought our unit. It is our view that simply changing the rules of our purchase agreement conditions to allow developers to build a for profit apartment complex that is not compatible with the current neighbourhood and development is unacceptable.

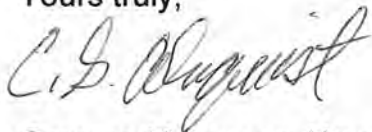
- The height and density of the buildings are not consistent with other developments in Rocky View County. A six-storey building will impact the skyline and rural nature of the county and they will not integrate in any way with existing structures.
- The population density of the proposed development is much higher (20-40 times higher) than the existing levels of population, more in keeping with density levels in the City of Calgary.
- Vehicular traffic on Twelve Mile Coulee will greatly increase as a result of the influx of 1000 residents. The projected Church population will already exacerbate traffic flow issues and adding 1000 residents will make this area extremely busy.

- Utilities such as sewer, water and storm sewers which currently appear to be marginal to inadequate will be severely stressed by the addition of so many residents.
- Potential impacts on current property values. The current Watermark development (single family homes and villas) is an upscale community that in no way embraces high density development. It seems like the introduction of a high density apartment building will do nothing but drive down current property values which is highly undesirable from our perspective.
- Increased strain on emergency services and the potential for increased crime.

In addition to these physical issues, this is no longer a Damkar legacy project, but rather the proposal of six profit-driven developers. The initial Damkar project was a worthy, socially motivated benefit to society; a church and senior's facility, built in the tradition of the community. This new development application is driven by a quest for profit in the overutilization of bare land, and I think the association with the Damkar name is designed to win approval under false pretences.

Please do not allow this project to proceed in its current form and thereby destroy the existing ambience of Rocky View County. I seek your careful consideration of all the downsides to this development proceeding.

Yours truly,



Greg and Maureen Almquist
17 Watermark Villas

Stefan Kunz

From: Justin Anders [REDACTED]
Sent: August 11, 2020 4:07 PM
To: Stefan Kunz
Subject: [EXTERNAL] - Application number PL20200050/51

Do not open links or attachments unless sender and content are known.

Hi,

I am writing to voice my concern over the redesignation of these lands.

We bought our nearby property knowing what the surrounding areas were zoned by/for and did not expect large buildings which will increase traffic significantly but also block our beautiful views.

Thanks,
Justin

Stefan Kunz

From: Stefan Kunz
Sent: August 24, 2020 10:49 AM
To: Stefan Kunz
Subject: PL20200050-051 Comments

From: Amara Anozie [REDACTED]
Sent: August 18, 2020 12:18 AM
To: Stefan Kunz <SKunz@rockyview.ca>
Subject: [EXTERNAL] - Submissions CLT Developments Ltd.; Janke Junior Ventures Ltd.; WBG Holdings Inc.; 7 Hills Land Inc.; Hearnco Holdings Ltd.; and Trico Developments (1990) Ltd. ! 4.97 hectares (! 12.29 acres) Lot 4, Block 1, Plan 1712232, within SE-18-25-2-W5M

Do not open links or attachments unless sender and content are known.

Attention: Rockyview County

RE:
 Friday, July 24, 2020 File Number: Application Number: Division 8 05618459
 P120200050/51

We strongly oppose the above application.
 The above application by the applicants do not meet the requirements for the existing use.
 If this application is allowed it will completely erode and the value of the properties in Watermark. The investments made will be a colossal loss.
 Residents came here to invest and cannot accept their investment to be suddenly brought to a complete loss while a developer is maximising profit in an inconsiderate manner.

It will also completely ruin the quiet and rural feel of the environment which is one of the main reasons for moving away from the city of Calgary into the countryside of Rockyview.

The proposed development will be completely out of sync with the environment and all the developments in existence in this area including both Calgary and Rockyview areas.

With the volume and scope of the development proposed, including medium high rise buildings, the environment will be further grossly degraded.

Rockyview county's image and reliability will be tarnished and brought to question if such a move to degrade investments in the county is not prevented.

No one will come here to invest knowing that a few years down the line it will be brought to waste.

It will be very unfair to the residents to allow such a development in its current proposal.

The applicants should be advised that if they need to have approval for developments in this vicinity, they need to align it with existing uses.

Our stand is that this proposal should be rejected in its entirety as it is.

Thank you.

Amaraegbulam Anozie & Magdalene Anozie
Water Mark at Bearspaw

Stefan Kunz

From: Geoff Antrum [REDACTED]
Sent: September 15, 2020 9:24 AM
To: Stefan Kunz
Subject: [EXTERNAL] - Re: File number 05618459 Application Number PL20200050/51 Division 8

Do not open links or attachments unless sender and content are known.

Dear Mr. Kunz

Can you please reply to this email to confirm you have it.

This email is with reference to: File number: 05618459 Application Number: PL20200050/51 Division 8

I am a resident of Watermark Villas and would like to express **my strong opposition to the proposed application for the Damkar Seniors Multi-Family Development**, file number referenced above. I firmly believe that this development is not in the general architectural plan for either Watermark or Rockyview County.

- The proposed height and density of the buildings of this complex are not consistent with other developments in Rocky View County. .
- The population of this development will far exceed the levels of the existing levels in the surrounding area, thereby putting extreme stress on an already struggling water/sewage supply.
- I am also concerned about the amount of traffic that an extra 1000 new residents will generate, causing huge traffic flow issues, along with the amount expected for the church.

The original project I believe was one that would enhance the community in the name of the Damkar Family, with a vision of a church and a seniors facility, enhancing the Watermark Community development and making this an enjoyable and peaceful area to live. In my opinion, this new application is more likely to be a profit driven venture, not at all in keeping with the original vision the Damkars had for their generously donated land. It would be a dreadful shame if this new application is accepted, notwithstanding the pressure put on the area utilities.

Sincerely
Geoff Antrum
75 Watermark Villas
[REDACTED]

Stefan Kunz

From: Delia Antrum [REDACTED]
Sent: September 7, 2020 11:48 AM
To: Stefan Kunz
Subject: [EXTERNAL] - File number 05618459 Application Number P1202000050/51 S

Do not open links or attachments unless sender and content are known.

Dear Mr. Kunz,
I am a resident of Watermark Villas and would like to express my strong opposition to the proposed application for the Damkar Seniors Multi-Family Development, file number referenced above. I firmly believe that this development is not in the general architectural plan for either Watermark or Rockyview County.

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The original project I believe was one that would enhance the community in the name of the Damkar Family, with a vision of a church and a seniors facility, enhancing the Watermark Community development and making this an enjoyable and peaceful area to live. In my opinion, this new application is more likely to be a profit driven venture, not at all in keeping with the original vision the Damkars had for their generously donated land. It would be a dreadful shame if this new application is accepted, notwithstanding the pressure put on the area utilities.

Sincerely
Delia Antrum
Villa 75

Stefan Kunz

From: shannon Bailey [REDACTED]
Sent: August 18, 2020 10:26 AM
To: Stefan Kunz
Subject: [EXTERNAL] - Damkar Land development

Do not open links or attachments unless sender and content are known.

Hello Sir,

I live in Bragg Creek and we have been threatened as well with reports of the Councils interest in bringing high density city development in our community as well.

This council has hijacked the ASP process and handed them to developers with little or no meaningful public participation or proper notice. To be so drastically ripping apart and destroying the culture and the character of a neighbourhood with so little regard to the wishes and the right of the people whom have invested their time, their heart and soul in building their homes and culture is infuriating and appalling.

In the middle of a pandemic, an economic crisis – the cost of services, transportation infrastructure and social supports for these developments is coming from where? The people who will have to pay are the people you are ramrodding and treating with complete disrespect.

Alberta has become Trump land – democratic process – ignore it and ram it through with the help of your developer friends who will put money into your campaigns – they can now increase their amount with the help of your conservative friends and the public will never know.

This needs to stop now – this level and pace of development is wrong, will have horrendous economic impact on the citizens as well as destroying the character and the culture of the community and the process is that of autocratic dictators.

Thank you for passing on these comments to the Council – we can only hope that they will listen.

Shannon Bailey
Bragg Creek

Sent from [Mail](#) for Windows 10

Planning Services Department,
Rocky View County,
262075 Rocky View Point,
Rocky View County, AB
T4A 0X2



Re: File number 05618459
Application Number P1202000050/51 S

Attention: Stefan Kunz

Dear Mr. Kunz,

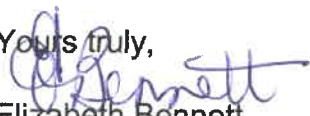
I am a resident of Watermark Villas and am strongly opposed to the Damkar Seniors Multi-Family Development application referenced above. I am not in favour of the rezoning and this project proceeding as proposed for the following reasons:

- The height and density of the buildings are not consistent with other developments in Rocky View County. A six-storey building will impact the skyline and rural nature of the county and they will not integrate in any way with existing structures.
- The population density of the proposed development is much higher (20-40 times higher) than the existing levels of population, more in keeping with density levels in the City of Calgary.
- Vehicular traffic on Twelve Mile Coulee will greatly increase as a result of the influx of 1000 residents. The projected Church population will already exacerbate traffic flow issues and adding 1000 residents will make this area extremely busy.
- Utilities such as sewer, water and storm sewers will be severely stressed by the addition of so many residents.

In addition to these physical issues, this is no longer a Damkar legacy project, but rather the proposal of six profit-driven developers. The initial Damkar project was a worthy, socially motivated benefit to society; a church and senior's facility, built in the tradition of the community. This new development application is driven by a quest for profit in the overutilization of bare land, and I think the association with the Damkar name is designed to win approval under false pretences.

Please do not allow this project to proceed in its current form and thereby destroy the existing ambience of Rocky View County. I seek your careful consideration of all the downsides to this development proceeding.

Yours truly,


Elizabeth Bennett,
Watermark Villas Resident

Stefan Kunz

From: Paul Bennett [REDACTED]
Sent: August 6, 2020 5:48 PM
To: Stefan Kunz
Subject: [EXTERNAL] - Damkar Lands CS Amendment

Do not open links or attachments unless sender and content are known.

Good day. I am a resident of Watermark Villas which lies just south of the proposed Damkar seniors development on 12 Mile Coulee Rd. I received the letter sent to landowners just recently. I am at our summer house in BC and our mail is redirected. In the letter they said responses/comments had to be received by August 17. There was a mailing address for comments but no email address other than yours. Anyways, I do not have confidence that mailing a letter here will get to Rockview before the due date.

I have two comments:

- 1) the seniors complex is much larger than we were led to believe it was going to be when we bought at Watermark Villas. Also there is no east- west cross section supplied to show how the buildings handle the sloping lot. Just some conceptual drawings - hard to understand exactly what they are building with what they supplied. As an example, is the parking underground?
- 2) the comments in the review document about traffic don't agree with my view of the current traffic - sometimes very difficult to get onto 12 Mile Coulee north bound. The new community being built in Calgary called RockLand Park has it's main west side exit using 80 Ave and 12 Mile Coulee. Once fully built, this development this could have a major impact on the volume of traffic on 12 Mile Coulee. Lights should be considered from day 1 for this development and the main exit should be at Tuscany Way. 12 Mile Coulee is a city of Calgary road, so I think traffic issues are falling through the cracks.

I would appreciate it if you could pass these comments, for what they are worth, onto the Planning Services Dept. Thank you for your help on this matter

Paul Bennett
25 Watermark Villas
Calgary AB T3L0E2
[REDACTED]

Planning Services Department,
Rocky View County,
262075 Rocky View Point,
Rocky View County, AB
T4A 0X2

Re: File number 05618459
Application Number P1202000050/51 S



Attention: Stefan Kunz

Dear Mr. Kunz,

I am a resident of Watermark Villas and am strongly opposed to the Damkar Seniors Multi-Family Development application referenced above. I am not in favour of the rezoning and this project proceeding as proposed for the following reasons:

- The height and density of the buildings are not consistent with other developments in Rocky View County. A six-storey building will impact the skyline and rural nature of the county and they will not integrate in any way with existing structures.
- The population density of the proposed development is much higher (20-40 times higher) than the existing levels of population, more in keeping with density levels in the City of Calgary.
- When we bought at Watermark Villas in 2016 we were led to believe that there would be a low rise seniors complex north of the church development, not a much larger general population housing development. This amounts to a bait and switch tactic.
- Vehicular traffic on Twelve Mile Coulee will greatly increase as a result of the influx of 1000 residents. The projected Church population will already exacerbate traffic flow issues. Also the development of Rockland Park subdivision in Calgary will use 80th Avenue and Twelve Mile Coulee as it's western exit, again greatly increasing traffic flows. Local trails and pathways are not designed for this much larger population!
- Utilities such as sewer, water and storm sewers will be severely stressed by the addition of so many residents. Already Blazer Water is asking Watermark residents to curtail water usage this summer!

In addition to these physical issues, this is no longer a Damkar legacy project, but rather the proposal of six developers whose motivation is not the social benefit given to seniors and church goers, but for-profit development. I resent the association with the Damkar name which invokes warm fuzzy feelings about a strong social goal. This new development application is driven by a quest for profit in the overutilization of bare land.

Please do not allow this project to proceed in its current form and thereby destroy the existing ambience of Rocky View County. I seek your careful consideration of all the downsides to this development proceeding.

Yours truly,

A handwritten signature in blue ink, appearing to read 'P. Bennett', with a long horizontal flourish extending to the right.

Paul J Bennett HBSc, MSc, PGeol (retired)
25 Watermark Villas

Stefan Kunz

From: Lori Berg [REDACTED]
Sent: August 2, 2020 4:45 PM
To: Stefan Kunz
Subject: [EXTERNAL] - File #05618459/application #PL20200050/51

Do not open links or attachments unless sender and content are known.

Hello,

We received a letter regarding the Damkar Lands as we have property adjacent to this area. We would be supportive of this development if traffic calming measures were installed on 12 Mile Coulee Road. Although traffic is not as busy now due to more people working from home (COVID related), in the normal course it can be difficult to exit the Tuscany community due to traffic on 12 Mile Coulee Road. Additionally, the area is not conducive to pedestrians. We believe that traffic lights are needed at 12MC Road and Tuscany Way, as well as a merge lane for traffic exiting Tusslewood Drive and heading north on 12MC Road. Finally, crosswalks are needed for pedestrians to cross 12 MC Road to/from Tuscany at or near Tusslewood Drive.

Thank you,

Andrew & Lori Berg

Stefan Kunz

From: Savraj Bhangra [REDACTED]
Sent: September 11, 2020 3:50 PM
To: Stefan Kunz
Subject: [EXTERNAL] - The Damkar lands - Senior-Oriented Residential

Do not open links or attachments unless sender and content are known.

The Damkar lands - Senior-Oriented Residential
 File Number: **05618459**
 Application Number: **PL20200050/51**

From:
Dr. Savraj Singh Bhangra & Dr. Sharonjit Kaur Bains
40 Waters Edge Gardens
 Calgary, AB T3L 0C9

To:
 Senior Planner
 Planning Services Department,
 Rocky View County,
 262075 Rocky View Point,
 Rocky View County, AB. T4A 0X2

Dear Stefan Kunz,

We are **NOT** in favour of the redesignation of the subject lands as referenced above from R-3 to Directly Control and the project progressing as proposed.

We have many concerns in respect of this project as listed below:

- **Project Creep**
 - Residents of Watermark and abutting areas were always aware of a senior's development proposed for the Damkar Lands. The project was thought to be much smaller in scope both physically and visually and integrated into the abutting communities. As stated in the Damkar April 2020 development proposal, the project will: *carefully integrate the natural environment, maintain views of the Rocky Mountains, leverage its proximity to the Bow River Valley and the City of Calgary, while incorporating innovative and aesthetically pleasing development standards, visually enhancing the broader Bearspaw community.* The sheer magnitude and concentration of residential units in no way can accomplish this. The result is a project which is more invasive rather than integrative.
- **Housing Density & Population**
 - The extreme concentration and number of residential units conflicts with the guiding principles of the Rocky View County plan (2018), specifically:
 - Encourage a 'moderate' level of residential growth that preserves and retains the County's rural character.

- The Environment in maintaining the rural landscape and character of dark skies and open vistas.
 - Undertake a wide range of measures to support the conservation of land, water, watersheds, energy and other natural resources.
- It is difficult to accept these guiding principles as having been seriously considered in light of an intensified project such as a four building, six story, 500 unit, high-density development which speaks to none of these guiding principles.
- This project takes residential density 15 to 20x over the greater Watermark Community and 3 to 4x that of the Residential Density Policy (2.0 upga up to 40.6 upga)!
- **Traffic Impacts**
 - Enormous traffic load increases from 1000 residents (477+ parking spaces), and a 44,000 sq ft Church/Campus with parking for a 800 seat sanctuary. 12 mile Coulee road the only feeder into abutting communities including Tuscany, Blue Ridge, Blazer Estates, Bearspaw Village, Lynx Ridge, Watermark will be bursting with vehicular traffic.
- **Infrastructure Loading (Water/Sewer)**
 - Given that the existing customer base of Blazer Water Systems were asked to curtail their discretionary water usage August 2020 it seems highly likely that there will be a necessary infrastructural upgrade required to service 1000 additional residents based on original assumptions of community demands and expansion. Although words of assurance were given to inquiring residents that any upgrades are the burden of the developer, past experience with Blazer Water Systems dictates skepticism as in the past Blazer Water systems has submitted rate increases 4-5x in excess of what is considered rate shock by the AUC.
 - It is also highly likely that the existing wastewater supply and treatment will require upgrades as stated in the approved Conceptual Scheme: *Communal wastewater treatment and water services will be provided to the Damkar Parcel under certain conditions*. Given that the original Blazer water/waste water systems forecasts anticipated an increased of 100 residential senior units (GRA rate application 2016) which has become 500 senior units, it is a reasonable assumption that these “conditions” will present much, much sooner and likely result in a disproportionate burden falling to the existing rate/customer base.
- **Project integration & Aesthetics**
 - It is beyond sensibilities that a four building, up to 6 story, high density development with absolutely no thought to a transition zone can integrate in anyway with the neighbouring communities of: Blue Ridge, Tuscany, Watermark, Bearspaw Village and Lynx Ridge.

A senior's aging-in-place development concept is a worthwhile effort and a necessary endeavour for our aging population. Many residents moved to Watermark and neighbouring communities with the understanding and acceptance of the senior's project progressing. Unfortunately, the execution of this project, its magnitude, impact and consequences to existing residents makes the endeavour awkward and unwelcome. On this basis the project should be declined.

Sincerely,
Savraj Bhangra
Sharonjit Bains

Dr. Savraj Singh Bhangra
MD, MBBS, MRCGP, CCFP
University Lecturer
Medicare Royal Vista

Stefan Kunz

From: Rolly Bhasin [REDACTED]
Sent: August 30, 2020 10:16 AM
To: Dominic Kazmierczak; Stefan Kunz
Subject: [EXTERNAL] - Opposition of Re-zoning of senior residence

Do not open links or attachments unless sender and content are known.

Hello Dominic and Stefan,

As a resident of Watermark that is DIRECTLY affected by the Damkar Seniors Project, we are definitely OPPOSED to the application for re-zoning of this project. We are at 371 Spyglass Way and the size of the structures proposed are significant and will negatively impact both our property directly and Watermark as a whole.

Reasons include:

Bearspaw Density:

The person/acre density figures (<2) are an important reason why we chose to live in Watermark. With this change in re-zoning of the project and the potential for that density figure to increase up to 40, and this goes directly against what Bearspaw low density figures are meant to achieve.

Hill stability. We have personally experienced the disastrous outcome of the mud slide during the construction of the Church on the hillside which caused damage to our house and other houses on Spyglass Point. We are very concerned that the construction so close to our property line may result in hill instability.

Water usage:

The plan is to tap into the current Watermark water supply. Such an increase in demand for our water causes concern in terms of pricing and availability. A development similar to Watermark has experienced significant issues. Article: <https://www.cbc.ca/news/canada/calgary/water-rocky-view-county-cambridge-alberta-utilities-commission-1.5661828>

PRIVACY:

With a potential for a 6 story building on the hill looking down on our house directly, we have concerns about our personal privacy and people trespassing through our backyard as they come down the hill (we currently have this issue). Traffic and Safety: The volume of traffic that will be imposed upon 12 mile coulee road is going to be significant. Safety of residents of Watermark will be significantly impacted as the volume of cars will be trying to exit from the new development from folks living there as well as the church, will be significant. We have to keep our house blinds closed at all times for privacy reasons with people working at the church and also due to the lights that are left turned on during the night. This will only get worse once the facility is up and running with people using it 24/7z. We cant enjoy our backyards because of these issues. We don't support another structure adding to our privacy concerns.

Watermark had many thefts so far and these projects adds to the risk of thefts further.

We request that you take these concerns seriously and DO NOT approve the change in designation from R3 – DC.

I am available to discuss if you need more information.

Thank you,

Rolly.

Stefan Kunz

From: [REDACTED]
Sent: August 5, 2020 6:11 PM
To: Stefan Kunz
Subject: [EXTERNAL] - Damkar senior's housing development

Do not open links or attachments unless sender and content are known.

Attention: Stefan Kunz, Senior Planner, Rocky View County

Dear Stefan Kunz,
RE: File no 05618459, Application no. PL20200050/51, Division 8

I wish to provide comments on the above noted application. I am very opposed to the changes proposed for this project.

My home backs on to 12 Mile Coulee Rd. directly across from this proposed development. I purchased the home in 2018 for the mountain views, natural sunlight and tranquility of the area. The new development proposal will completely block out any mountain views. Backing onto these new towering buildings with an proposed access point off of 12 mile coulee would make our home unsuitable for us and undesirable for anyone who enjoys sunlight and/or peace & quiet.

We would loose not only our right to the quiet use and enjoyment of our home but the resale value and ability to find a suitable replacement property.

We are not opposed to a seniors development, however, it should be appropriate for the community.

While there is still the Mega Church and new residential development in the area, the proposed development is huge. The impacts on traffic would be significant. We respectfully request that the developer reconsiders the Damkar Seniors Housing Proposal to give greater consideration and equity to the community in which it is to reside.

Consideration should be given to moving the facility further away from 12 Mile Coulee road, more in line with the Church to minimize the impact on the surrounding community and landscape. Consideration should be given to scaling the project down to bungalow villas and/or a single level facility with more green space in the front to preserve the natural habitat enjoyed by the local residents using the popular pathway along 12 Mile Coulee.

Please do not approve the zoning changes. The proposed development is unreasonable, does not fit in and will dramatically and negatively change the community.

I don't think it was the Damkar's intention to come in and destroy the community in which they wish to reside.

Kind Regards,

Kurt Bollinger
45 Tuscany Ridge Circle NW
Calgary, Alberta T3L 0E6

Stefan Kunz

From: Brian Blackwell [REDACTED]
Sent: August 14, 2020 6:52 PM
To: Stefan Kunz
Subject: [EXTERNAL] - Re: File# 05618459 Application# PL20200051/51

Do not open links or attachments unless sender and content are known.

Good day Mr. Kunz,

Comments re above proposed planning application:

As residents in close proximity to the above mentioned proposed development, we have been asked to return any comments/concerns. please accept this email as registering my comments.

I have read several documents on the Rocky View web site, concerning the above planning application. I understand the goals of the Damkar family and have enormous respect for their philanthropic concerns for the community at large.

However, I would like to air some comments/concerns we now have, following the release of the above planning application:

1. A little over three years ago when we purchased our home, which will be adjacent to the planned development, we understood that planning permission for the area in question, was for 'low level' Senior Housing. This would be in keeping with all other construction in the area - save the new Church. The proposal now in front of us will include multi story buildings up to six stories high. There is no where in the immediate area that is so high, so how do the buildings in this proposal remain, 'in keeping' with the area.

The new Church Campus is a very large building. However, by planning construction on the West facing slope of the land, the Church blends far better into the local landscape. A six story building on the edge of 12 Mile Coulee will not blend into the local area how ever pleasant the architectural renderings may appear.

2. There appears to be no consideration for proximity to public transport for residents of the proposed accomodation. Bears Paw falls outside of the Calgary City limits, so who will provide public transport.

Thank you in advance for accepting and reading my comments/concerns.

Kind regards

Brian Blackwell

[REDACTED]

Stefan Kunz

From: PAA_Development
Sent: May 20, 2020 5:03 PM
To: Stefan Kunz
Subject: FW: [EXTERNAL] - Trico Homes Damkar family's senior living home

Hey Stefan – I believe this is for your file PL20200050/51

Cheers,

EVAN NEILSEN
Development Assistant | Planning Services

ROCKY VIEW COUNTY
262075 Rocky View Point | Rocky View County | AB | T4A 0X2
Phone: 403-520-7285
ENilsen@rockyview.ca | www.rockyview.ca

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

From: Bella [REDACTED]
Sent: Tuesday, May 19, 2020 6:29 PM
To: PAA_Development <Development@rockyview.ca>
Subject: [EXTERNAL] - Trico Homes Damkar family's senior living home

Do not open links or attachments unless sender and content are known.

Hello,

My name is Isabella, I am 16 years old and I live in Tuscany, more specifically, directly behind where the seniors home is expected to be built. I don't know a whole lot about the specifics of what's going on but I do know that this project is not a good idea. I know that my parents are really concerned about a few things, but I have a few concerns of my own.

This area that is meant to be built on is a place that animals thrive in. I see countless amounts of deer grazing here all the time. I often wake up to these deer wondering around the area. At night I can hear the howls of the wolves and coyotes that roam around the green space. There are always countless amounts of bunnies here as well as many other animals. There has already been a large amount of development in this animal driven area in just the past few years, to completely take away these animals safe space would be absolutely cruel. I think that it is a miracle that the animals have stayed as it is, is it really the best idea to completely chase them out? Not to mention that the whole driving aspect of the homes below in Watermark is there seclusion and peace from the rest of the busy city as well as there nature based aspect; building these residential buildings would significantly take away from that.

I understand that I am just a kid and that I don't know a whole lot about building development, but I do know that these animals can not speak for them selves, but trust me when I say that there lives and homes matter just like ours do. We have taken away enough of there freedom in this beautiful nature driven area, to take away even more would be detrimental to the ecosystem that exists here.

Thank you so much for your time and hearing out my concerns,

Isabella Bollinger

Sent from [Mail](#) for Windows 10

Stefan Kunz

From: Brian Blondahl [REDACTED]
Sent: August 15, 2020 8:39 AM
To: Stefan Kunz
Subject: [EXTERNAL] - File # 05618459 Application PL20200050/51 Damkar

Do not open links or attachments unless sender and content are known.

We received a notice of this proposal as I am in the immediate vicinity of the subject lands. We very much oppose the proposal as stated. This proposal is a dramatic departure from the existing plan of 57 dwelling units on 29 acres compared to the current proposal of 500 dwelling units on 12 acres.

We think the original vision that Ernie had was admirable with a church and modest seniors residence but this is clearly NOT what was Ernie envisioned.

This does not in any way shape or form comply with the Bearspaw Area Structure Plan which states that the development should be compatible with the rest of the "country residential" area.

The notice states the proposal to be a senior's "oriented". What is there that precludes non seniors to occupy the housing? I know for sure Ernie had envisioned only seniors. This is destined to become merely a big apartment condo complex incompatible with the area. Four to six storey buildings are a far cry from the modest housing that was envisioned and approved.

Five hundred dwelling units and 494 parking stalls plus the traffic from the church will make the egress from the areas south of the entrance highly dangerous. Twelve Mile Coulee Road is the only exit from the area south of the proposed development and abundant traffic poses significant potential for congestion to block residents egress including emergency services.

Please take these comments into consideration when dealing with this proposal of a drastic switch in scope.

Brian & Joan Blondahl
96 Blazer Estates Ridge

Stefan Kunz

From: Simrit Brar [REDACTED]
Sent: August 17, 2020 10:24 AM
To: Stefan Kunz; Samanntha Wright
Subject: [EXTERNAL] - damkar

Do not open links or attachments unless sender and content are known.

Hello,

I am writing you regarding my significant concerns about the Damkar development. This density is unprecedented and unsafe in my opinion for this area.

We currently have a hard time accessing emergency services quickly for a low density population - this will significantly overburden already strapped resources.

This is a low density area. That amount of traffic with the associated residential component will be of significant detriment and safety to the children and families who walk the area regularly.

The area is not meant to support utility and water services that amount of density.

I understand the Damkars want to make money but this is not appropriate or acceptable. The entire community around was built with the understanding that any residential was to be low volume seniors living. This is of significant risk to the surrounding area.

Sincerely,
Simrit Brar Ahmed and Riaz Ahmed
180 Hillside Terrace

August 16, 2020

To: Stefan Kunz, Rocky View County
 Dominic Kazmierczak, Supervisor Planning (Policy), Planning Services, Rocky View County
 Gary Boehlke, Reeve, Rocky View County
 Samanntha Wright, Councillor, Division 8, Rocky View County
 Donal O'Callaghan, Chief Operating Officer, Macdonald Development Corporation
 Matthew Jones, Vice President Development – Calgary, Macdonald Development Corporation
 Carla Crews, Community Relations Manager (Watermark), Macdonald Development Corporation
 Watermark Community Association

Re: Application to Amend the Watermark Bears paw Conceptional Scheme to Redesignate Lands from Residential Three District to Direct Control District
 File No: 05618459
 Application Number: PL20200050/51
 Division: 8

We are residents of Watermark Villas in Bears paw and strenuously oppose the redesignation application as being significantly incompatible with the existing uses for this neighbourhood. In addition, serious concerns exist with regard to the number of units proposed, the availability of satisfactory and sufficient water supply, sewage disposal and greatly increased traffic levels on an already stressed Twelve Mile Coulee Road.

Regarding preliminary matters, the timing of the soliciting of comments and submissions – in the summer on the briefest of notice and during the pandemic – suggests an effort by the Applicants to rush the redesignation and the project through without adequate scrutiny and with a callous disregard of the rights of existing neighbours and property owners. Also, the public relations exercise about this being a Damkar Seniors Housing Project is a sham where the owners are six property development companies with no clear commitment to seniors housing and who in fact are attempting to get approval to build four large apartment buildings housing 500 units and an additional 1000 residents.

Compatibility with the Neighbourhood

This proposed development is grossly incompatible with the neighbourhood and the Bears paw community. The size of the project speaks for itself. Like many others, we left the City of Calgary to avoid increased densification and to live in a peaceful rural setting. The Centre Street Church, with its construction, related social activities and traffic are already a deviation from this goal, which we accepted. In fact, there is a Restrictive Covenant binding the lands described as the “Damkar Lands” which provides that the lands shall only be used for the following purposes:

- “(a) a church; or
- (b) a senior citizen’s home; or
- (c) a church and a senior citizen’s home; and
- (d) single family residences, provided that no more than ten (10) lots in total may be used for single family residences with the Servient Lands.”

August 16, 2020
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Those are the representations that were made to us and upon which we relied before becoming citizens of Rocky View and members of the Bearspaw community. The application to amend the Watermark at Bearspaw Conceptual Scheme and redesignate these lands bears absolutely no resemblance to the existing neighbourhood and will drastically alter and harm this community. It is also contrary to the provisions of the legally binding Restrictive Covenant on the "Damkar Lands" and which must have had at least the tacit approval of the MD of Rocky View to limit development on these lands. The MD of Rocky View has a duty and responsibility to protect existing property owners from this profit-driven attempt to alter this community under the guise of promoting densification like Calgary (which is not desirable or compatible with this community) and creating some vaguely described seniors housing.

Macdonald Development Corporation also has a duty and responsibility to protect existing property owners in Watermark and Watermark Villas and to support the Bearspaw community in opposition to the application to amend the Watermark Bearspaw Conceptual Scheme to redesignate the zoning on these lands. This is a scheme to develop a densification which is unprecedented in this community and must be rejected.

Available Water Supply and Sewage Disposal

There have been ongoing concerns about the availability and sufficiency of the water supply as it currently exists without further strain on these resources. In the past 5 years the water charges for Blazer Water Systems Ltd. who service the Watermark community have almost doubled. Moreover, MacDonald Development Corporation which has been involved in the provision of water services to this community, is far from completing all phases of the Watermark development. The provision of these services must be fully and clearly provided for before any other developers should expect to be able to access the existing infrastructure and resources. It is the duty and responsibility of MacDonald Development Corporation and the MD of Rocky View to ensure sufficient water supply and sewage disposal services for the fully completed Watermark community and for all existing and future property owners in Watermark and the surrounding communities for the foreseeable future.

Increased Traffic Volumes

The traffic projections by the developers are extremely unrealistic. Already Twelve Mile Coulee Road is experiencing high traffic volumes servicing Tuscany (with 2 entrances), Blue Ridge Estates, Watermark and Watermark Villas, the Lynx Ridge communities and Bearspaw Village and related communities. There are serious traffic, cycling and pedestrian issues with no traffic controls or cross walks. Also, the potential increase in traffic from the Centre Street Church has not even started to add to the congestion. Anecdotal, based on observations of the existing Centre Street Church campus in Calgary, this traffic increase is not just Sunday morning "go to church" traffic but is daily and continuous based on the numerous services and activities provided by the Church to its members. To add traffic related to 500 new units with approximately 1000 residents to this mix is irresponsible and dangerous.

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Fire, Police and Emergency Services

A clearer and more substantial commitment to existing and future fire, police and emergency services is required. According to various news reports, policing in rural areas is inadequate and RCMP resources are already stretched to the limit. The Watermark community has already lost one home to fire even though a City of Calgary fire station is located approximately 6 blocks from the site. Lastly, it is not satisfactory that emergency medical services "are expected from facilities in Calgary and/or Cochrane." Expectations and/or uncertainty do not save lives, rather the opposite is true.

For the Church to build a church and a senior citizens home is one thing. For the developers to build 500 units with approximately 1000 residents in four apartments buildings up to an imposing height of six stories is quite another and significantly incompatible with the existing uses in the Watermark Bearspaw community.

Yours truly,



Brian Brockman – Property Owner Watermark Villas



Gayle Brockman – Property Owner Watermark Villas



Gayle McPhee – Property Owner Watermark Villas



Gerard Meagher – Property Owner Watermark Villas



Stefan Kunz

From: Susan Brown [REDACTED]
Sent: August 18, 2020 11:54 AM
To: Stefan Kunz
Subject: [EXTERNAL] - Dakmar Land Development

Do not open links or attachments unless sender and content are known.

Hi there. I am writing to express my concerns about the development of a 500 unit building on this land in the county. I am very opposed to a development like this due to its significant density. This is completely contrary to the quality of life that Rocky View residents expect and deserve. None of us bought property out here to live near apartment complexes of this size.

And while I don't live in Watermark, I can't believe that residents there will not be very detrimentally affected by having this complex towering over them. They will lose their privacy and their property values will diminish. How is it fair to them to have a development like this ruin their way of life and property values after they spent millions of dollars to build their homes? I'm sure none of them would have built there had they known this is what they would be facing down the road.

If this development is allowed to proceed, it will only be a matter of time before the rights of other residents elsewhere in the County are similarly compromised.

Please register this email as opposition to the development. Thank you.

Susan Brown
48 Church Ranches Blvd.

Sent from my iPhone

Stefan Kunz

From: [REDACTED]
Sent: August 18, 2020 2:44 PM
To: Stefan Kunz
Subject: RE: [EXTERNAL] - FW: Damkar Lands Application for 500 units on 12 acres - comment deadline extended to Sept. 15

Jim Brownlee

brownlee@telus.net

From: SKunz@rockyview.ca <SKunz@rockyview.ca>
Sent: August 18, 2020 1:18 PM
To: [REDACTED]
Subject: RE: [EXTERNAL] - FW: Damkar Lands Application for 500 units on 12 acres - comment deadline extended to Sept. 15

Hi there,

Thank you for your comments regarding this application. I just wanted to let you know that I didn't see your name anywhere on this email. Anonymous submissions aren't provided to Council, so if you'd like this to be provided to them could you re-submit this to me with your name attached?

Regards,

Stefan

From: [REDACTED]
Sent: August 17, 2020 2:56 PM
To: Stefan Kunz <SKunz@rockyview.ca>
Cc: info@rockyviewforward.com
Subject: [EXTERNAL] - FW: Damkar Lands Application for 500 units on 12 acres - comment deadline extended to Sept. 15

Do not open links or attachments unless sender and content are known.

Hello,

While we live across the river from this development, I am shocked that the county would allow this size of development in Rockyview.

I see its close to city and maybe there are other developments in the NW area that are similar, but not in the county.

I would be opposed to this development at this location, unless it had proper 4 lane roads to and from and an overpass at 12 mile coulee.

But if I was a neighbor to this development, I would be mad as hell. It belongs in a residential neighborhood, not in country residential area.

The city of Calgary and Rockyview need to give their heads a shake and plan something that makes more sense. There is so much land inside the city that could be used for this type of development.

Signed

Residents of Rockyview for 22 years.

From: Rocky View Forward <info@rockyviewforward.com>

Sent: August 17, 2020 12:48 PM

To: Rocky View Forward <info@rockyviewforward.com>

Subject: Damkar Lands Application for 500 units on 12 acres - comment deadline extended to Sept. 15

Greetings:

We sent out an email on August 10th about the Damkar lands application for 500 units on 12 acres. At that time, the deadline to get comments to the County on this application was today, August 17th. We have just learned that the County has extended the deadline to Tuesday, September 15th. Comments should be sent to Stefan Kunz in Rocky View's planning department – skunz@rockyview.ca.

If you haven't had time to get comments in yet, there is now still time to do so.

We have pasted our earlier email at the bottom to provide a refresher for those of you who haven't yet sent in comments.

As always, if you have any questions or comments, please let us know. Also, please share this with your friends and neighbours.

All the best,
Rocky View Forward

[If you no longer want to receive our emails, just let us know and we'll remove you.]

On Mon, Aug 10, 2020 at 11:03 AM Rocky View Forward <info@rockyviewforward.com> wrote:

Greetings:

Some residents have asked that we make everyone aware of this upcoming development application in Bearspaw. The application is located just north of Watermark, on the west side of 12 Mile Coulee Road south of Highway 1A. The proposal is for four multi-family buildings that will contain 500 dwelling units on the 12-acre parcel. The application is to include private residential dwelling units and a seniors' facility.

The County has circulated a notice about the development to adjacent landowners and has asked for comments to be directed to Stefan Kunz at skunz@rockyview.ca by Monday, August 17th.

This application should be of interest to people in Bearspaw as well as elsewhere in Rocky View. Its density, at 40.6 upa (units per acre), goes far beyond anything that has ever been proposed or built in the County. In comparison, the Bearspaw ASP had assumed 4-acre country residential development for the area, which Watermark significantly exceeded with its overall density of 1.95 upa.

If this is your vision for the future for Rocky View, you should respond accordingly. On the other hand, if it is not the direction you'd like Rocky View to move towards, you should be sure your opposition is heard.

The application received 1st reading on July 14th. The date for its public hearing has not yet been released. However, given the County's circulation notice it seems reasonable to assume that the public hearing will be sometime in the fall.

The fact that the application received 1st reading only acknowledges that it will proceed to a public hearing. At the end of that public hearing council will make its decision on the application. This is a substantial change for those of you who were familiar with the County's old public hearing process where an application received all three readings at the end of the public hearing. Under Council's new procedures, first reading has been separated from the public hearing and is now a largely rubber stamp.

For those of you not familiar with the Damkar lands, they are 29 acres at the north-east corner of the Watermark development. When Watermark was approved in 2009, this land was identified as the future location for 57 residential units. However, in 2014, the Damkar Lands Concept Scheme was approved to provide for the construction of a church on 13 acres (currently under construction) and 10 residential lots on just under 5 acres – setting aside the 12-acre remainder parcel which is the subject of this new application. It is a long way from the original 57 units on 29 acres to the 500 units now being proposed on 12 acres.

From the beginning, the Damkar lands have been slated for seniors housing. The concept scheme for this application is for four 4 – 6-storey apartment buildings and is being presented as a “seniors-oriented” community. However, the Direct Control bylaw that will govern its development does not restrict it in any way to providing seniors housing. The DC bylaw includes as “permitted uses” multi-family dwellings (a.k.a. apartment buildings); senior's community (apartments plus shared community facilities); assisted care facility; and vacation rentals (e.g. AirBnB). As a result, the 500 units could be built and sold to anyone, regardless of age and regardless of whether they intend to use the apartments as their principal residences or as a rental investment.

You can access the Damkar concept scheme [here](#). If you'd also like to review the Direct Control bylaw, you can find it in the [July 14th council agenda](#), starting on page 484.

As always, if you have any questions or comments, please let us know. Also, please share this with your friends and neighbours.

All the best,
Rocky View Forward

Planning Services Department
File Number: 05618459
Application Number: PL2020005051
Division 8

I, Cheryl Carrick, residing at 6 Spyglass Point, **strongly oppose** the Trico Homes request to redesignate the lands they propose to develop (SE-18-25-02-W05M, Lot 4, Block 1, Plan 1712232) for the Damkar Senior Residences, from a Residential 3 to a District Control zone for the following reasons:

1. The proposed multi-building, 500 unit, special care facility is much larger than we were advised when we purchased our lot in 2014. The Rocky View County | 2018-2019 | Land Use Bylaw C-4841-97 states that developments should not materially interfere with the use, enjoyment or value of neighbouring parcels of land. The proposed development is far too large to be located in what is essentially a low to medium density residential community and will certainly significantly impact our enjoyment and value of our property.
2. The residential density of the 500-unit proposal is approximately 20 to 40 times higher than the residential density of the neighbouring Watermark community. This far too large a difference and will ultimately put enormous strain on the common facilities of the Watermark community which were paid for by the Watermark residences. Consequently, the project should not be approved.
3. The conceptual plan prepared by Trico proposes 4 residential buildings from three to six stories high. The land has been zoned R3 which, according to the Rocky View County | 2018-2019 | Land Use Bylaw C-4841-97, limits the height of buildings to 10 m. Any building over three stories will almost certainly be taller than 10 m and should not be approved. Trico is proposing to change the Land Use zoning from R3 to a Direct Control District zone as part of the effort to "achieve the overarching vision of the Damkar family". The overarching vision of the Damkar family should not be any part of the basis for a decision to re-zone this land. In fact, given that the original 2008 and 2011 studies proposed 57 to 60 single-family residential units, I suspect that the smaller scale project is much closer to the original Damkar family vision.
4. Four buildings, up to 6 stories high, do not integrate into the neighbourhood, regardless of any design elements they may have.
5. The church was given permission to increase the maximum height requirement. Even though it about half the height and width of the proposed senior residences, it dominates the Watermark Community. The actual church does not look like the artist rendering in the package provided to you from Trico Homes. It seems as though Trico Homes is misrepresenting the actual impact on our community. I have attached a picture of the actual size and placement of the church.

6. This proposed special care facility will be a large commercial business with numerous staff and 24 hour operations. Normally large commercial facilities of this nature are not embedded in residential neighbourhoods. If they are, the adjacent neighbourhood is generally also multi-story, high-density residential and/or commercial property. For example, the Sage Hill Retirement Residence in NW Calgary is a 180 unit, four story facility located next to a very large shopping mall, as well as multi story condo units. Other large seniors' residences in Calgary are also generally located in high density/commercial neighbourhoods. If they are embedded in a low density neighbourhood, they tend to be smaller single-story buildings. Given that this proposal is not compatible with the low to medium density of the surrounding neighbourhoods, it should not be approved.
7. The Plan Area will integrate the stormwater system with Watermark community system. Watermark already experiences road flooding during severe storms, and our storm water systems do not always handle the spring melt run-off. This is not due to plugged grates at street level. When cleared by shovels, the area below the street level remains blocked. The complete freezing of the storm water systems seems to indicate the systems pipe are small enough to have water freeze underground and block the entire system by the time spring arrives. As already indicated by the spring melt and severe storms, the stormwater system seems to be too small to fully manage current demands. This large development will only exacerbate the problem and, as such, should not be approved.
8. Watermark will be responsible to provide services such as sewer and clean water to this Plan Area. As stated by Trico Homes, an additional water pump has been installed to meet future demand. We have not seen proof of this, and what it hasn't fully explained are the following issues:
 - a) Will the system be able to maintain the quality of the potable water if there is such a large increase in demand on the system? System analysis can be wrong. Can they guarantee that any unexpected costs, which could arise due to the large increase in demand, will be covered by them if upgrades are found to be required? If not, will Rocky View County pay for any needed upgrades if the system cannot handle the demand? If neither Trico Home or the County is willing to take on unforeseen problems, due to this very large expansion, it should not be approved.
 - b) How will the much higher water demand affect the current water pressure? I have been assured by MacDonald Corporation and by Blazer Water Systems that 70 PSI of pressure will be maintained. Is this true? Do we have recourse to have the water system improved by Trico Homes if pressure does drop? If not, the proposed senior resident should not be approved.
 - c) With increased demand on waste treatment, how often will solid waste need to be removed from the water treatment facility? Constant removal of solid waste

from the Blazer Water Treatment Plant will greatly impact the enjoyment of properties near this facility and should not be approved.

- d) Trico Homes claims that the planned pond collection areas are designed for severe weather run-off. How will the run-off be managed if these ponds overflow? Poor water run-off management will impact the homes directly below the development, as well as the homes that presently experience street flooding in the spring season and in severe storms. If Rocky View County or Trico Homes is not willing to pay for any flooding damage caused by this project, it should not be approved.
9. The soil on the proposed site is silt and clay, with water found between 3.2 and 6.4 meters. This kind of soil, with high water content, makes the building of very large structures very difficult. I question whether the development will ever be stable, or if we will have problems similar to what the community of GlenEagles, in Cochrane, had. There, homes suffered structural problems due to landslides. Much more work was needed to be done in order to stabilize those slopes, at the expense of the homeowners. Mud has already slide down the hill in Watermark, requiring massive clean-ups of the homes bordering the property of the church. Not only would mud slides be an issue on this property, but if the proposed large structures are not stable, particularly on the slope nearest the homes on Spyglass Point, the result could be catastrophic. Engineers claimed that GlenEagles was structurally sound as well. Wet silt and clay soils are likely to remain unstable.
10. There will be a large increase traffic and parking resulting in the following concerns:
- a) Although Trico Homes will provide underground parking, all the buildings are on a slope. Will any part of the parkades be visible from the Watermark community? Where will the additional parking needed for visitors and large numbers of staff be located?
 - b) Senior Residences require a large staff, which come and go as needed for the residence. What is being done to mitigate this very large increase in traffic? The church, which can hold 800 people, will also have very large numbers of people attending different events. Has this been taken into consideration as well?
 - c) The Cochrane Fire Department is located 20 minutes away from Watermark Community, whereas the fire department in Tuscany would be able to respond in 2 minutes according to Google Maps. With 1000 or more possible residents and staff at this facility, and the possibility of having an additional 800 or more people attending events in the adjacent church, fire safety is of great concern. The City of Calgary would have every right to annex Watermark for safety reasons as they have the capability to provide quicker response time, to a large number of people.

- d). The only road we have for evacuations is 12 Mile Coulee Road and there is no exit from the community until we are past this high-density complex. If there is an emergency, the greatly increased traffic along 12 Mile Coulee Road will make evacuations much slower and difficult. Much has been said about an exit in lower Tuscany, but nothing has materialized yet.
 - d) Increased traffic due to staff changes, visitors and tenants will result in higher noise levels both day and night. This is a commercial enterprise, selling their services, regardless of how Trico Homes would like to classify it. This would interfere with the use, and enjoyment our home and therefore should not be approved.
11. Should this project proceed, it will set a precedent that any community in Rocky View County can be subjected to projects of this scale. It would effectively break the trust that buyers, looking for properties throughout Rocky View County, would need in order to make Rocky View County their home.

In closing, I would like to state that I bought in the Bearpaw rural area because of the low density. That was the driving motivation of purchasing here rather than in Calgary. As I had concerns about what was planned for the Church and the Senior Residences on the Damkar Land Area, we contacted Rocky View Country Planning Division, MacDonald Development Corporation, and the home builder. We particularly focused on the height and maximum residential requirements of that particular Plan Area, in regard to permittable sizes. We feel we completed all due diligence in regard to the land use across the street from us and should be able to expect that the information provided to us would be honoured. We would not have purchased a house in the area if we thought plans could be changed so easily, to such an extreme scale in size. The value of my property, and my enjoyment of my home and community depends on maintaining the low to medium density.

SEE ATTACHMENTS ON NEXT 2 PAGES – (I kept photos to original size so that there would not be any distortions.)

Picture of Actual Church



Imagine having at about twice the height and almost twice the width as the proposed plans call for.

Picture of Trico Homes Artist Rendering



The distance portrayed here between the buildings and the existing homes, the sizes of the structures, and the steepness of the slope are not truthfully represented.

Stefan Kunz

From: Cheryl Carrick [REDACTED]
Sent: August 31, 2020 8:42 PM
To: Stefan Kunz
Subject: [EXTERNAL] - File Number 05618459 - Application number PL 2020005051 - Division 8
Attachments: Note to Blazer Customers about water management (002).pdf; ATT00001.htm

Do not open links or attachments unless sender and content are known.

Dear Mr. Kunz,

I have already sent in my letter opposing the redesignation of the Damkar land from a Residential Three District to a Direct Control District. This is for file number 05618459, Application Number PL20200050/51, Division 8. In the letter, I question the ability of Blazer Water Systems to provide water for Blueridge Estates, Watermark at Bearspaw, Villas at Watermark, Lynx Golf course, Lynx Ridge, and Bearspaw Meadows, as well as handle the possibility of 1000 additional residences plus numerous staff. I have attached a note sent to me that states that Blazer Water Systems are having problems supplying enough water for Watermark's irrigation systems. If they are unable to supply summer demands for water, with all of Watermark not yet developed, how can they believe that they can handle such a large increase in demand, from such a high density project that they proposing for the Damkar Senior Residences.

Please forward this information to the councillors, and to anyone else in your planning department that should see this note. It certainly proves that you cannot predict water usage by just crunching numbers. I don't think that Blazer Water Systems can be objective in this matter as they will gain additional clients, and and thus make more profit for their company. If water is already an issue, how can you proceed with such a large scale project that will likely double the demand for water in the area.

Regards,

Cheryl Carrick
6 Spyglass Point

Stefan Kunz

From: Gordon Carrick [REDACTED]
Sent: August 15, 2020 2:53 PM
To: Stefan Kunz
Subject: [EXTERNAL] - Comments on the Dakar Lands - Seniors-Oriented Residential CS
Ammendment
Attachments: Damkar Lands Comments - August 15, 2020.docx

Do not open links or attachments unless sender and content are known.

Dear Mr. Kunz,

Please find attached my comments on the Trico Homes proposal to amend the Damkar Lands - Seniors-Oriented CS land use zoning, File Number: 05618459, Application Number: PL20200050/51.

Regards,

Gordon Carrick

Stefan Kunz

From: [REDACTED]
Sent: September 1, 2020 9:05 AM
To: Stefan Kunz
Subject: [EXTERNAL] - proposed Damkar development

Do not open links or attachments unless sender and content are known.

Dear Stefan,

This development is far too dense for Bearspaw, it will cause tremendous traffic jams and I don't know how the water and waste water are going to be handled. It would make far more sense to wait for the updated Bearspaw ASP before going any further with this development. The current one recommends 1 housing unit per 4 acres, a bit different from what is proposed for Damkar.

Warm regards,

Lynn Chambers
31124 Woodland Heights

September 7, 2020

Planning Services Department
Rocky view County
262075 Rocky View Point
Rocky View County, AB
T4A 0X2

File number 05618459
Application number PL20200050/51

Attention: Dominic Kazmierczak / Stefan Kunz

As a resident of Watermark directly affected by the Damkar Seniors Project (13 Spyglass Point), I hereby oppose the proposed redesignation of the subject land based on the following:

Residential Density

- The density will be 20 to 40 times higher than the neighbouring communities with the proposed development and does not integrate with the neighbouring communities.

Vehicle traffic

- As there is no infrastructure within walking distance in the area to service the seniors (ie. Medical, Dental and shopping) the traffic on 12 mile coulee will increase and will have significant impact to safety, noise and volume.

Utility

- With the proposed development, the interconnections of water, sewer and storm sewer will be stretched to its limit, Note: email received from Blazer dated August 27, 2020 indicating concern for the security of the water supply for Watermark. (that's before the opening of the Church)

Building Height

- Privacy is a concern as the proposed development is for 4 buildings up to 6 stories high over looking our property.

Please feel free to contact the undersigned if you require additional information.

Regards,



Allison Chan



September 7, 2020

Planning Services Department
Rocky view County
262075 Rocky View Point
Rocky View County, AB
T4A 0X2

File number 05618459
Application number PL20200050/51

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Please feel free to contact the undersigned if you require additional information.

Regards,



Emily Chan



September 7, 2020

Planning Services Department
Rocky view County
262075 Rocky View Point
Rocky View County, AB
T4A 0X2

File number 05618459
Application number PL20200050/51

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Utility

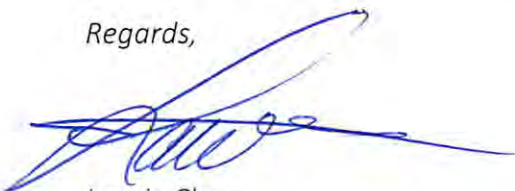
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Please feel free to contact the undersigned if you require additional information.

Regards,



Laurie Chan



September 7, 2020

Planning Services Department
Rocky view County
262075 Rocky View Point
Rocky View County, AB
T4A 0X2

File number 05618459
Application number PL20200050/51

Attention: Dominic Kazmierczak / Stefan Kunz

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Building Height

- Privacy is a concern as the proposed development is for 4 buildings up to 6 stories high over looking our property.

Please feel free to contact the undersigned if you require additional information.

Regards,



Sau Chan, CPA



Doug Childs
Anne Roggensack
218 Creekstone Rise (Watermark)
Calgary , T3L 0C9
[REDACTED]
[REDACTED]

Attention: Stefan Kunz
Email: skunz@rockyview.ca
Planning Services Department
Rocky View County – 262075 Rocky View Point
Rocky View County, AB
T4A 0X2

Dear Mr. Kunz:

My wife and I have lived in Watermark for the last 4 years with our children. We have seen a lot of change happen during that time. We have concerns regarding the development proposal

File Number: 05618459

Application Number: PL20200050/21

Div. 8

We are not opposed to development and were certainly made aware of the ongoing plans for expansion of Watermark. The construction of the new and extremely large church certainly has already impacted the "Country Residential" aesthetic of any Bearpaw expected development.

We feel the proposed development would be a further detriment to the "Country Residential" aesthetic as well as have other impacts to the area.

These include

- Increased traffic and related noise and air pollution
- Increased strain on schools, police, fire and ambulance services
- No changes to retail or commercial development which will exacerbate traffic and pollution concerns
- Potential for increase in criminal activity due to isolated area for at risk potential residents

We feel that a development of this size and scope will put at risk both the investment my wife and I have put into our property as well as negatively impact the safety, security and healthiness of the area.

Thank you in advance for your consideration of this response

Regards,

Doug Childs.

Anne Roggensack

Signature

A stylized, cursive handwritten signature in blue ink, appearing to be 'DC' or similar initials, written over a horizontal line.

Roggensack.

Date

Sept/8/20

Stefan Kunz

From: Dave Collyer [REDACTED]
Sent: August 16, 2020 2:51 PM
To: Stefan Kunz
Cc: Dave Collyer; Samanntha Wright
Subject: [EXTERNAL] - Proposed Damkar Seniors-Oriented Residential Project - File Number 05618459, Application Number PL20200050/51

Do not open links or attachments unless sender and content are known.

Planning Services Department, Rocky View County
 Attention: Stefan Kunz

File Number: 05618459
 Application Number:
 PL20200050/51

I am a resident of the community of Watermark, residing at 31 Watermark Avenue. I am writing to provide my input regarding the subject application and *to express my opposition to the proposed Damkar Seniors-Oriented Residential Project based on the current Conceptual Scheme.*

I am not opposed to residential development on this site, but I have a number of concerns regarding the specifics of the proposed development concept as outlined by the Applicant.

These concerns can be summarized as follows:

- ***Density and Collateral Impacts:*** The proposed development of for buildings up to six stories high on a relatively small surface footprint is clearly incompatible with the nature and character of the neighbouring communities. Assuming 500 units @ 2 residents per unit, this would significantly increase the demand for shared services and amenities. Additionally, the target market for the project is unclear. It is framed as a “seniors-oriented residential project”, but appears to be directed to a residential market broader than seniors.
- ***Visual Impact:*** The visual impact of the Centre Street Church is already problematic for the Watermark community, particularly for those living in immediate proximity to the location of the church. It is a very imposing structure directly overlooking the residential community of Watermark. The addition of a several story apartment complex also overlooking the community effectively creates a “wall” that would be visually unappealing to say the least.
- ***Traffic Impacts:*** Traffic volumes on 12 Mile Coulee Road are becoming increasingly problematic. Two specific locations are of particular concern related to safety - the left turn lanes from Hwy 1A turning south onto 12 Mile Coulee Road are inadequate and traffic backs up into the primary traffic lanes on 1A during busy periods, and the intersection of 12 Mile Coulee Road and Tuscany Way is problematic when turning left from Tuscany Way onto 12 Mile Coulee. The addition of traffic from both the Church and this proposed residential development will exacerbate both these issues.
- ***Integration of Utility Services with Watermark Community:*** The specific as to the manner in which utility services (water, sanitary, stormwater) will be integrated with the neighbouring communities is unclear, as is the impact of the additional demand on these services from a capacity and lifecycle cost standpoint. Additionally, there is a need for greater transparency regarding the cost and other implications for existing users of these services and facilities.

I note that the above concerns were raised by myself and other Watermark residents during the Proponent's engagement process. They were not satisfactorily addressed.

Thank you for the opportunity to provide input regarding the subject application.

Dave Collyer
31 Watermark Avenue
Calgary, AB

Stefan Kunz

From: Dave Collyer [REDACTED]
Sent: August 31, 2020 9:46 PM
To: Stefan Kunz
Cc: Dave Collyer; Samanntha Wright
Subject: [EXTERNAL] - Proposed Damkar Seniors-Oriented Residential Project - File Number 05618459, Application Number PL20200050/51

Do not open links or attachments unless sender and content are known.

Planning Services Department, Rocky View County
Attention: Stefan Kunz

File Number:
05618459
Application Number:
PL20200050/51

I am writing on behalf of the Watermark at Bearspaw (“Watermark”) Homeowners Association (“HOA”) regarding the subject application related to the proposed ***Damkar Seniors-Oriented Residential Project***.

The HOA Board of Directors has reviewed the current Conceptual Scheme and had decided not to take a position with respect to the proposed project at this time. Rather, we have encouraged individual residents of Watermark to express their views regarding the project as part of the Rocky View County planning process.

However, we wish to advise that the HOA Board is particularly interested in the potential impact of the proposed project on Watermark amenities and services for which the HOA is responsible. This includes, but is not limited to:

- Water quality and other potential impacts on the stormwater ponds.
- Shared pathways, playgrounds and other amenities.
- Water and sanitary services.

These impacts could result in a reduced quality of life in our community and/or additional capital or ongoing maintenance costs which would have to be borne by our community.

This correspondence is to advise the County that we are aware of the proposed development, that we have potential concerns related to the development, that we will be closely monitoring the application in the context of impact on amenities and services under the purview of the HOA, and that the HOA Board may elect to take a more active role in the planning process as the project progresses.

Thank you,

Dave Collyer
Board Member

(on behalf of the Watermark at Bearspaw Homeowners Association Board of Directors)

Alana Constance
321 Spyglass Way
Rocky View, AB T3L0C9

September 8, 2020

Planning Services Department
Rocky View County – 262075 Rocky View Point
Rocky View County, AB T4A0X2

Re: File Number 05618459
Application number: PL20200050/51
Div 8

Dear Mr. Kunz

I am writing to you to express some of my concerns with this new development proposal in Bearspaw along 12 Mile Coulee Road.

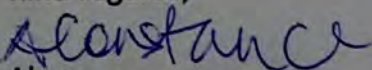
We are not opposed to development in Bearspaw, however, we support development on the subject lands that are:

- Consistent with "Country Residential" as defined in the Bearspaw Area Structure Plan. Inconsistency would lead to increased traffic creating safety, access and noise concern and would place a tremendous strain on public services including schools, police, fire and ambulance support.
- Is not accessible via Blueridge Rise, Bearspaw Road or Bearspaw Village Road (which are designated local roads) but rather have sole access directly off Highway 1A/12 Mile Coulee Road intersection so as to avoid increased traffic congestion which creates safety, access and noise concerns.
- Does not include commercial and retail development as they would further exacerbate traffic and safety issues and lead to increased crime rates.
- Aligns with existing policy
- Considers impact on local school system
- Maintains community safety for its residents

The access off of 12 Mile Coulee does not support a development of this size. The traffic lights at the intersection of Crowchild Trail and 12 Mile Coulee also cannot handle the volume of traffic for the church currently being constructed as well as the new buildings being proposed. During peak traffic times there is already a significant back up at this intersection.

We purchased our property in Bearspaw due to the quite nature of country living. We hope that consideration will be made to the current residents of Bearspaw as this proposed development will have an impact on all of us.

Kind regards,


Alana

Stefan Kunz

From: Barry [REDACTED]
Sent: August 24, 2020 6:24 PM
To: Dominic Kazmierczak; Stefan Kunz; Barry
Subject: [EXTERNAL] - File Number 05618459/Application # PL20200050/51/Division 8

Do not open links or attachments unless sender and content are known.

Dear Sirs,

This email is in regards to the letter mailed to my home - 21 Spyglass Point, T3L 0C9 - **File Number 05618459/Application # PL20200050/51/Division 8** - on July 24, 2020.

We **STRONGLY OPPOSE** the redesignation of the subject lands from Residential Three District to Direct Control District in order to allow the development of four multi-family dwellings (up to 500 units total), including a seniors' housing facility and private residential dwelling units.

My property is adjacent to **AND** in the immediate vicinity of the land subject to this application (PL20200050/51).

We moved from an acreage in Bearspaw to Watermark to continue our experience of solitude, quiet and luxury. The population density of Watermark at 1.9-2.0 fit our lifestyle and expectations which was similar to our acreage experience.

Adding an additional 500 units, with a minimum of 1000 residents PLUS extra workers and caretakers will directly increase the density ratio between 32.5-40.6 in **our backyard**. This is unacceptable to us who have paid in excess of \$1.5 million dollars for a luxury home AND have an expectation of a density ratio less than 1.0. Our senses of privacy and seclusion are directly impacted by this development.

Experiencing the recent COVID-19 pandemic, this increase in density ratio will create an incubator of disease next to Watermark as a community and directly in our backyards. Recent events show us how quickly a virus can shut down a community as well as a global economy. Having an extra 1000 residents so close by will only create more instability and uncertainty as we venture forward in this pandemic.

With the pathway connecting the proposed development and church into Watermark, this will increase non-Watermark resident traffic into the area. We currently pay monthly HOA fees to maintain our parks, ponds and roadways within Watermark. With increased access to our development by NON-HOA paying visitors, this will cause community issues for the current residents of Watermark, affect property values, and impact criminal activity and safety concerns of our neighborhood.

Hillside and slope stability are of concern. When the church was being constructed, mud ran down the hill onto Spyglass Way during rain storms and snow melts. This created a major mess for the homeowners near the church's base as well as road and sewer blockages. This problem is still not rectified. The structural integrity of the hill behind Spyglass Point is no different than the church.

Water servicing, sanitary servicing, stormwater servicing will be impacted with an increase in 1000+ residents to the area. The plan is to tap into the current Watermark water supply and this will impact pricing and availability. A development similar to Watermark has already experienced negative significant issues. Article: <https://www.cbc.ca/news/canada/calgary/water-rocky-view-county-cambridge-alberta-utilities-commission-1.5661828>

This letter - **File Number 05618459/Application # PL20200050/51/Division 8** - sent on July 24, 2020 - should have been mailed to all residents of Watermark, Blue Ridge, Bearspaw Village **AND** Tuscany, not those residents adjacent to or in the immediate vicinity of the land.

The proposed project raises many issues and concerns to us and we **STRONGLY OPPOSE** this redesignation.

Thank you for your attention to this matter.

Sincerely,
Barry Davis
21 Spyglass Point

The Damkar Lands - Senior-Oriented Residential

File Number: **05618459**

Application Number: **PL20200050/51**

Email to: skunz@rockyview.ca

September 14, 2020

From:

Thomas & Carmen Dechert
22 Spyglass Point
Calgary. AB T3L 0C9

To:

Senior Planner
Planning Services Department,
Rocky View County,
262075 Rocky View Point,
Rocky View County, AB. T4A 0X2

Dear Stefan Kunz,

We are **NOT** in favour of the redesignation of the subject lands as referenced above from R-3 to Directly Control and the project progressing as proposed.

We have many concerns in respect of this project as listed below:

- **Project Creep**
 - Residents of Watermark and abutting areas were always aware of a senior's development proposed for the Damkar Lands. The project was thought to be much smaller in scope both physically and visually and integrated into the abutting communities. As stated in the Damkar April 2020 development proposal, the project will: *carefully integrate the natural environment, maintain views of the Rocky Mountains, leverage its proximity to the Bow River Valley and the City of Calgary, while incorporating innovative and aesthetically pleasing development standards, visually enhancing the broader Bearspaw community.* The sheer magnitude and concentration of residential units in no way can accomplish this. The result is a project which is more invasive rather than integrative.
- **Housing Density & Population**
 - The extreme concentration and number of residential units conflicts with the guiding principles of the Rocky View County plan (2018), specifically:
 - Encourage a 'moderate' level of residential growth that preserves and retains the County's rural character.
 - The Environment in maintaining the rural landscape and character of dark skies and open vistas.
 - Undertake a wide range of measures to support the conservation of land, water, watersheds, energy and other natural resources.

- It is difficult to accept these guiding principles as having been seriously considered in light of an intensified project such as a four building, six story, 500 unit, high-density development which speaks to none of these guiding principles.
- This project takes residential density 15 to 20x over the greater Watermark Community and 3 to 4x that of the Residential Density Policy (2.0 upga up to 40.6 upga)!
- **Traffic Impacts**
 - Enormous traffic load increases from 1000 residents (477+ parking spaces), and a 44,000 sq ft Church/Campus with parking for a 800 seat sanctuary. 12 Mile Coulee Road, the only feeder into abutting communities including Tuscany, Blue Ridge, Blazer Estates, Bearspaw Village, Lynx Ridge, and Watermark will be bursting with vehicular traffic.
- **Infrastructure Loading (Water/Sewer)**
 - Given that the existing customer base of Blazer Water Systems were asked to curtail their discretionary water usage August 2020 it seems highly likely that there will be a necessary infrastructural upgrade required to service 1000 additional residents based on original assumptions of community demands and expansion. Although words of assurance were given to inquiring residents that any upgrades are the burden of the developer, past experience with Blazer Water Systems dictates skepticism as in the past Blazer Water systems has submitted rate increases 4-5x in excess of what is considered rate shock by the AUC.
 - It is also highly likely that the existing wastewater supply and treatment will require upgrades as stated in the approved Conceptual Scheme: *Communal wastewater treatment and water services will be provided to the Damkar Parcel under certain conditions*. Given that the original Blazer water/waste water systems forecasts anticipated an increased of 100 residential senior units (GRA rate application 2016) which has become 500 senior units, it is a reasonable assumption that these “conditions” will present much, much sooner and likely result in a disproportionate burden falling to the existing rate/customer base.
- **Project integration & Aesthetics**
 - It is beyond sensibilities that a four building, up to 6 story, high density development with absolutely no thought to a transition zone can integrate in anyway with the neighbouring communities of: Blue Ridge, Tuscany, Watermark, Bearspaw Village, Blazer Estates and Lynx Ridge.
- **Generous Renderings**
 - The submission to Council (Proposed Amendment April 2020) contains within it many conceptual renderings which are to assist in the visualization of the project. Renderings do not show any 6 story buildings, the proximity of the 4 building complex to existing housing and to the 44,000 sq ft church/campus right next door. Renderings emphasize pastoral scenes of generous green space and wide open vistas which, when viewed alternatively from ground level up, would show large overbearing structures dominating the eastern horizon – a diametrically opposite view for all existing residents.

A senior's aging-in-place development concept is a worthwhile effort and a necessary endeavour for our aging population. Many residents moved to Watermark and neighbouring communities with the understanding and acceptance of the senior's project progressing. Unfortunately, the execution of this project, its magnitude, impact and consequences to existing residents makes the endeavour awkward and unwelcome. On this basis the project should be declined.

Sincerely,

Thomas & Carmen Dechert

Stefan Kunz

From: Akaljot Dhillon [REDACTED]
Sent: August 17, 2020 10:17 PM
To: Stefan Kunz
Subject: [EXTERNAL] - Rezoning application - opposition

Do not open links or attachments unless sender and content are known.

Dear Mr. Kunz,

As residents of Rocky View in the community of Watermark, I and my family are **strongly not in favour** of the proposed rezoning/redesignation of the lands in file number 05618459 (application number PL20200050/51).

Specifically, I oppose this redesignation under the following grounds:

1. The amount of vehicle traffic on 12 Mile Coulee Road would be greatly increased by this rezoning. Beyond the addition of traffic control systems, the increased traffic density will mean more danger for myself and my family around this development.
2. I am very concerned that the utility usage required for the finished dwellings would compromise the water, sewer and storm sewer systems shared with Watermark.
3. Finally, high-density private apartment-style buildings are not in character with the direction of Rocky View. We chose to live in Rocky View because of its low density. If this rezoning is approved, what is to stop another developer from rezoning other communities in Rocky View. As a result, I request that you expand the commentary to include other communities in Rocky View.

I ask that you deny this redesignation application.

Thank you,

Akaljot and Supreet Dhillon
345 Creekstone Rise
Calgary, AB T3L 0C9
[REDACTED]

Stefan Kunz

From: Peter Dolynchuk [REDACTED]
Sent: August 16, 2020 5:31 PM
To: Stefan Kunz
Subject: [EXTERNAL] - Damkar Lands Senior Complex Development Land Amendment

Do not open links or attachments unless sender and content are known.

August 16, 2020

Attention:
Planning Services Department, Rocky View County
262075 Rocky View Point
Rocky View County, AB
T4A 0X2

RE: Damkar Lands Trico Senior Complex Development Land Amendment
File Number: 05618459
Application Number: PL20200050/51
Division 8

Stefan Kunz,

I'm writing to you in regards to the proposed Trico Homes Senior Housing Development on the Damkar lands located at Damkar Court just off 12 Mile Coulee Road. I received a letter from the Rocky View County regarding the application of the developer to redesignate the subject lands from Residential Three District to Direct Control District. I don't have concern with the redesignation to allow for the development of a senior housing complex but I do have reservations about the high population density that it will create with 500 units and that the 5-6 story buildings will be an eyesore compared to the current area aesthetics. At this time it is unclear what height and design restrictions will be imposed by the county under this new land designation.

The public engagement survey that Trico completed made it clear that nearby residence are concerned about the impact it will have on 12 Mile Coulee Road/traffic and the proposed heights taking away the current views of residents. There was a negative experience with the church proposal until they listened to the public, modified their height/design and provided clear renderings. I hope that these concerns will all be addressed at the development permit stage.

Peter Dolynchuk

Stefan Kunz

From: Garrett Dueck [REDACTED]
Sent: August 16, 2020 4:35 PM
To: Stefan Kunz
Cc: Division 8, Samanntha Wright
Subject: [EXTERNAL] - File number: 05618459. Application number: PL20200050/51

Do not open links or attachments unless sender and content are known.

Good day,

Please accept these comments in relation to the a/n file and application numbers in relation to the request to rezone land to accommodate four multi family dwelling buildings in Division 8 Bears paw.

I oppose this proposal as I have no doubt allowing four structures of this magnitude and occupancy is going to have negative impacts on the existing community of watermark, Tuscany and other nearby communities. The negative impacts I am concerned about include:

The size of the building (up to six stories) will impact existing views; The density of the building will impact existing roadways, pathways as well as neighbouring ponds; Environmental strains on existing infrastructure; And Existing community enjoyment and property values.

I am not opposed to development, but this area is seeing massive projects moving forward including the dam site build by the city of Calgary nearby, Tuscany expansion, The Damkar church and now this proposal.

What was once a tranquil and peaceful part of Rockyview is quickly becoming a hub for developers to cash in on building for money and not for practicality.

I would ask that this proposal be denied at this time.

Thank you,
Garrett Dueck
watermark resident.
[REDACTED]

Sent from my iPad

Stefan Kunz

From: Darrin Durda [REDACTED]
Sent: August 11, 2020 9:33 AM
To: Stefan Kunz
Cc: Division 8, Samanntha Wright
Subject: [EXTERNAL] - Damkar

Do not open links or attachments unless sender and content are known.

Hi Stefan,

We would like to go on record as in opposition to the concept scheme as proposed. Our opposition is based on excessive density and them not honoring the initial agreed proposal for that land. It seems, some of these developers like to get something passed and then do something different later

Regards,

Darrin Durda
31 Big Sky Close

Stefan Kunz

From: [REDACTED]
Sent: August 12, 2020 5:56 PM
To: Stefan Kunz
Cc: marcjenglish@shaw.ca
Subject: [EXTERNAL] - Damkar Land

Do not open links or attachments unless sender and content are known.

The Damkar Land Seniors-Oriented Residential amendment is not compatible with the existing neighbourhood of Watermark, and shared lands of NW Calgary/Tuscany or any other areas of Rockyview and NW Calgary.

Density - The density of 500 units in four buildings is incompatible with the size of the area. With a Seniors oriented facility, the traffic from this type of business will not be sustainable. The volume of support vehicles, deliveries, staff and visitors is more than 3 times a typical condominium development. It will not be conducive to a residential neighbourhood. The space is not large enough, traffic is already at peak levels and is not conducive to this type of business for profit.

Building size / Location - They are proposing 4 buildings of 3-6 story heights which is unacceptable in the existing neighbourhoods. They are trying to do this to profit off the views with no consideration for the irreparable damage to the communities. There are no buildings over 4 stories in the affected NW Calgary communities and none in Rockyview region of Bearspaw or even Cochrane that I am aware of. The communities of Tuscany and other areas in NW Calgary are capped at 4 stories. It is imperative that views are maintained in this area as it is one of the only walking areas in the region with unobstructed views. Having the buildings facing east/west does horrible damage to the area. When we purchased a West facing viewlot in Tuscany, the proposed Damkar Land conceptual scheme was 2 buildings at the North edge of the property. The North Damkar property with South facing buildings has minimal impact to the regional environment. We purchased and built with that as a major consideration. That conceptual scheme would allow for the regional communities of Rockyview and Calgary to continue with the views that have people choosing to live in these neighbourhoods and enjoy outdoor recreation in a setting that fits the regional area. Under this new scheme, the property values of the area will be considerably hurt and will cause irreparable harm to the communities.

Damkar Lands should not be allowed to change the conceptual scheme. They always act like they want to be good neighbourly people, they need to start acting like it.

If this development goes forward, I expect to be looking to leave the area.

Thank-you for Rockyview County in taking consideration to stop this terribly undesirable development.

Marc English

The Dakar lands - Senior-Oriented Residential
File Number 05618459
Application Number PL20200050/51

From:
Alexandra A. Fedun
108 Blueridge View,
Calgary. AB T3L 2N6

Dear Stefan Kunz,

I am submitting my **unqualified objection** to the application noted above. The development makes no sense at all to me. Why would the County approve a high density set of 6 story buildings with 500 apartments on lands which are right next door to acreages? Why wouldn't this sort of development be built in the City of Calgary, or someplace else that is more compatible? The development makes no sense to me, and it seems the developers making this application don't care at all about the owners of the properties that will be affected by this development.

Also, I actually don't understand what is being proposed to be built as part of the development application. How can people understand the extent to which they should be objecting to a development if they don't fully understand what it is?

Sincerely,

Alexandra A. Fedun

The Dakar lands - Senior-Oriented Residential
File Number 05618459
Application Number PL20200050/51

From:
Jana Fedun
108 Blueridge View,
Calgary. AB T3L 2N6

Dear Stefan Kunz,

Further to the application for development referenced above (the “**Subject Development**”), I am submitting my **unqualified objection** to it. From the perspectives of density and aesthetics, the Subject Development is outrageously incompatible with all surrounding neighborhoods. The application is irresponsible, and reflects a total disregard for neighboring communities. The very real and adverse impacts the Subject Development would visit upon these communities, whether due to noise and light pollution, traffic issues, devaluation of nearby properties or others, are entirely unacceptable. This sort of development belongs in municipalities, not in acreage communities.

Furthermore, the application materials are vague and lack clarity in terms of the nature of the Subject Development that is proposed to be constructed, and it should accordingly be rejected.

My family and I are prepared to take all further steps that may be advisable to ensure this sort of irresponsible development does not proceed.

Sincerely,

Jana Fedun

The Dakar lands - Senior-Oriented Residential
File Number 05618459
Application Number PL20200050/51

From:
Wayne Fedun
108 Blueridge View,
Calgary, AB T3L 2N6

Dear Stefan Kunz,

With respect to the application for development referenced above (the “**Multi-Story Apartments**”), I am submitting my unqualified objection to it for the reasons set forth in this letter. Multi-Story Apartments are not allowed by the current applicable conceptual scheme or land use designation for many good reasons, including compelling density issues, coherent development principles and realistic expectations of area property owners, material adverse impacts on area property values, noise and light pollution, traffic issues, and others. Further details respecting these issues and concerns are set forth below.

When the application respecting the Multi-Story Apartments is being considered, the application should be considered as a separate, stand-alone development application and should not be considered to form any part of the Watermark community. That is, the developers should not be allowed to “piggy-back” on the Watermark community, whether based on density considerations or otherwise. There is significant and strong opposition to the Multi-Story Apartments by many in the Watermark community, similar to the strong opposition by many other Bearspaw and Tuscany residents.

Further details respecting the issues and concerns are set forth below.

- 1. Housing density:** The housing density associated with the Multi-Story Apartments is outrageously incompatible with the adjoining Blueridge and Watermark communities. I am actually astonished that a developer would even consider proposing this sort of irresponsible development having regard to basic development principles and regard for adjoining community expectations. Frankly, from a precedent perspective, if the developers here continue to advance

the application for Multi-Story Apartments in its current form, or anything resembling it, I would think that prospective purchasers of units from these developers in any other developments would be well-advised to pay attention to this application; this should assist them in making an informed decision as to how these developers may develop nearby lands. I can assure you that none of current owners of properties in the area ever conceived in their wildest dreams (or nightmares) that multiple six story apartment buildings would ever be considered for this area.

Similarly, if Rocky View County was to approve the application in its current form, or anything resembling it, current and prospective future home owners in the County would be well-advised to consider the very significant risk of wholly inappropriate developments adversely affecting their quality of life and property values in the future.

To further illustrate the outrageous densities that would result from the Multi-Story Apartments:

- (a) the 500 units in the Multi-Story Apartments, being located on a 12 acre parcel, would result in a density of 42 units per acre. The density in the adjoining community of Blueridge is .3 units per acre. In other words, the proposed density resulting from the 500 Multi-Story Apartments is **140 TIMES** higher than the directly adjoining Blueridge properties; and
- (b) There would be more units in the Multi-Story Apartments than in the entire existing Watermark development.

When the Watermark development was approved, the responsible developer and the County were mindful of the interface of Watermark with the adjoining Blueridge properties, with the result that a buffer of 1 acre parcels on the Watermark perimeter was created to accommodate the legitimate concerns Blueridge property owners had with respect to this interface. This was an appropriate and effective means of addressing the different densities associated with the Blueridge and Watermark communities. As noted above, the density resulting from the Multi-Story Apartments is irresponsibly high, without any accommodation whatsoever to adjoining landowners.

Finally, I note that the Damkar family website states: "Community interface will be sensitive and seamlessly integrate with the neighbouring Watermark Community." NOTHING could be further from the truth here. The fact the developers are currently attempting to associate the Multi-Story Apartments with the Damkars and their vision is inappropriate. Please refer to paragraph #4 below as well.

2. Compatibility of the Development with the Surrounding

Communities: There is NOTHING associated with the Multi-Story Apartments that would suggest there is ANY compatibility with ANY of the communities in the surrounding areas, including in the City of Calgary. Residents in the nearby areas purchased their properties on the expectation proximate developments would be compatible with their properties, and it is the County's responsibility to ensure this occurs.

3. Nature of the Development: The original development application for the subject lands indicated it was to be a Seniors development. In fact, the Dakar Family Legacy stated it would be "a residential project that caters to seniors" and that it would "provide varying levels of care" where seniors 'could live out their retirement'. Reference is now made by the developers to "private residential housing units" without any details as to what percentage these "housing units" would comprise of the entire development. This lack of information is unacceptable, as there are certainly very different factors, considerations and concerns associated with seniors housing versus apartment style living for families with children, including the capacity of local schools. The application should be rejected as a result of not including this important information.

4. Building height: Any buildings exceeding 2 stories would be inconsistent with every residence located in the adjoining Blueridge and Watermark communities, and would constitute a permanent visual blight on the landscape and those communities. The Church is a prime visual example of an inappropriately sized building; it looks ridiculous right next door to estate homes. Many guests who have visited our home have provided their unsolicited comments on the Church, wondering what the County could possibly have been thinking. It is frankly embarrassing. The County should not be

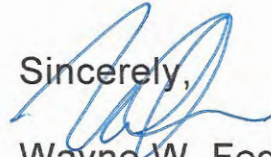
“doubling down” (or worse, given the number of the Multi-Floor Apartments being proposed here) on this previous ill-advised decision.

- 5. Traffic:** The Church is expected to attract 700 people per service. With one service on Saturday evening, three services on Sundays and various weekly classes and workshops, this will result in significant traffic increases on an already busy and limited road system. Approval of the Multi-Story Apartments will cause an even greater, and unacceptable, increase in traffic congestion. Additional traffic controls will inevitably need to be put in place. This is not what residents in adjoining communities ever expected; instead, they expected traffic increases that could reasonably be anticipated as a result of adherence to, and reliance upon the continuing applicability of, the governing conceptual schemes and land designations.
- 6. Noise and Light Pollution:** The Multi-Story Apartments will result in a very significant increase in noise and light pollution. Again, this is not what residents in adjoining communities ever expected; instead, they expected additional noise and light pollution that could reasonably be expected from appropriate sized developments adhering to governing conceptual schemes and land designations.
- 7. Property Values:** There is no doubt that approval of the incompatible, exceptionally high-density, Multi-Story Apartments will have a material adverse effect on the values of nearby properties, resulting in material and direct damage to the owners of these homes and their very significant investments. This is hardly the time to be visiting these sorts of effects upon County residents/voters, for the direct benefit of the developers.
- 8. Irresponsible Development and Reasonable Apprehension of Bias:** As noted above, I am astonished the developers are sufficiently emboldened to think that an application for such an inappropriate development like the Multi-Story Apartments, having regard to the nature of the surrounding communities, had any reasonable chance of success. I would appreciate the County disclosing whether any of the representatives of any of the developers were previously employed with the County, and if so for

how long, so that any reasonable apprehension of bias can be assessed.

In conclusion, there is NOTHING in this Multi-Story Apartments application that would suggest it warrants approval, or frankly even serious consideration. Every impact it would have is unacceptable to the nearby communities, for all the reasons set forth above. County voters should expect Council to dismiss this irresponsible application promptly and without conditions.

Sincerely,



Wayne W. Fedun

Stefan Kunz

From: Rose Feighan [REDACTED]
Sent: August 15, 2020 1:49 PM
To: Stefan Kunz
Subject: [EXTERNAL] - Re: Damkar Conceptual Scheme; File Number: 056184459

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Rocky View County
911 – 32nd Avenue NE
Calgary, AB T2E 6X6

October 11, 2017

Attention: Mr. Stefan Kunz, Planning Services Department
Re: Damkar Conceptual Scheme; File Number: 056184459
Application Number: PL20200050/51 Division 8

Dear Mr. Kunz;

Please be advised as nearby residents to proposed conceptual scheme by Watermark at Bearspaw (Damkar Lands – Senior Oriented Residential), we are strongly opposed to the scheme for the following reasons:

1. **The proposed development is not in alignment with the interests, needs or wants of the Bearspaw residents.** It contradicts the Bearspaw Area Structure plan which designates the lands as Country Residential. It will create greatly increased traffic along 12 Mile Coulee Road – our only exit from our home. Although 12 Mile Coulee Road is 4-lanes – there are no traffic lights to mitigate the impact of 500 residences. It will also create unnecessary traffic at the intersection of Hwy 1A and 12 Mile Coulee Road – one that already suffers from congestion and poor traffic flow. This increase in density will also impact the water and sewage systems created for a much lower population.
2. **The scheme is not in alignment with the Bearspaw Area Structure Plan (BASP).** Specifically, the proposed density is not a 'transition between adjacent Calgary developments (e.g. Tuscany & Rocky Ridge) at typical suburban densities and the nearby Bearspaw acreages.' Instead – the proposed density mimics that of the Calgary neighbourhoods and completely overshadows the country living embraced by Bearspaw residents. A mere glance at the location plan reveals that the Damkar Lands Conceptual Scheme plans 500 residences in an area that is much smaller in size to the adjacent Blueridge area – one that only has approximately 100 homes. Nor is the style of development in keeping the existing homes in the area but instead a reflection of an urban development. That is a drastic shift in density not 'an ideal transition'.

This proposal needs to be revised in a way that addresses the concerns of the existing residents of the area and align itself with the guidelines laid out in the **Bearspaw Area Structure Plan (BASP)**.

Yours truly,

Rosemary and Patrick Feighan

59 Blueridge Close
Calgary, AB
T3L 2P4

Stefan Kunz

From: Bill Fennell [REDACTED]
Sent: August 19, 2020 8:57 PM
To: Stefan Kunz
Subject: [EXTERNAL] - Re: Bearspaw Land Use Application – Damkar Lands: 500 units on 12 acres

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Dear Mr. Kunz,

I am writing in strong protest against the proposed land use application. In the last decade or two, long term residents in Bearspaw who were drawn to this area for a quiet country life style have seen progressive erosion of our environment with the bulldozing of our pastures to be replaced by high density or commercial dwellings. At 40.6 upa (units per acre), the proposal goes far beyond anything that has ever been proposed or built in the County. The Bearspaw ASP had earmarked 4-acre country residential development for the area, which Watermark significantly exceeded with its overall density of 1.95 upa.

Before Rocky View County continues to promote uncontrolled and illegal developments, may I remind the members of Council who are supportive of such moves that our natural environment, once destroyed, is lost for all eternity.

Sincerely,
Bill and May Fennell
30038 Township Road 254
Calgary, Alberta T3L 2P7

Tina Fermaniuk
31 Blueridge Lane
Calgary, AB.
T3L 2N5

Rocky View County
262075 Rocky View Point
Rocky View County, AB.
T4A 0X2

Attn: Mr. Stefan Kunz, Planning Service Department

File number: 05618459
Application Number: PL20200050/51

Dear Mr. Kunz,

As a resident of Bearspaw, and in the vicinity of the land subject to be amended, I am writing to express my opposition to amend the Watermark Conceptual Scheme from Residential Three District to Direct Control District.

We purchased our home in Rocky View County three years ago and chose to live in this area for the open spaces and country living. It is very disappointing to see a proposal for 500 units on 12 acres of land in such close proximity to the residential homes in Watermark and the surrounding acreages to the north and south. At a density of 40.6 units per acre, this proposal goes far beyond anything that has been built in Rocky View County and is a very, very long way from the original Bearspaw Area Structure plan that assumed 4-acre country residential development for this land.

I am very concerned that if the land was amended to Direct Control District, the community would be negatively impacted by such a large number of people moving into the area. It is my understanding that the development is being built with senior housing and private residential dwellings in mind; however also know that the Direct Control bylaw opens up the possibility of building apartment buildings, community facilities, vacation rentals, and so forth. As a result, the 500 units could be built and sold to anyone, regardless of age and regardless of whether they intend to use the apartments as their principal residences or as a rental investment.

With 500 units in such a small area of land, there would be traffic / safety issues with vehicles turning on and off 12 mile Coulee Road, which would end up impacting traffic flow onto Crowchild. With the absolute enormous church being built in this area, there is already going to be traffic challenges once the church is completed. The addition of 500 units beside the church will only exemplify the problem.

Another huge concern that needs to be addressed is schooling for the children that would be living in the private residential dwelling units. Developers always have plans for building in communities without any empathy to how these developments will affect the community and the people who call this area home. As always, there is no consideration given to the fact that Watermark is still developing its phases and numerous families will be moving into the area in the near future. Add in another 500 units, and our already packed schools in Bearspaw and Cochrane are forced to accept even more children into the classrooms, affecting the education of all the children attending.

At a density of 1.95 units per acre, the development of Watermark already significantly exceeded what was originally proposed to be 4 acre parcels. I kindly ask that Watermark remain at its current density and the proposal to redesignate the land to Direct Control be denied. Rocky View is not the city of Calgary and should remain unique, and in my mind better, by not allowing the development of such large units on its land.

Thank you for your time and consideration.

Sincerely,

Tina Fermaniuk

Brenda Fischer
28 Watermark Villas
Calgary, AB T3L0E2

August 17, 2020

Mr. Stefan Kunz
Planning Services Department
Rocky View County
262075 Rocky View Point,
Rocky View County, AB T4A0X2

Re: File Number 05618459
Application Number PL20200050/51
Objection to Change in Land Designation Status

Dear Sir:

I am writing to express my strong **objection** to the proposed change in designation from Residential Three District to Direct Control District to allow the development of multi-family dwelling buildings as per the application noted above. I am a landowner and resident adjacent to the property.

The proposed development of up to 500 units in 4 multi-storey buildings is significantly higher density than anything in the surrounding communities and is inappropriate for this semi rural/ urban setting. The proposed height of up to 6 storeys is significantly higher than anything else in the community, even the church, already under construction, which towers over the community.

A development such as this will have major impacts on road traffic. 12 Mile Coulee Road currently services the acreages Lynx Ridge, Bearspaw Village and Blue Ridge Estates. it also services the current and future Watermark developments and potentially any addition development south of Bearspaw Village, as well as a significant portion of Tuscany. The addition of the traffic from this proposed development will significantly negatively impact traffic, noise and safety on this road, which is the only entrance/exit for the acreages and Watermark communities.

There will also be significant increase in foot traffic on the Watermark pathway/ pond system which it was not designed nor intended to accommodate and which is paid for and maintained by homeowners in the Watermark communities.

There will also need to be consideration of the provision of water and sewer services, as this is currently privately provided to the Watermark Community and it is not clear whether there is capacity for expansion.

The proposed amendment to the land use is not compatible with the existing Blueridge, Bearspaw and Watermark communities and should not be approved to proceed.

Sincerely,



Brenda Fischer

Glen Fischer
28 Watermark Villas
Calgary, AB, T3L 0E2

Rocky View County
262075 Rocky View Point
Rocky View County, AB, T4A 0X2

Planning Services Department
Attention: Stefan Kunz

Re: File Number 05618459
Application Number PL20200050/51
Objection to Change of Land Development Designation

Dear Sirs;


I am writing you to object to the proposed change in designation of the lands contained in the subject application from "Residential Three District" to "Direct Control District". I am a landowner and resident adjacent to the proposed development.

My concerns are the following:

1. 12 Mile Coulee Road is currently a fairly busy road for existing residents. The addition of a development of this size, added to the new church traffic, with single access onto 12 Mile Coulee Road will result in significant increase to traffic volume, noise and safety issues.
2. The proposed structure height is significantly higher than anything in this district. It is not appropriate for this neighbourhood and I don't think it will be complementary to the overall develop plan for the district.
3. I have concerns about utility services required for this development. Surrounding landowner/residents are provided water and sewer service by a private company. Adding this magnitude of development to the area could pose problem for existing service recipients.
4. The proposed development has a population density comparable to a downtown urban setting. The existing developments surrounding the proposed development have a much lower population density and the existing landowners acquired the properties partly because of this lower density.

The size of the proposed development (structure size and population density) is not appropriate or complementary to the existing Blue Ridge and Watermark areas, and I urge the County to not approve the land designation change.

Sincerely,



Glen Fischer

Watermark Villas
Rocky View County AB
T3L 0E2

Planning Services Department
Rocky View County
262075 Rocky View Point
Rocky View County AB
T4A 0X2



September 1, 2020

Attention: Mr. Stefan Kunz

RE: File # 05618459
Application # P 1202000050/51 S

Dear Mr. Kunz,

As residents of Watermark Villas, we would like to raise objection to the Domkar Senior Multi-Family Devekopment application as referenced above. We firmly believe that this project should not proceed as proposed for the following reasons -

- The density of the proposed building does not integrate well with the edifices in the surrounding area. A six-floor resedential building would be more in tune with urban Calgary.
- The highly increased number of occupants equate much denser traffic along TWelve Mile Coulee, and certainly would increase more vehicular mishaps.
- Utilities such as water, sewer, storm sewer would be over extended and detrimental to the present residents of the area.

Furthermore, we understand that the original Domkar plan is motivated to offer local residents the benefit of an easily accessible church, and a seniors facility This propoded project hardly aligns with that concept.

Please reconsider granting the go-ahead with the proposal per se.

Thanking you,

Yours sincerely,

A handwritten signature in black ink, appearing to read "Philip & Gloria Fong".

Philip & Gloria Fong

Stefan Kunz

From: Stefan Frick [REDACTED]
Sent: August 10, 2020 2:22 PM
To: Stefan Kunz
Subject: [EXTERNAL] - Senior Accommodation

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Dear Stefan

Let me remind you that high density residences for seniors has done little to safeguard their health and quality of life in the past which has become even more obvious lately. Has the developer clearly addressed these issues?
It is time to pause and rethink this proposed development to come up with progressive solutions regarding high density residences that take into consideration all aspects of quality of life issues for seniors and other future inhabitants.

Stefan Frick
T3Z3K4

Sent from my iPhone

Stefan Kunz

From: Sajal Patel [REDACTED]
Sent: August 17, 2020 8:03 PM
To: Stefan Kunz; sam@wrightforbearspaw.com
Subject: [EXTERNAL] - NOT IN FAVOR OF REZONING & PROJECT PROPOSAL OF DAMKAR LANDS

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Hello,

This letter is highlighting my great concern over the new Damkar development. I do not believe this development is fair or feasible for the following reasons:

- 1) The amount of traffic with the new development will be significantly increased. Not only has the area not been designed to accommodate this new flow of traffic, but it also is not safe to the children and families who reside in the area and make use of it recreationally.
- 2) I have a hard time believing that the current water services will be able to appropriately serve the area. I do not want to see an increase in my water bill because we are having a difficult time procuring water for this new development. If my water bill does increase, the value of my home will also subsequently decrease.
- 3) I pay HOA fees to maintain my neighborhood. The new development will cause an increase in walking traffic within our neighborhood. I am not sure how this is fair, when I am paying for the maintenance of my neighborhood. Having a high concentration of additional residents who have access to our common areas is also a significant safety issue, especially when most of the families in Watermark have young children.
- 4) How are you addressing the increase in water and sewer capacities? Physical upgrades will be necessary in the utility interconnections.
- 5) Emergency services would have to increase their volume and ensure they are properly equipped for this increase in population. We are already not sufficiently served in this area.

I hope these above points are taken into account and **you do NOT proceed to go ahead with the rezoning and project development**. This proposed development is not beneficial to Watermark residents in any way - the only benefit is to Damkar and their bottomline.

Gandeephan & Sajal Ganeshalingam

317 Creekstone Rise

The Damkar lands - Senior-Oriented Residential

File Number: **05618459**

Application Number: **PL20200050/51**

Email to: skunz@rockview.ca

From:

Cheryl Berglund and Garth Gazdewich

308 Splyglass Way

Calgary. AB T3L 0C9

To:

Senior Planner

Planning Services Department,

Rocky View County,

262075 Rocky View Point,

Rocky View County, AB. T4A 0X2

Dear Stefan Kunz,

We are **NOT** in favour of the redesignation of the subject lands as referenced above from R-3 to Directly Control and the project progressing as proposed.

We have many concerns in respect of this project as listed below:

- **Project Creep**
 - Residents of Watermark and abutting areas were always aware of a senior's development proposed for the Damkar Lands. The project was thought to be much smaller in scope both physically and visually and integrated into the abutting communities. As stated in the Damkar April 2020 development proposal, the project will: *carefully integrate the natural environment, maintain views of the Rocky Mountains, leverage its proximity to the Bow River Valley and the City of Calgary, while incorporating innovative and aesthetically pleasing development standards, visually enhancing the broader Bearspaw community.* The sheer magnitude and concentration of residential units in no way can accomplish this. The result is a project which is more invasive rather than integrative.
- **Housing Density & Population**
 - The extreme concentration and number of residential units conflicts with the guiding principles of the Rocky View County plan (2018), specifically:
 - Encourage a 'moderate' level of residential growth that preserves and retains the County's rural character.
 - The Environment in maintaining the rural landscape and character of dark skies and open vistas.
 - Undertake a wide range of measures to support the conservation of land, water, watersheds, energy and other natural resources.

- It is difficult to accept these guiding principles as having been seriously considered in light of an intensified project such as a four building, six stories, 500 unit, high-density development which speaks to none of these guiding principles.
- This project takes residential density 15 to 20x over the greater Watermark Community and 3 to 4x that of the Residential Density Policy (2.0 upga up to 40.6 upga)!
- **Traffic Impacts**
 - Enormous traffic load increases from 1000 residents (477+ parking spaces), and a 44,000 sq ft Church/Campus with parking for an 800 seat sanctuary. 12 mile Coulee road the only feeder into abutting communities including Tuscany, Blue Ridge, Blazer Estates, Bearspaw Village, Lynx Ridge, Watermark will be bursting with vehicular traffic.
- **Infrastructure Loading (Water/Sewer)**
 - Given that the existing customer base of Blazer Water Systems were asked to curtail their discretionary water usage August 2020 it seems highly likely that there will be a necessary infrastructural upgrade required to service 1000 additional residents based on original assumptions of community demands and expansion. Although words of assurance were given to inquiring residents that any upgrades are the burden of the developer, past experience with Blazer Water Systems dictates skepticism as in the past Blazer Water systems has submitted rate increases 4-5x in excess of what is considered rate shock by the AUC.
 - It is also highly likely that the existing wastewater supply and treatment will require upgrades as stated in the approved Conceptual Scheme: *Communal wastewater treatment and water services will be provided to the Damkar Parcel under certain conditions*. Given that the original Blazer water/waste water systems forecasts anticipated an increase of 100 residential senior units (GRA rate application 2016) which has become 500 senior units; it is a reasonable assumption that these “conditions” will present much, much sooner and likely result in a disproportionate burden falling to the existing rate/customer base.
- **Project integration & Aesthetics**
 - It is beyond sensibilities that a four building, up to 6 stories, high density development with absolutely no thought to a transition zone can integrate in anyway with the neighbouring communities of: Blue Ridge, Tuscany, Watermark, Bearspaw Village and Lynx Ridge.

A senior's aging-in-place development concept is a worthwhile effort and a necessary endeavour for our aging population. Many residents moved to Watermark and neighbouring communities with the understanding and acceptance of the senior's project progressing. Unfortunately, the execution of this project, its magnitude, impact and consequences to existing residents makes the endeavour awkward and unwelcome. On this basis the project should be declined.

Sincerely,

Cheryl Berglund & Garth Gazdewich

Stefan Kunz

From: olufemi gbadamosi [REDACTED]
Sent: August 17, 2020 1:52 AM
To: Stefan Kunz
Subject: [EXTERNAL] - RE: Watermark at Bearspaw Conceptual Scheme

Do not open links or attachments unless sender and content are known.

File Number: 05618459

Application Number: PL20200050/51

Good day,

We are writing in respect of the application to redesignate the above land scheme from Residential Three district to Direct Control District. We wish to express our opposition to this application.

We believe the proposed development is not compatible or consistent with the present use. Presently the area is a low - medium density area, composed mostly of single family dwellings. The proposed development which would consist of four multi - storey buildings will increase population density greatly. The increase in population density will in turn put pressure on amenities and utilities - roads, water and sewer utilities.

Furthermore, the 4-5 storey buildings will alter the landscape and obstruct views of the outstanding beauty of the Rockies which you see to the west of 12 Mile Coulee.

In conclusion, we do not believe the proposed development is compatible with current land use in the area and there ought to be outright rejection of the proposal.

Sincerely,

Olusola and Oluwafemi Gbadamosi

Rocky View County

August 31, 2020

262075 Rocky View Point

Rocky View County, Alberta

T4A 0X2

Attention: Stefan Kunz

Re: file Number 05618459, Application Number PL20200050/51

Dear Mr. Kunz

I am writing to express my concerns with, and strong opposition to the above referenced application to amend the Watermark at Bearspaw Conceptual Scheme and to redesignate the subject lands from Residential Three District to Direct Control District. I am a landowner whose property is adjacent to the proposed development. My concerns are as follows:

1. The proposed size and nature of the project has changed from what I understood when I purchased my property. I understood the project to be a 350-unit seniors residence complex with varying levels of care. The project being proposed now is "the development of four multi-family dwelling buildings, up to 500 units in total, including a seniors' housing facility and private dwelling units." The project is now larger (500 vs 350 units) and is not exclusive to seniors' residences as the project description states that it will "include" seniors' housing. Also, this is the first time that I have heard of private dwelling units being included in the development. The point here is that the rules should not be allowed to change once people have made significant investments based on previously laid out parameters.
2. The applicant is proposing a density ratio of 39 – 40 units per acre which is 20 times greater than the Watermark at Bearspaw Conceptual Plan as well as the other developments in the area. Some increase may be acceptable for a seniors residence but a 20 times increase is far too much.
3. The first phase of the development, being the construction of the church, has had several issues including the very substantial water runoff control and soil erosion incidents that impacted the Watermark community. Also, the design of the church is not compatible with the architectural parameters of the Watermark community. It is a hulking behemoth that reminds me of a medieval royal castle overlooking the subjects below. The structure towers over the adjacent neighbors and significantly infringes on the privacy for which they paid when they purchased their lots in this unique community. Spacing between buildings should be proportionate to the size of the buildings with larger structures required to be further away from property lines. This would be consistent with what I believe is the intent of the Watermark building standards to preserve the "out of the city" feel of the development. These things do not instill a lot of trust in the developer's capability or desire to build a project that is compatible with its neighbors.
4. The expanded size of the project presents several potential problems. First is the impact on the demand for water and sewer utilities that I understand will be serviced by the Watermark infrastructure. Will the existing facilities be able to handle this incremental, expanded demand? See the attached letter for evidence that the answer to this question may very well be "No". Second, will the residents of the proposed development avail themselves of the amenities

(walking paths, ponds, parks) that are paid for by the Watermark Homeowners' Association? I have no doubt that even if they are not "allowed" to access these facilities there will be substantial additional usage coming from residents of the new development, particularly if it is not exclusively a seniors' complex. Finally, the added population and associated traffic will have a large negative impact on the limited road access to the new development and to the Watermark community. This could in turn be detrimental to the timely delivery of emergency services to the area.

In closing, I would like to say that I moved to Watermark and Rocky View County to enjoy the more rural setting the development offered with more space between houses than what you usually have in the city. I was aware of the proposal to develop the property adjacent to me and was accepting of the plans that were in place at that time. I do not think that amending the Watermark at Bearspaw Conceptual Plan, or redesignating the lands, to accommodate a developer's changed plans is fair to the people who have made significant investments based upon the old rules. For the reasons outlined here in, I am strongly opposed to this application.

Regards,

Bob German

17 Spyglass Point

Watermark at Bearspaw

T3L 0C9

CC: Samantha Wright, Rocky View County Councilor, Division 8

The recent and current warm spells of weather have significantly increased demand on the Blazer water system. Most of this is, of course, as a result of increased watering of yards by residents in the area. Normally this would not be a problem as the Blazer system is designed to deal with summer peaks spread over 5 days, and the design assumption is that demand for irrigation water is spread evenly through the week.

Unfortunately, this design assumption is not proving to hold true, as it seems that many Blazer's customers have elected to operate their irrigation systems on the same days. This results in extreme spikes which deplete the balancing volumes available in Blazer's main water reservoir, and this is becoming a cause for concern for the security of our water supply.

If the irrigation demand was more appropriately spread out through the week, there would not then be an issue in ensuring water availability for drinking water purposes, irrigation purposes and firefighting security. Therefore, Blazer is hereby implementing measures to try to better spread out the demand for irrigation water through the week. We ask that the occupants of each home play their part to ensure the security of your water supply and do each of the following as they apply to your home. We ask that you reprogram your irrigation system and make changes to your gardening practices on the following basis:

- a) Only water your lawns twice a week, with those days spaced evenly through the week; e.g. Monday and Friday or Tuesday and Saturday and so on;
- b) If you have an odd numbered street address, operate your irrigation system only as needed and a maximum of two days per week on either Sunday, Tuesday, Thursday, and/or Saturday;
- c) If you have an even number street address, operate your irrigation system only as needed and a maximum of two days per week on either Monday, Wednesday, and/or Friday (in 2021 we will flip the sequencing to maintain equity);
- d) Reduce the time that each irrigation zone is on so that the lawns in particular, are being watered using no more than 1 inch of water per week, i.e. ½ an inch per irrigation day;
- e) Put out a container (or purchase a rain gauge and use that) on your lawn, and measure the amount of water being applied, limit the application to ½ an inch per irrigation day, and;
- f) If you see water from your irrigation system running down the street gutters, you are wasting water by applying too much, too quickly.

Please ensure that you are only applying one inch of water a week to your lawns, anything more than that is unnecessary and wasteful, and the excess water simply ends up in the stormwater system. This is the recommendation from the City of Calgary: *"Apply water low and slow, for short intervals (5-8 minutes) to ensure all water is being absorbed. Reapply at these short intervals until water starts to run off or pool."* <https://www.calgary.ca/uep/water/water-conservation/lawn-and-garden/watering-101-mature.html>

You should also note that irrigating in the heat of the day is ineffective and wasteful, as the water tends to evaporate in the heat rather than providing any benefit to the roots of your lawn. Evening, overnight and early morning are the best times to operate your irrigation systems.

Your cooperation in implementing these measures as quickly as possible will be of benefit to yourselves and all the other customers of Blazer.

Best wishes,

DaLee J. Erdely
General Manager
BLAZER WATER SYSTEMS LTD.

Stefan Kunz

From: Susan Gibson [REDACTED]
Sent: August 17, 2020 2:44 PM
To: Stefan Kunz
Subject: [EXTERNAL] - Proposal land use Damkar

Do not open links or attachments unless sender and content are known.

Dear Stefan,

I was opposed to the proposal for 500 units on 12 acres. If this is affordable housing for seniors I could be swayed. If it is for more expensive single homes, I am opposed as we have plenty.

Sincerely

Susan Gibson

Sent from my iPhone

Hello Dominic and Stefan:

I am a resident of Watermark and am **DIRECTLY** affected by the Damkar Seniors Project. I am **ABSOLUTELY OPPOSED to the application for re-zoning of this project.**

The size of the structures and the proximity to the residential homes are significant and will negatively impact both our property directly and Watermark as a whole. Please find the following reasons that individually and we as a community have researched and are concerned about:

- Bearspaw Density. The person/acre density figures (<2) are an important reason why we chose to live in Watermark. With this change in re-zoning of the project and the potential for that density figure to increase up to 40, and this goes directly against what Bearspaw low density figures are meant to achieve.
- Hill stability. I have seen the disgusting, dirty and outright negligent outcome of the mud slide during the construction of the Church on the hillside which caused damage to homes on Spyglass Point. Also, we have spoke to other neighbors who are concerned with hill stability considering the type of clay and organic material of the soil will cause eventual slumping/sliding of the planned buildings.
- Water usage. The plan is to tap into the current Watermark water supply. Such an increase in demand for our water causes concern in terms of pricing and availability. A development similar to Watermark has experienced significant issues. Article: <https://www.cbc.ca/news/canada/calgary/water-rocky-view-county-cambridge-alberta-utilities-commission-1.5661828>. Blazer has already sent notices this month of water issues and we were required to reduce our water usage - so how will this exponential increase in residence usage impact our water pressure, water costs, usage etc.
- Traffic: The volume of traffic that will be imposed upon 12 mile coulee road will absolutely overwhelm the current road.
- Sense of security in the community: As parents of young children, we chose Watermark as it is a small safe community. I do not trust that the residents and visitors of the proposed development will not venture below to the parks and paths that we currently pay for through our fees.
- Property Value: All these factors will **significantly** impact the value of the homes in the community.

We request that you take these concerns seriously and **DO NOT approve the change in designation from R3 – DC.**

I am available to discuss if you need more information.

Amardeep Gill

Hello Dominic and Stefan:

I am a resident of Watermark and am **DIRECTLY** affected by the Damkar Seniors Project. I am **ABSOLUTELY OPPOSED to the application for re-zoning of this project.**

The size of the structures and the proximity to the residential homes are significant and will negatively impact both our property directly and Watermark as a whole. Please find the following reasons that individually and we as a community have researched and are concerned about:

- Bears paw Density. The person/acre density figures (<2) are an important reason why we chose to live in Watermark. With this change in re-zoning of the project and the potential for that density figure to increase up to 40, and this goes directly against what Bears paw low density figures are meant to achieve.
- Hill stability. I have seen the disgusting, dirty and outright negligent outcome of the mud slide during the construction of the Church on the hillside which caused damage to homes on Spyglass Point. Also, we have spoke to other neighbors who are concerned with hill stability considering the type of clay and organic material of the soil will cause eventual slumping/sliding of the planned buildings.
- Water usage. The plan is to tap into the current Watermark water supply. Such an increase in demand for our water causes concern in terms of pricing and availability. A development similar to Watermark has experienced significant issues. Article: <https://www.cbc.ca/news/canada/calgary/water-rocky-view-county-cambridge-alberta-utilities-commission-1.5661828>. Blazer has already sent notices this month of water issues and we were required to reduce our water usage - so how will this exponential increase in residence usage impact our water pressure, water costs, usage etc.
- Traffic: The volume of traffic that will be imposed upon 12 mile coulee road will absolutely overwhelm the current road.
- Sense of security in the community: As parents of young children, we chose Watermark as it is a small safe community. I do not trust that the residents and visitors of the proposed development will not venture below to the parks and paths that we currently pay for through our fees.
- Property Value: All these factors will **significantly** impact the value of the homes in the community.

We request that you take these concerns seriously and **DO NOT approve the change in designation from R3 – DC.**

I am available to discuss if you need more information.

Simple Gill

The Damkar lands - Senior-Oriented Residential

File Number: **05618459**

Application Number: **PL20200050/51**

Email to: skunz@rockview.ca

From:

Terry & Sherry Gill
197 Blueridge View
Calgary AB
T3L 2R7

To:

Senior Planner
Planning Services Department,
Rocky View County,
262075 Rocky View Point,
Rocky View County, AB. T4A 0X2

Dear Stefan Kunz,

We are **NOT** in favour of the redesignation of the subject lands as referenced above from R-3 to Directly Control and the project progressing as proposed.

We have many concerns in respect of this project as listed below:

- **Project Creep**
 - Residents of Watermark and neighbouring areas were always aware of a senior's development proposed for the Damkar Lands. The project was thought to be much smaller in scope both physically and visually and integrated into the surrounding communities. As stated in the Damkar April 2020 development proposal, the project will: *carefully integrate the natural environment, maintain views of the Rocky Mountains, leverage its proximity to the Bow River Valley and the City of Calgary, while incorporating innovative and aesthetically pleasing development standards, visually enhancing the broader Bearspaw community.* The sheer magnitude and concentration of residential units in no way can accomplish this. The result is a project which is more invasive rather than integrative.
- **Housing Density & Population**
 - The extreme concentration and number of residential units conflicts with the guiding principles of the Rocky View County plan (2018), specifically:
 - Encourage a 'moderate' level of residential growth that preserves and retains the County's rural character.
 - The Environment in maintaining the rural landscape and character of dark skies and open vistas.
 - Undertake a wide range of measures to support the conservation of land, water, watersheds, energy and other natural resources.

- It is difficult to accept these guiding principles as having been seriously considered in light of an intensified project such as a four building, six story, 500 unit, high-density development which speaks to none of these guiding principles.
- This project takes residential density 15 to 20x over the greater Watermark Community and 3 to 4x that of the Residential Density Policy (2.0 upga up to 40.6 upga).
- **Traffic Impacts**
 - Enormous traffic load increases from 1000 residents (477+ parking spaces), and a 44,000 sq ft Church/Campus with parking for a 800 seat sanctuary. 12 mile Coulee road the only feeder into adjoining communities including Tuscany, Blue Ridge, Blazer Estates, Bearspaw Village, Lynx Ridge, Watermark will be bursting with vehicular traffic.
- **Infrastructure Loading (Water/Sewer)**
 - Given that the existing customer base of Blazer Water Systems were asked to curtail their discretionary water usage August 2020 it seems highly likely that there will be a necessary infrastructural upgrade required to service 1000 additional residents based on original assumptions of community demands and expansion. Although words of assurance were given to inquiring residents that any upgrades are the burden of the developer, past experience with Blazer Water Systems dictates skepticism as in the past Blazer Water systems has submitted rate increases 4-5x in excess of what is considered rate shock by the AUC.
 - It is also highly likely that the existing wastewater supply and treatment will require upgrades as stated in the approved Conceptual Scheme: *Communal wastewater treatment and water services will be provided to the Damkar Parcel under certain conditions*. Given that the original Blazer water/waste water systems forecasts anticipated an increased of 100 residential senior units (GRA rate application 2016) which has become 500 senior units, it is a reasonable assumption that these “conditions” will present much, much sooner and likely result in a disproportionate burden falling to the existing rate/customer base.
- **Project integration & Aesthetics**
 - It is beyond sensibilities that a four building, up to 6 story, high density development with absolutely no thought to a transition zone can integrate in anyway with the neighbouring communities of: Blue Ridge, Tuscany, Watermark, Bearspaw Village and Lynx Ridge.

A senior's aging-in-place development concept is a worthwhile effort and a necessary endeavour for our aging population. Many residents moved to Watermark and neighbouring communities with the understanding and acceptance of the senior's project progressing. Unfortunately, the execution of this project, its magnitude, impact and consequences to existing residents makes the endeavour awkward and unwelcome. On this basis the project should be declined.

Sincerely,

Terry Gill on behalf of the Gill Family

Stefan Kunz

From: Marc & Sheryl Guay [REDACTED]
Sent: August 15, 2020 4:04 PM
To: Stefan Kunz
Subject: [EXTERNAL] - File 05618459/Application PL20200050/51

Do not open links or attachments unless sender and content are known.

Afternoon Stefan,

I would like to comment on the proposed application for redesignation of the Damkar lands (Senior Oriented Residential) from a residential three district to a direct control district (File 05618459/Application PL20200050/51). While we are not opposed to the development of a seniors facility, the proposed facility has increased substantially from the original proposed development, our comments are as follows:

- It would not preserve views for neighbours of Tuscany and conform with existing surrounding structures due to the proposed structure size right along 12 Mile Coulee Road. This amendment would be in direct contradiction of all published material provided on the development to date. This could be corrected by lowering the overall density and height of buildings C & D and increasing density in the remaining buildings which would still align with the typology similar to the neighbouring church.
- Increased traffic density in an already busy intersection would only be compounded by the addition of another 500 residents. What plans are in place to mitigate this?
- It is surrounded by a pedestrian unfriendly and dangerous intersection for residents to potentially access transit and other amenities within Tuscany.

Thank you,
Marc Guay

Stefan Kunz

From: Karen Hamilton [REDACTED]
Sent: August 17, 2020 11:22 PM
To: Stefan Kunz
Subject: [EXTERNAL] - Damkar lands in Bears paw

Do not open links or attachments unless sender and content are known.

Stefan,

I'm contacting you regarding the Damkar lands approval regarding the high density on 12 acres that was designated 4 acre country residential.

I have a 38 acre parcel that is currently designated for 2 acre country residential in Springbank off of Horizon View and lower Springbank Rd. A couple of years ago while the MD was in the final stages of planning, I approached the County regarding the possibility of having one portion of my land at the bottom corner have a small country store and farmersmarket style development that would harmonize with the community as an asset, includes making the runoff holding pond a and playpark part of the concept. I was playing to still keep the rest of the land as acreages as per the designation. I was told at the time the county would not be approving any changes to the designation of my land and suggested it would not be willing to entertain that concept.

Upon reviewing the Damkar lands off of highway 1A, request for approval and complete change to designation, I'm curious as to the current stance on my lands, if this designation goes through, as mine is a significantly larger piece and would not be high density.

The reason for my inquiry is to find out the MD's current position on rezoning one small portion of my property to allow for my concept. I've currently listed my 38 acres and feel it critical on valuing of my lands to know whether that is a possibility, as that would greatly increase the value of my land and I may decide not sell.

Any information on why this is being considered with Damkar verses my land would be very helpful.

Regards,

Karen Hamilton

Sent from my iPhone

Stefan Kunz

From: [REDACTED]
Sent: August 27, 2020 1:13 PM
To: Stefan Kunz
Cc: 'Samanntha Wright'
Subject: [EXTERNAL] - Opposition to Proposed Damkar Seniors-Oriented Residential Development

Do not open links or attachments unless sender and content are known.

Re: File Number: 05618459
 Application Number: PL20200050/51
 Division 8
 Description: The Damkar Lands – Seniors-Oriented Residential development

Dear Mr. Kunz, I am a resident of Watermark and I am strongly opposed to this proposed project as currently drafted. There are numerous reasons for my opposition, specifically:

- 1) Incompatibility: First and foremost, a project of this size and scope is simply not compatible with other existing land uses in the neighbourhood. For that matter, to my knowledge it is also inconsistent any other development in the rural-based Municipality of Rocky View, outside of Airdrie, Chestermere, Cochrane, Crossfield, Irricana, and Beiseker. Watermark is a community of largely detached single family homes, along with attached single-family Villas, which consist of one-story, walk-out homes. The proposed development of up to 500 units would be 150% larger than the entirety of Watermark. This would significantly increase the density factor well beyond what was ever intended for our community, and would also be inconsistent with density factors elsewhere in Rocky View outside of its cities, towns, or villages.

The vision of Watermark is a tranquil estate-like community, with natural ambiance, including subdued street lighting to maintain a rural-feel. Zoning and strict architectural standards limit the type and height of the homes permitted. The proposal for four multi-family dwellings of three to six storeys in height would physically tower over the community of Watermark and would be a complete departure from this vision. This would be further amplified by the higher Grade of the proposed land in question, which has been clearly demonstrated by the Center Street Church development currently underway on the adjacent land. These proposed dwellings would be significantly taller and larger than the Church which has already exceeded what we were led to expect.

A development of this size, scope and multi-family density would be more appropriate for one of the cities, towns, or villages in Rocky View, not on top of the small and quiet residential community of Watermark.

- 2) Water Supply and Treatment: We understand that the proposed development would look to tap into the same source of water supply and to share the existing waste treatment facility located in the centre of Watermark, across the street from the Central Plaza park which is a hub for many of the children in the community. Aside from the capacity considerations of our water supply infrastructure and the treatment plant, this proposed development would also result in a significant increase in the volume of daily sewage truck traffic in and out of our residential community to process the added volumes. Sewage trucks are already an unsightly fact that we live with, any added truck traffic would be detrimental to the neighbourhood aesthetics and safety of our community.
- 3) Vehicle and Pedestrian Traffic: The communities of Watermark and neighbouring Tuscany already face lengthy rush-hour delays on west-bound Crowchild Trail, waiting to turn south onto 12-Mile Coulee Road. This traffic

volume would become further adversely affected by the addition of 500 residential units, along with the associated daily service staff employees as well as third-party contractors. Twelve-Mile Coulee is the only access route into Watermark and it is already projecting a substantial increase in volume associated with the Centre Street Church currently under construction. The Damkar proposal would only further exacerbate these traffic volumes.

In addition to the vehicle traffic considerations, the potential population increase of up to 1,000 people with pedestrian access to Watermark would place an unanticipated burden and additional cost to maintain the amenities and change the character of our community. Watermark was designed for a specific density of activity which all residents understood when they chose to move here. Introducing a potential large external population increase from a neighbouring development would be unfair to the residents of the community.

- 4) Property Values: The proposed development will only serve to further negatively affect home prices in the community of Watermark which are already suffering from the broader economic conditions in Alberta.

Overall, a development of this scale and design, towering over the community of Watermark would be highly inappropriate and as such, it should not be approved.

Sincerely,
Greg Hickaway

Ralph & Laurel Hildenbrandt
10 Spyglass Point
Calgary, AB T3L 0C9

September 14, 2020

Mr. Stefan Kunz, Senior Planner
Planning Services Department
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Sent via email

Dear Mr. Kunz:

Re: The Damkar Lands - Seniors-Oriented Residential CS Amendment
File Number: 05618459
Application Number: PL20200050/51
Division 8

We are writing to advise that we are opposed to the Conceptual Scheme Amendment Proposal to redesignate the subject land from Residential Three District to Direct Control District in order to allow the development of four multi-family dwelling buildings up to 500 units total.

We have been aware of the senior's development proposed for the Damkar lands since before we purchased our lot and home in 2015. We have always understood the project to be much smaller both physically and visually than what is being proposed in this amendment.

We have several concerns with the proposed amendment as follows.

Density

The proposed density and number of dwelling units conflicts with the guiding principles of the **Rocky View County Plan (2018)**, which *'encourage a moderate level of residential growth that preserves and retains the County's rural character'* and *'maintaining the rural landscape and character of dark skies and open vistas.'*

An intense development such as is being proposed, four buildings up to six storeys in height, and up to 500 units, does not speak to rural character nor rural landscape and open vistas. The proposed density of approximately 40 residential units per acre is well beyond the currently permitted 1.95 units per acre, is approximately 20 times the density of the Watermark neighborhood, and 3 to 4 times the Rocky View Residential Density Policy.

Project Integration

The proposed building height of up to six storeys does not provide any transition or integration with the single family residences in the neighboring communities of Tuscany, Blue Ridge Mountain Estates, Watermark, or Lynx Ridge. The Rocky View Land Use Bylaw maximum building height for most Land Use Districts is only 10 m, with 15 m permitted for certain commercial districts; a six storey residence will certainly exceed the 15 m height, and well exceed the generally permitted 10 m height.

Traffic Impact

Previous traffic impact assessments completed for the Damkar Lands did not take into account the traffic anticipated from a 500 unit, 474 parking stall development. The traffic associated with the proposed development certainly has the potential to overload the existing roads and intersections.

Infrastructure Load

In late August 2020 the existing customer base of Blazer Water Systems were asked to curtail their discretionary water usage. It would thus seem highly likely that an infrastructure upgrade will be required to service the additional residents of the proposed 500 unit development.

It would also seem highly likely that the existing wastewater supply and treatment will require upgrades. The Blazer Water and Bearspaw Regional Wastewater forecasts included in their 2016 GRA rate application anticipated an increase of 100 residential senior units, not 500 units as now proposed. We are concerned that such upgrades will result in a disproportionate burden falling to the existing customer base rather than to the developer of this project. Previous rate increase applications by Blazer Water Systems, **well in excess of what AUC considers 'rate shock', suggest they will pass this** cost on to the existing user base.

We do support the notion of a seniors oriented community – it is a worthwhile effort and a necessary endeavour for our aging population. We, along with most of our neighbors, moved to Watermark with the understanding and acceptance of a seniors residence on the Damkar Lands. However, the sheer size and scale of the proposed project is inconsistent with the adjacent neighborhoods, and is contrary to the rural intent implicit in the current Rocky View land use bylaw. On this basis the Conceptual Scheme Amendment Proposal should be rejected.

Sincerely

Ralph and Laurel Hildenbrandt
[REDACTED]

Stefan Kunz

From: Hill Steve CGY [REDACTED]
Sent: August 10, 2020 5:30 PM
To: Stefan Kunz
Cc: Julie Hill
Subject: [EXTERNAL] - Comments re: File Number 05618459 Application Number PL20200050/51 (Damkar Lands)

Do not open links or attachments unless sender and content are known.

To: Stefan Kunz
 Planning Services Department
 Rocky View County

Re: Application to Amend Watermark at Bearspaw Conceptual Scheme: to redesignate the subject lands from R3 District to Direct Control District to accommodate the development of four multi-family dwelling buildings, with up to 500 units total, including a senior's housing facility and private residential units.

In general I support the seniors-oriented residential community project that is the subject of the amendment of the Conceptual Scheme. Below are listed two (2) specific questions/concerns that I have related to the amendment application.

1. There are concerns that once the lands are redesignated that the developers may choose to open up the high density residential units to more than just seniors (ex. assisted living for people with disabilities, young single families, charitable shelter, housing for students etc...), I cannot say if neighbouring residents would be opposed to different uses other than a residence for seniors but it would be different than the intent and scheme presented. How does the County protect against this type usage "drift"? (It should be noted that I do not presume there is any such intent by the developer to do so). When the county passes a Direct Control bylaw does the approved bylaw specifically dictate the use of the structures in perpetuity (or until another DC bylaw is passed/amended)? I believe the adjacent land owners would benefit from a better understanding of what restrictions/protections come under a Direct Control land designation.
2. Transportation Network/Traffic
 For residents of Watermark Villas it is currently becoming more challenging to make the short trip into Tuscany to visit the Tuscany LRT, Tuscany Market, Rexall Pharmacy etc... The east bound left turn from Watermark Villas onto 12 Mile Coulee Road is becoming more difficult with increased traffic. As well the return west bound left turn from Tuscany Way NW onto 12 Mile Coulee Road is even more difficult and can result in long lines of cars on Tuscany Way waiting to make a turn. The assumption is that residents of the proposed 500 unit complex making the same trip will experience the same growing challenges. The Transportation Impact Assessment completed for the Project states that the Project will not have a significant impact on the capacity of 12 Mile Coulee Road.
 - Rather than the capacity of the infrastructure I am concerned for the safety of aged persons from the proposed 500 unit complex making the short trip from the Damkar Lands into Tuscany. Before approving the amendment to the conceptual scheme I would like to see a safety study done that specifically addresses the safety aspects of aged persons driving and/or walking from the Damkar Lands Project into Tuscany.
 - I also believe that any redesignation of the lands from R3 District to a Direct Control District should be linked with signalization and crosswalk installation at the 12 Mile Coulee Road/ Tuscany Way NW intersection. I appreciate that 12 Mile Coulee Road falls under the jurisdiction of the City of Calgary but I

cannot imagine aged persons crossing 12 Mile Coulee Road into Tuscany today without a crosswalk and traffic signals. In my opinion it would be dangerous and irresponsible to not have signals and crosswalks at the 12 Mile Coulee Rd and Tuscany Way NW intersection as an integral part of the development approval.

Regards,

Steve Hill
65 Watermark Villas
Rocky View County
T3L 0E2

Stefan Kunz

From: Hans Hirschmanner [REDACTED]
Sent: September 15, 2020 1:41 PM
To: Stefan Kunz
Subject: [EXTERNAL] - Damkar Lands - 500 unit development

Do not open links or attachments unless sender and content are known.

Hi Stan

We have reviewed the Application for Development of a seniors-focused 500 unit development on the Damakar land and have some concerns. We are in general agreement with the need for a seniors focused development and the attendant high density associated with it, recognizing its unique location, next to the Church, [12 Mile Coulee Road](#) and the Watermark Villas. We are, however, very concerned that this NOT be a precedent for high density developments/apartments etc in the area north of Blue Ridge or Bearspaw Village.

In summary, we would support this seniors focused development but only on the understanding that this is a one off development to meet a specific need, and not as a precedent which undermines the rural character of this community.

Hans Hirschmanner
55 Bearspaw Point Place

Sent from my iPad

September 8, 2020

To : Stefan Kunz
Rocky View County Planning

From: Brent Hughes
28 Rockwater Way
Calgary, AB T3L 0C9

Re: File number 05618459, Application PL202000050/51

I am writing to share my concerns about the proposed development. (File number 05618459, Application PL202000050/51)

The area of Bearspaw is considered a "Country Residential" area, as outlined in the Bearspaw Area Structure Plan. This proposed high density development does not fit in with the guidelines of the area. Some of my concerns include increased traffic (especially considering there is only one access road- 12 Mile Coulee), noise and light pollution, and strain on our current infrastructure and public services.

Bearspaw is a unique and beautiful area, free of multi story buildings and high density developments. Please help to keep it that way.

Sincerely,



Brent G. Hughes

Stefan Kunz

From: Sara Hughes [REDACTED]
Sent: September 8, 2020 11:07 AM
To: Stefan Kunz
Subject: [EXTERNAL] - Bearspaw development concerns

Do not open links or attachments unless sender and content are known.

Dear Mr. Kunz,

I am writing to share my concerns about a proposed development in Bearspaw. (File number 05618459, Application PL202000050/51)

The area of Bearspaw is considered a "Country Residential" area, as outlined in the Bearspaw Area Structure Plan. This proposed high density development does not fit in with the guidelines of the area. Some of my concerns include increased traffic (especially considering there is only one access road- 12 Mile Coulee), noise and light pollution, and strain on our current infrastructure and public services. The water service in particular is not meant to handle such a drastic increase in users.

Most importantly, Bearspaw is a unique and beautiful area, free of multi-story buildings and high density developments. Please help to keep it that way.

Thank you,
Sara Hughes
28 Rockwater Way
[REDACTED]

The Damkar lands - Senior-Oriented Residential

File Number: **05618459**

Application Number: **PL20200050/51**

Email to: skunz@rockview.ca

From:

Celina Hwang
33 Damkar Drive
Calgary, AB, T3L 0E8

To:

Senior Planner
Planning Services Department,
Rocky View County,
262075 Rocky View Point
Rocky View County, AB. T4A 0X2

Dear Stefan Kunz,

We are **NOT** in favour of the redesignation of the subject lands as referenced above from R-3 to Direct Control and the project progressing as proposed.

We have many concerns in respect of this project as listed below:

- **Project Encroachment**
 - The project was thought to be much smaller in scope both physically and visually and integrated into the abutting communities. As stated in the Damkar April 2020 development proposal, the project will: *carefully integrate the natural environment, maintain views of the Rocky Mountains, leverage its proximity to the Bow River Valley and the City of Calgary, while incorporating innovative and aesthetically pleasing development standards, visually enhancing the broader Bearspaw community.* The increase in density and concentration of residential units in no way can accomplish this, resulting in a project which deviates from the original proposal.
- **Housing Density & Population**
 - The increase in density of residential units conflicts with the guiding principles of the Rocky View County plan (2018) as well as the Bearspaw area, specifically:
 - Encourage a 'moderate' level of residential growth that preserves and retains the County's rural character.
 - The Environment in maintaining the rural landscape and character of dark skies and open vistas.
 - Undertake a wide range of measures to support the conservation of land, water, watersheds, energy and other natural resources.
 - It is difficult to accept these guiding principles as having been seriously considered in light of an intensified project such as a four building, six story, 500 unit, high-density development which speaks to none of these guiding principles.

- This project takes residential density 15 to 20x over the greater Watermark Community and 3 to 4x that of the Residential Density Policy (2.0 upga up to 40.6 upga)!
- The proposed changes would create a precedent for larger densities throughout the Bearspaw area, which other Bearspaw residents have not been able to provide feedback on. The scope of this rezoning has **NOT** encompassed the correct group and should be expanded to include all of Bearspaw for community feedback.
- **Traffic Impacts**
 - A traffic load increase from the additional density proposed would create additional load on 12 mile Coulee, the only feeder into abutting communities including Tuscany, Blue Ridge, Blazer Estates, Bearspaw Village, Lynx Ridge, Watermark. A traffic study should be conducted to ensure this is forecasted correctly and upgrades are completed as necessary.
- **Infrastructure Loading (Water/Sewer)**
 - Given that the existing customer base of Blazer Water Systems were asked to curtail their discretionary water usage August 2020 it seems highly likely that there will be a necessary infrastructural upgrade required to service additional residents based on original assumptions of community demands and expansion. Although words of assurance were given to inquiring residents that any upgrades are the burden of the developer, past experience with Blazer Water Systems dictates skepticism as in the past Blazer Water systems has submitted rate increases 4-5x in excess of what is considered rate shock by the AUC.
 - It is also highly likely that the existing wastewater supply and treatment will require upgrades as stated in the approved Conceptual Scheme: *Communal wastewater treatment and water services will be provided to the Damkar Parcel under certain conditions*. Given that the original Blazer water/waste water systems forecasts anticipated an increased of 100 residential senior units (GRA rate application 2016) which has become 500 senior units, it is a reasonable assumption that these “conditions” will present much, much sooner and likely result in a disproportionate burden falling to the existing rate/customer base.

Sincerely,
Celina Hwang

The Damkar lands - Senior-Oriented Residential

File Number: **05618459**

Application Number: **PL20200050/51**

Email to: skunz@rockview.ca

From:

Geoffrey Hwang

33 Damkar Drive

Calgary, AB, T3L 0E8

To:

Senior Planner

Planning Services Department,

Rocky View County,

262075 Rocky View Point

Rocky View County, AB. T4A 0X2

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Sincerely,
Geoffrey Hwang

Report an Issue

You can use this form to notify the County about bylaw infractions, lost animals, unsightly premises, traffic-related concerns, or other issues related to bylaw enforcement.

The County does not accept anonymous complaints. Please fill in all the information so that we can take appropriate action on your request. Your name and contact information is treated in confidence. Your information will not be shared, and will be managed in accordance with the *Freedom of Information and Protection of Privacy Act*.

Please visit the [Bylaw Complaints](#) page for more information on the reporting and complaints process.

Your Information

Name:

Saad Ibrahim

Municipal Address:

#19 Blueridge Place, N.W Calgary, T3L 2N5 (Rockyview County)

Home Phone:

[REDACTED]

Cell Phone:

[REDACTED]

Email:

[REDACTED]

Preferred Contact Time:

Late afternoon until midnight

Optional

Incident Information

Incident Category:

- ☐ Animal Control
- ☒ Development/Land Use Bylaw (Private Property)
- ☐ Miscellaneous
- ☐ Nuisance and Unsightly Premises
- ☐ Roads and Traffic

Incident Type:

Development Permit conditions



Incident Location:

We are Blueridge Mountain Estates on the coner of Twelve Mile coulee residents objecting on Damkar Senior housing development legal location: Lot 4 Block 1 Plan 1712232

Date and Time of Incident:**Is this a repeat call?:**

- ☐ Yes
☐ No

Incident Details:

On the map of proposed development (which we never received) are a few buildings of 3-6 stories to be built right on our property line absolutely not reasonable and not acceptable. It is overwhelming very high obstruction of all ours and our neighbors property lines. We are demanding an urgent meeting to discuss this problem.

Subject of Report:

Objection on Damkar Senior Housing Project

Optional

Subject's Contact Information:

Pleas contact us ASAP [REDACTED]

Optional

Send Report

FOIP Notification: Personal information provided through this online form is collected in accordance with section 33 of the Alberta *Freedom of Information and Protection of Privacy Act*. The information is collected for the purpose of notifying Rocky View County staff about bylaw infractions and other issues related to bylaw enforcement. Questions about the collection, use, and disclosure of this information can be directed to the Manager of Enforcement Services at 403-230-1401.

Contact

Municipal Enforcement
T: 403.230.1401
F: 403.230.7091

An Enforcement Officer is available Monday to Friday, from 8 a.m. to 8 p.m. Please call 403.230.1401. Page 436 of 1084

Call 911 for immediate emergency assistance such as fire, ambulance and police services.

Weeds & Pests


Use the [Agricultural Services report form](#) to notify us about weeds, pests, or other agricultural-related problems in the county.

Report Road Issues

Use the [Report a Road Issue form](#) to notify us about issues or problems affecting County roads.

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Steven & Ruth Ingram
7 Blueridge Lane
Calgary, AB T3L 2N5



August 9, 2020

Rocky View County
262075 Rocky View Point
Rocky View County, AB
T4A 0X2

Attention: Planning Services Department

Dear Sir/Madame:

Re: Proposed Amendment to the Watermark at Bearspaw Conceptual Scheme and Redesignation of Subject Lands; File Number 05618459; Application Number PL20200050/51

This letter is in response to the notice from Rocky View County ("RVC") dated July 24, 2020 concerning the application with respect to "The Damkar Lands – Seniors-Oriented Residential CS Amendment".

We have reviewed the "Damkars Legacy Project – Appendix 9: Conceptual Scheme Amendment" document on RVC's website, as well as a May 2020 letter from the developers entitled "From the Damkars" and their June 2020 "Engagement Summary". We have the following comments for consideration by the Planning Services Department and RVC Council pertaining to the density, size and site location of the proposed development.

1. When the original Watermark development was under consideration by the local residents and RVC several years ago, it was proposed by the developers that the Watermark community would be a "master-planned residential community with +/- 600 homes on +/- 300 acres", with a "mandated overall density assumed to be 1.95 units per gross acre". That Watermark Conceptual Scheme proposal, which was approved by RVC in February 2010, included the subject Damkar Parcel. The Damkar Lands now in question (~12.3 acres) are proposed to be developed as 400 – 500 residential units in four buildings, of three to six storey buildings, which amounts to a residential density of ~ 32.5 – 40.6 units per gross acre, versus the 1.95 units per gross acre set out in the Watermark Conceptual Scheme. In their Conceptual Scheme Amendment document, the developers try to "spin" this as only requiring an amendment to increase the overall density of the Watermark development to 3.1 – 3.4 units per gross acre. This of course makes it seem like a small amendment, however the fact is that the proposed Damkar development now stands on its own and is starkly different than the large majority of the Watermark development, which is primarily single family homes. Such a significant increase in density goes far beyond what was originally supported by the majority of local residents (including those in the Blueridge neighborhood of which we are a part) and RVC Council. It is submitted that had such significant density been included in the original Watermark Conceptual Scheme, there would have been much greater opposition by the neighboring communities than was the case at the time.

2. A goal of providing housing for seniors is certainly laudable, and the developers lean on this heavily in their proposal. They do not, however, commit to the project being solely for seniors, and in fact they state in their document (section 4.5) that based on RVC's Senior's Housing Assessment document "it is estimated that there will be a need for an additional 151 supportive housing units/beds in the next ten years". Proposing a development that would however add 400 – 500 units would seem to be grossly in excess on the projected need for seniors' housing, especially since the proposed Ascension project also includes a significant amount of seniors housing. If that is the case, then it would seem that what is unstated by the developers in this case is that the excess units would either be sold to people who are not seniors, or are not from the neighboring communities in RVC, which would then mean the project largely stands as just another large scale and high density development which should be judged on its own merits and not lumped in with Watermark in order to "average down" the units per gross acre.
3. The proposed number and height of the buildings in the developer's proposal is highly objectionable. It is understood the original plan for this property was to have a small number of single-family residences which were intended to be much smaller in height and scale than what is now being proposed by the developers. To have such a massive increase in the size and density of the proposed buildings certainly indicates that the primary goal of the developers is not to design and build "seniors-oriented housing", but is instead to place as many units as possible on site in order to maximize their profits.
4. The on-site location of the four proposed buildings is also of concern (see figure 8 on page 21 of the "Conceptual Scheme Amendment" document). The proposed buildings would border on a narrow public utility lot to the immediate north of the development, next to which are several lots in the Blueridge Community. The Blueridge residents who have their homes on those lots would most definitely see a serious reduction in their privacy, a loss of enjoyment of their own properties and a commensurate reduction in their property values. Whatever buildings are eventually approved for the Damkar Lands should be required to be set back a significant distance from their Blueridge neighbours to the north.

Thank you for the opportunity to provide comments on this proposal.

Yours sincerely,



Steven & Ruth Ingram

Stefan Kunz

From: Barry Jardine [REDACTED]
Sent: August 30, 2020 2:02 PM
To: Stefan Kunz
Cc: Barry jardine
Subject: [EXTERNAL] - Damkar Seniors Multi Family Development File #05618459 App #PL20200050/51

Do not open links or attachments unless sender and content are known.

Rocky View County Planning and Service Department
Mr. Kunz,

We live in Watermark Villas and we are NOT in favour of the rezoning and Project defined above as proposed for the following reasons, among others:

1. The rezoning of this parcel of land to affordable multi-family residences would be inconsistent with existing Blue Ridge estate homes to the north, executive homes in Watermark to the west, and luxury Watermark Villas to the south. Three to six storey buildings do not integrate with these neighbouring communities!
2. When we purchased our villas we were told that this land was zoned for senior retirement residences only, which we support, but we do NOT support affordable multi family housing in this location.
3. The excessive height and density of the proposed project are also inconsistent with the current neighbouring communities.
4. This development as proposed will effectively double the population of Watermark, Blue Ridge and Bears paw and could overtax police, fire and emergency services in this area.
5. Blazer Water Systems has advised that there are challenges to the existing water supply, how can they be relied upon to adequately serve 500 additional households.

Barry and Madelaine Jardine
100 Watermark Villas
Rocky View County, AB

COMMENTS ON APPLICATION PL20200050/51 AND FILE NUMBER 05618459

The applicant wishes to redesignate land to allow for the development of 4 Multifamily dwelling buildings that may contain up to 500 units. Information was available on the RockyView website under the Building and Planning section Proposed Conceptual Schemes for Watermark at Bearspaw.

As a resident of Watermark Villas for over 5 years and having reviewed the material I am opposed to the development of 4 3-6 story Apartment Row Housing Buildings as described. I do not oppose all development of these lands only as it is now conceptualized. I would oppose any commercial or industrial development.

The proposed concept described on the website is titled Appendix 9. What happened to the earlier numbered appendices and are there more beyond 9? Referring the document as an appendix implies it is an attachment to some other document. What is this document? Even a listing of these would be helpful so further investigation and comments may be provided if necessary.

Appendix 9 is a sales brochure with some good information carefully thought out and prepared with careful thought. Damkar family history other history within the document is interesting but of no relevance to this application. Throughout the document there is references to need for facilities for the aging and for seniors accommodations etc. There is no requirement or commitment to a seniors residence so lets drop the façade and recognize that this is not an application for a seniors residence. This is a conceptual plan for a 500 unit apartment complex which may have some seniors who buy or rent an apartment.

Like anything size is important. A development of 500 units would see and almost doubling of the Watermark subdivision area after all phases are complete. That is still some time away. We are likely to see 1000 residents and more likely closer to 2000 new residents from a single development. This introduces some questions and concerns about existing and future infrastructure in the area.

I note that the development concept drawing shows 357 units in 4 buildings and not the 500 Units that is discussed in many other places including in the title of the drawing. So what is the size? Does anyone know and do we know if they are one or multibedroom apartments etc etc.

The drawing indicates there would be underground parking for a total of 474 vehicles which would be deficient if 500 units. Assuming less than 1 vehicle per unit is far too conservative for Rocky View. I do not see any parking for visitors or those who may have unit but no parking stall. Are these folks going to be parking on the street or just where? There is no indication of above ground or surface parking and any amendment for such would reduce other aspects of the plan for landscaping and open spaces as an example.

There is discussion of using the Blazer water utility and mention that there is capacity and same for the sewer system. Recently Blazer applied and obtained permission to build and charge existing residents for an expansion that they said was necessary for Watermark subdivision housing development. No mention was made about capacity for this development. More work will be required on these issues and an expansion of facilities may be needed.

It is mentioned that the stormwater would run into pond D of the Watermark development and that pathways etc would tie into existing ones and other amenities. I very much like the idea of an integrated connected community and support these ideas. However with the willingness to be integrated and connected there also needs to be support and accountability into the community. Presently all Watermark Residents and Villa Resident have been forced into a Watermark HOA to maintain and repair the ponds/walkways/landscape and other playground type facilities at substantial cost each year to each area resident. Are residents of this complex going to be required to become members of the Watermark HOA and make financial contribution to ongoing maintenance? Alternatively the County could take over the HOA obligations or make a substantial financial contribution each year to the area. The HOA has maintained these lands as a park like setting to the benefit of all County residents. The park like setting with ponds and walkways is a strong feature when marketing properties and living in the area. This development would benefit from these park lands and thus should contribute to the ongoing maintenance costs.

During construction of lane additions on 12 Mile Coulee road there was a significant concern about access to the area. At some time, which is rapidly approaching we will have over 5000 people living in this area with just one road to enter and leave. This is a significant safety concern if emergency vehicles are not able to access the area. A secondary access off 1A needs serious consideration. This development may not be the cause for the additional access but at some time in the near future one is needed and the proposal only hastens the need for action.

12 Mile Coulee Road is a City of Calgary road which makes thing much more difficult but with this development we may see up to 500 added vehicles all of them turning and trying to cross multiple lanes. Serious consideration needs to be given to turning lanes, lights, crosswalks, sidewalk on the west side etc. The developer says all should be OK but that is an opinion not shared by all. Perhaps the developers should be paying for some of this infrastructure. The city will be unwilling as they get no revenue from the west side of the road but the county needs to take the lead on this issue.

No doubt any development will bring additional revenue to the county which is likely greater than the local costs from a local development. More people means more use of local facilities and an increased demand for services in the commercial and retail areas. Some may view this as positive while others would view this as a loss of their country type setting. Similar discussions are occurring in other parts of the county. The Watermark area is no longer a country type setting but neither is it a full city type setting with large apartment complexes.

COMMENTS ON APPLICATION PL20200050/51 AND FILE NUMBER 05618459

COMMENTS FROM CHRIS JOHNSTON AT 63 WATERMARK VILLAS. AUGUST 8 2020

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Stefan Kunz

From: [REDACTED]
Sent: August 14, 2020 12:42 PM
To: Stefan Kunz
Subject: [EXTERNAL] - Opposition to the Trico development on Damkar land

Do not open links or attachments unless sender and content are known.

Attention: Stefan Kunz
Planning Service Department, Rocky View county

Date : August 14, 2020

Re : File # 05618459
Application number PL20200050/51
Damkar land

Sender: Keith Kam
43 Watermark Villas
[REDACTED]

Comment: We are **oppose** to the proposed rezoning on the Damkar land for the special care facility by TriCo
Reason: The propose density is not in conformity with the entire neighbourhood of Watermark, Blue Ridge and beyond.

The existing roads of 12 Miles Coulee Road simply cannot handle the volume of vehicles/traffic, with the additional traffic from the Church. As well

The additional human traffic will damage the wetland environment.

Sent from [Mail](#) for Windows 10

Stefan Kunz

From: [REDACTED]
Sent: August 29, 2020 9:17 AM
To: Stefan Kunz
Subject: [EXTERNAL] - Comments on RVC File No. 05618459 Application No. PL20200050/51

Do not open links or attachments unless sender and content are known.

Dear Mr. Kunz

Reference: RVC File No. 05618459 Application No. PL20200050/51

After reviewing the material received from Rocky View County on the above referenced application I am writing this email to express my strong opposition to the project as proposed. I have been a resident of Watermark Villas for coming on 5 years and we were always told this land was for a future seniors residence. While the proposal as presented does allow for some seniors housing it doesn't specify a quantity for seniors. The proposal for 500 residential units of which a large number of them could be designated private residential unit seems like an extremely high density project for this area. The impact on local traffic would be substantial and I didn't see any mention of how this would be addressed. As the City of Calgary is responsible for Twelve Mile Coulee Road have they been consulted on the impact of this development and what additional traffic controls would be required?

There also doesn't seem to be enough parking planned for the size of the development. Are people going to be parking in the surrounding neighborhood's? I am also concerned about the impact on water quality and waste water treatment services as well as the impact on the pathways and ponds of which we pay a percentage of the maintenance costs.

The development as proposed could result in a reduced quality of life in our community, an increase in ongoing maintenance costs and a reduction in home values.

Regards,
Stephen Katulka
78 Watermark Villas

Stefan Kunz

From: Mark Kilam [REDACTED]
Sent: August 6, 2020 9:28 PM
To: Stefan Kunz
Subject: [EXTERNAL] - Planning services department

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File # 05618459
Application # PL20200050/51
Division 8

I am against the proposed changes in my neighborhood, specifically redesignating the subject lands from residential 3 district to direct control district. I do not want those new developments being built here.

Mark Kilam.

Mark Kilam
Assistant Head Coach / Special Teams Coordinator Calgary Stampeders

Stefan Kunz

From: Charles K [REDACTED]
Sent: August 15, 2020 3:23 PM
To: Stefan Kunz
Subject: [EXTERNAL] - Comments respecting Damkar Lands Application
Attachments: Damkar Lands Residential CS Amendment Application Response.pdf

Do not open links or attachments unless sender and content are known.

Dear Mr. Kunz,

Attached is a letter outlining my comments in response to the Damkar Lands CS Amendment.

File Number 05618459

Application Number: PL20200050/51

Thank you for the opportunity to respond.

Sincerely,
Charles Klettke

Stefan Kunz

From: Mark Kuczynski [REDACTED]
Sent: August 16, 2020 1:08 PM
To: Stefan Kunz
Subject: [EXTERNAL] - File Number 05618459, Application Number PL20200050/51

Do not open links or attachments unless sender and content are known.

Sir,

I am writing this email to voice my strong opposition to the proposed development of several multi-story buildings in our neighbourhoods. Such development is totally incompatible with rural-residential nature of Bearspaw and should never be approved. It represents a direct assault on our way of life and is in contradiction to all the existing land use designations for the area. The current Watermark at Bearspaw Conceptual Scheme should not be amended to allow further erosion of peace and quiet residents of Bearspaw love and enjoy. It is typical for developers to try and slowly, one project at a time, sneak in higher and higher residential density projects in this area. Watermark was the first step in this process. Now we are faced with the potential for multi story apartment buildings. Pretty soon our neighbourhood would look no different than any area of the City of Calgary. This is not why anybody currently living in Bearspaw chose to live here. We want to preserve our way of life and rural character of the area. The proposed development is nothing less than encroachment of the city on the County. The claim by the developer that this would be a seniors-oriented projects is just a red herring. There is nothing in the provided information that would suggest that only seniors would be able to purchase the condos. Is there even a need for such a development? Has the developer presented any credible data showing that 500+ seniors want to buy apartments in multi-story buildings here? In light of the ongoing pandemic, how many seniors wants to live in close proximity to each other anyway? Maybe society needs to rethink what housing opportunities will be best suited for seniors in the future.

Best regards,

Mark Kuczynski
67 Blueridge Close
Bearspaw

Stefan Kunz

From: Claude Laflamme [REDACTED]
Sent: August 12, 2020 9:46 PM
To: Stefan Kunz
Subject: [EXTERNAL] - Damkar Legacy Project

Do not open links or attachments unless sender and content are known.

Mr Kunz,

I have been directed to you for feedback on the above development application in my Bearspaw neighbourhood.

I am very much in favour of a seniors-oriented residential community, in fact believe the Watermak lands would have been much better used for that purpose. From my point of view the scale of the proposed project does not provide an adequate transition area between the adjacent communities, except for Watermark itself which remains an "island" and isolated community to this day.

It was my impression that even the County Plan was to provide policies to enable a gradual transition in such circumstances.

For a more specific objection, Watermark traffic exiting their community on 12 mile coulee is already precarious crossing two lanes and turning left just at the top of the hill in a blind spot. I have already personally had several close calls in that location. I can only imagine the risk with increased traffic out of a senior residence in winter time, adding to the traffic from the church project. Major decisions will soon have to be made regarding stop signs, or even traffic lights, and these should be in the plan.

I very much value the effort of all staff at RockyView. Unfortunately I have lost all confidence in the leadership of Council and their ability to make the right decisions on my behalf. The situation has increasingly been caustic, and for those reasons I strongly object this project.

Sincerely, Claude

Claude Laflamme
[REDACTED]
1101 Bearspaw Village Lane
Calgary, Alberta T3L 2P3

Stefan Kunz

From: Garrett Laudel [REDACTED]
Sent: August 15, 2020 5:25 PM
To: Stefan Kunz
Cc: Stephanie Silva [REDACTED]
Subject: [EXTERNAL] - Planning Services Department - Damkar Lands Development - File # 05618459 - Application #PL20200050/51 - Detrimental Impacts to the Community

Do not open links or attachments unless sender and content are known.

Hello Stefan,

My wife and I have received a letter with enclosed documents, from Rocky View County, outlining the subject development plan. I am writing to address our concerns, which are synonymous with dozens of other impacted individuals and families, sharing the same concerns; that this proposal/project is simply egregious. The negative impacts to the good people of Tuscany, Blue Ridge, Lynx Ridge, and Watermark, is not justifiable in any way shape or form, with this ridiculous application of over-reaching size and scale.

In 2014, a proposal was made and approved, that seemed reasonable and fair, for development of the Damkar Lands (please see link below). A modest development, with a church, some homes/dwellings, particularity of which, would be for Seniors. The scope of the project seemed appropriate and adequate. Since that time, countless families have bought property, built homes, or moved into homes, that were offsetting the Damkar Lands that were to be developed. It was stated that a Church and a Future Residential Area (Seniors Housing), were to be built. The Seniors Housing was stated as being structured for ~60 residents. Moreover, a previous roadway and infrastructure study outlined the expansion of 12-Mile Coulee Road, to accommodate the Church, the ~60 Residential Housing, and the expansion in Watermark. All seemed fair and sensible. It looked like a nice added touch to the greater communities surrounding, which would benefit our Senior Citizens, and was something that the public would have understood, when purchasing their homes/properties, in the adjacent areas/communities. What is important to note, is that many people/families felt that in 2014, this development was fair, appropriate, and would complement the area... they made this area their home, with understanding of what was approved. This was mine and my wife's understanding, when we bought our home in Tuscany in late 2019, offsetting/backing onto 12-Mile Coulee Road. People would have made their decisions to invest in their future, living in the area, with the knowledge and understanding of what was to be built. Unfortunately, in 2020, a new proposal was submitted, which changed everything!

2014 Original

Proposal/Approval - <https://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Planning/CS/Approved/CS-Damkar-Lands.pdf>

The new 2020 proposal for the use of the Damkar Lands (link below) is completely unreasonable, extensive, unnecessary, and blind-sides so many wonderful people in the offsetting communities of Watermark, Blue Ridge Estates, Lynx Ridge, and Tuscany. Trico is looking to now develop a 500 Resident Complex, that is massive in size. The barrack style housing will be anywhere from 3 to 6 stories high, with 4 separate buildings. The over-development is outside of the building codes, and is beyond what anyone would have imagined when investing in their homes, properties, and future. Referring to the previous expansion of 12-Mile Coulee Road; this expansion was done in conjunction to a 60 Resident Study, and now, with 500 units

tabled, it will turn 12-Mile into a congested roadway with unwarranted traffic. Moreover, adding this many Residents to the area, people will venture into Tuscany and Rocky Ridge, for the services in the area, however, the amount of road-traffic in the community itself will increase dramatically. It will strain all ports into Tuscany.

To expand on some concerns, in relation to the above:

1. Congestion & Change in Community Scope – this massive influx of Residents will turn what is a quiet and peaceful community, to a much busier and noisy area. The high-density housing that is proposed, over-reaches any expectation that current residents would have for the area.
2. Impeding Views – many people bought their homes/property for the breath-taking views of the rolling hills and mountains. They had to of course “pay-up” for their locations, investing so much of their hard-earned income. Now, for many people, this will be gone in the blink of an eye, while casting shade and shadows into their yards and homes, from these towering buildings/structures.
3. Loss of property value – in conjunction to the above point, there will be an immediate loss in property value, for all homes in the area, particularly ones that have their homes view obstructed by these massive 6-story buildings. The loss to many will be very material!
4. Traffic – this influx of road traffic, on not only 12-Mile Coulee Road, but into Tuscany, will be notably increased in volume. The infrastructure is already at a high-use capacity, but with a 500 Resident Complex being built, the noise, traffic, and busyness will be asinine.

2020 New

Proposal - <https://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Planning/UnderReview/ProposedCS/Proposed-CS-Damkar-Seniors-Residential.pdf>

As of today, the results of the Trico Community Engagement Survey have been received, and let's just say that they are not good! It is overly apparent that the vast majority of the response was negative, gravely concerning, and simply a "NO!", from the surrounding communities. I have provided a link below, which outlines the survey, and as you will see, most of the responses from Trico themselves, in relation to the lengthy list of concerns from the people/community, were long-winded and "avoiding" in nature. It is obvious, that they are trying to maintain a good public perception, however, the "fluff" they state was more of a "non-answer". It reads, in my humble opinion, like Trico is trying to stay polished, giving "textbook" responses, after getting very poor feedback and such a negative review from the public... which brings me to my next point... It is important to note, that if you look specifically at the "Online Survey Results - pg 11-14", where Trico had to be more transparent, you will see that the vast majority of all of the feedback from the public, in every question asked, was negative, voiced material concerns, or was simply opposing. Very little feedback was supportive of the project. If read objectively, one would think "oh wow! Nobody seems to want this thing!" In short, nearly everyone responding opposes this current proposal.

2020 Trico Online Engagement Survey - <https://fromthedamkars.com/wp-content/uploads/2020/07/1908-12-Damkar-Residential-WWH-Report-June-2020-web.pdf>

I am appealing to Rocky View County, to reject this gigantic development, and to keep things reasonable for all stakeholders.

Sincerely,

Garrett Laudel

Stefan Kunz

From: Steph Silva [REDACTED]
Sent: August 17, 2020 4:39 PM
To: Stefan Kunz
Cc: [REDACTED]
Subject: [EXTERNAL] - Reject- Damkar Lands Application

Do not open links or attachments unless sender and content are known.

Good afternoon Stefan,

My husband and I reside right beside the Damkar lands, and wholeheartedly object to the proposed development and the application to redesignate the lands from Residential Three District, to Direct Control District. We purchased our home in 2019 for many reasons, among which include the beautiful sunsets and views of the mountains and rolling hills, the quiet and safety, and above all else, the privacy we are afforded.

The proposed development does not respect local context, in particular, the scale and proportions of surrounding buildings. The proposed dwelling is a massive four building, barrack style housing development, and its proportions are significantly larger than the neighbouring low density detached properties and acreages. The current highly dense proposal would result in over development of the area and would be unlike any other neighbouring property, therefore the scale and design of the development will be entirely out of character, to the detriment of the local environment.

In addition, the proposal to cram four massive, visually unappealing buildings on this plot of land is unreasonable and does not fit with current residential amenities and services, roadways, and character of the landscape.

Most of all, the current proposal is detrimental to the privacy of current homeowners. The proposed residential buildings and suites would completely overshadow and overlook surrounding homes, intruding on current homeowners' private homes, backyards and gardens. Windows and balcony's on the proposed residences would overlook our property and property of our neighbors and surrounding homes. This intrusion on privacy is unwarranted and not welcomed.

We kindly ask that the application to redesignate the lands be rejected and that the scope of the proposed project be scaled back significantly.

Kind regards,
Stephanie Laudel
[REDACTED]

Sent from my iPhone

Stefan Kunz

From: PAA_Development
Sent: May 20, 2020 5:03 PM
To: Stefan Kunz
Subject: FW: [EXTERNAL] - Damkar Lands Development - Recent Trico Proposal (April 2020) - REJECTION EMAIL

Importance: High

Hey Stefan – I believe this is for your file PL20200050/51

Cheers,

EVAN NEILSEN
Development Assistant | Planning Services

ROCKY VIEW COUNTY
262075 Rocky View Point | Rocky View County | AB | T4A 0X2
Phone: 403-520-7285
ENeilsen@rockyview.ca | www.rockyview.ca

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

From: Garrett Laudel [REDACTED]
Sent: Wednesday, May 20, 2020 4:48 PM
To: PAA_Development <Development@rockyview.ca>; Division 8, Samanntha Wright <SWright@rockyview.ca>
Cc: Garrett Laudel [REDACTED]; Stephanie Silva [REDACTED]
Subject: [EXTERNAL] - Damkar Lands Development - Recent Trico Proposal (April 2020) - REJECTION EMAIL
Importance: High

Do not open links or attachments unless sender and content are known.

Hello,

My name is Garrett Laudel, and I am a new resident of Tuscany, in Calgary. I am writing to you today, to express my grave concerns, disappointment, frustration, and surprise, at a recent publication by Trico Homes, for their new/amended development plans of the Damkar Lands, in Rocky View County.

As you are aware, in June of 2014, there was a publication of an approval, for the ongoing development of the Damkar Lands, along 12-Mile Coulee Road, offsetting Tuscany (I have attached a link for your convenience/reference). In this 2014 approval, it was stated that a Church and a Future Residential Area (Seniors Housing), were to be built. The Seniors Housing was stated as being structured for ~60 residents. Moreover, a previous roadway and infrastructure study outlined the expansion of 12-Mile Coulee Road, to accommodate the Church, the ~60 Residential Housing, and the expansion in Watermark. All seemed fair and sensible. It looked like a nice added development touch to the greater communities surrounding, which would benefit our Senior Citizens, and was something that the public would have understood, when purchasing their homes/properties, in the adjacent areas/communities. I suspect that many people

felt that in 2014, this development was fair, appropriate, and would compliment the area. This was mine and my wife's understanding, when we bought our home in Tuscany in late 2019, offsetting/backing onto 12-Mile Coulee Road. No issues, and full disclosure... however...

Now, in April of 2020, Trico Homes published a new proposal for the use of the Damkar Lands (I have enclosed a link, for your convenience/reference). This new proposal is completely unreasonable, extensive, unnecessary, and blind-sides so many wonderful people in the offsetting communities of Watermark, Blue Ridge Estates, Lynx Ridge, and Tuscany. Trico is looking to now develop a 500 Resident Complex, that is massive in size. The barrack style housing will be anywhere from 3 to 6 stories high, with 4 separate buildings. The overdevelopment is outside of the building codes, and is beyond what anyone would have imagined when investing in their homes, properties, and future. Referring to the previous expansion of 12-Mile Coulee Road; this expansion was done in conjunction to a 60 Resident Study, and now, with 500 tabled, it will turn 12-Mile into a congested roadway with unwarranted traffic. Moreover, adding this many Residents to the area, people will venture into Tuscany and Rocky Ridge, for the services in the area, however, the amount of road-traffic in the community itself will increase dramatically. It will strain all ports into Tuscany.

To expand on some concerns, in relation to the above:

1. Congestion & Change in Community Scope – this massive influx of Residents will turn what is a quiet and peaceful community, to a much busier and noisy area. The high-density housing that is proposed, over-reaches any expectation that current residents would have for the area.
2. Impeding Views – many people bought their homes/property for the breath-taking views of the rolling hills and mountains. They had to of course “pay-up” for their locations, investing so much of their hard earned income. Now, for many people, this will be gone in the blink of an eye, while casting shade and shadows into their yards and homes, from these towering buildings/structures.
3. Loss of property value – in conjunction to the above point, there will be an immediate loss in property value, for all homes in the area, particularly ones that have their homes view obstructed by these massive 6-story buildings. The loss to many will be very material!
4. Traffic – this influx of road traffic, on not only 12-Mile Coulee Road, but into Tuscany, will be notably increased in volume. The infrastructure is already at a high-use capacity, but with a 500 Resident Complex being built, the noise, traffic, and busyness will be asinine.

I must note, that I am completely fine and supportive of the original plans for development. A nice Seniors Residents, with 50-60 Residents, with buildings/homes at a standard 2-story height, is appropriate, fair, and welcomed. We (many) knew this when moving into the area, and acknowledge the future plans. Many people I have spoken with in Tuscany feel this way. Unfortunately, with the most recent Trico proposal, too many people will be negatively impacted. They are angry and frustrated, and bottom line: do not support this plan! It is too much, too big, is pure overdevelopment, is unnecessary, and does not consider a single resident who already lives in the adjacent communities. I am strongly opposed to this new plan, and I know that many feel the same.

ORIGINAL APPROVAL: <https://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Planning/CS/Approved/CS-Damkar-Lands.pdf>

NEW

PROPOSAL: <https://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Planning/UnderReview/ProposedCS/Proposed-CS-Damkar-Seniors-Residential.pdf>

I am appealing to the wonderful people in Rocky View County, to reject this gigantic development, and to keep things reasonable for all stakeholders.

Thank you very much for your time. I am happy to chat further with you. My contact info is below (FYI – I have CC'd my personal email, and my wife's email).

I welcome your feedback and response.

Cheers,

-Garrett

Garrett Laudel



Stefan Kunz

From: Philip Lavallee [REDACTED]
Sent: August 11, 2020 10:38 AM
To: Stefan Kunz
Subject: [EXTERNAL] - Against Application: PL20200050 Damkar concept in Bearspaw

Do not open links or attachments unless sender and content are known.

Please note that I am against application PL20200050 (Damkar)

The reason for my being against this application is that it goes against the wishes of Bearspaw residents to live in a country residential environment. Residents move to Bearspaw to live in a country residential setting, the Bearspaw Area Structure plan outlines the guidelines for what this country residential setting should look like, this plan does not fit into the vision of the ASP and should be outright dismissed. Those responsible for drafting this concept should be told that they are to follow established plans for Bearspaw and that they should stop wasting our time with proposals that completely ignore the wishes of Bearspaw residents.

Thanks,

Philip Lavallee
30311 Woodland Hts.

September 14, 2020

To: Stefan Kunz, Rocky View County
skunz@rockyview.ca
Senior Planner, Planning Services Department
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2

From: Lorraine Lavinskas
76 Watermark Villas
Calgary, AB T3L 0E2
[REDACTED]

Re: The Damkar Lands – Senior-Oriented Residential
Application Number PL20200050/51
File Number: 05618459
Division :8

Dear Mr. Kunz:

I am a resident of Watermark Villas and I **strongly oppose** this application for the following reasons:

- 1. Density and population:** The proposed four building, six story, 500 unit, high density development conflicts with the guiding principles of the Rocky View County plan (2018). The density is not compatible with any of the Bearspaw and surrounding communities.
- 2. Water supply and sewage:** There are already issues with water supply in Watermark. I fail to see how the current infrastructure can support such a large development.
- 3. Traffic impacts:** Twelve Mile Coulee Road is the only access for the Watermark, Blueridge, Blazer Estates, Bearspaw Village, and Lynx Ridge communities. It is also the only feeder for the Tuscany community. There are no traffic lights or crosswalks. We have not yet begun to experience the increased traffic from the Centre Street Church daily (not just Sundays) activities which will greatly impact the above communities. I don't see how Twelve Mile Coulee Road can handle the additional traffic from 500 units without significantly impacting the above communities.

This proposed development is grossly incompatible with the current surrounding communities and should be declined.

Thank you.

Sincerely,

Lorraine Lavinskas

Stefan Kunz

From: Bob - Noreen Leasak [REDACTED]
Sent: August 12, 2020 7:14 PM
To: Stefan Kunz
Subject: [EXTERNAL] - Dammar Lands 500 unit proposal

Do not open links or attachments unless sender and content are known.

Hello Stefan ,

We felt compelled to write you this email to inform you of our opposition to this high of density proposal on 12 Mile Coulee Road.

The density of 40.6 upa is just not what we are interested seeing -
500 units in 4 big - 6 story apartments that will really destroy the rural feel to Bearspaw .

We moved to Bearspaw in 2016 to be close to the city conveniences yet to enjoy the rural feel of Bearspaw.

The vehicle traffic on Crowchild Trail from Cochrane and 12 Mile Coulee Road has already increased in volume two fold since 2016 - now to add the traffic from Damkar's proposed 500 units will double this number again making this entire area just a mess to drive in.

Damkar's original proposal of 57 units on 29 acres now wanting
500 units on 12 acres is just to
much for our beautiful Bearspaw.

Please put a halt to dense proposal and save our beautiful Bearspaw.

We get 1 chance to do this right-
please, please consider a much lower upa for this 12 acres.

Thank you in advance Stefan for your time and consideration to this very serious proposal.

Respectfully ,

Bob & Noreen Leasak
11 Country Club Place
Calgary, AB
T3R 1A1

[REDACTED]

Sent from my iPhone

Stefan Kunz

From: Bob - Noreen Leasak [REDACTED]
Sent: August 19, 2020 4:52 PM
To: Stefan Kunz
Subject: Re: [EXTERNAL] - Demkar land 500 unit application.

Hello Stefan,

Thanks for the additional information.

Our email was already sent to you opposing this type of development in Bearspaw.

Once this development exception is made - you will have opened up this entire undeveloped Bearspaw area to that dense of upa.

This type of area will be overdeveloped and all surrounding properties will quite likely suffer a significant decrease in value - whoever would want to live anywhere near to a property proposal like this?

No one that we know would for sure.

Both Noreen and myself feel very strongly there is no place in Bearspaw for this dense of upa development.

Please forward our concerns to your Council members .

Respectfully,

Bob & Noreen Leasak
 11 Country Club Place
 Calgary, Alberta
 T3R 1A1
 [REDACTED]

YSent from my iPhone

> On Aug 18, 2020, at 1:10 PM, "SKunz@rockyview.ca" <SKunz@rockyview.ca> wrote:
 >
 > Hi Bob and Noreen,
 >
 > More info regarding this can be found at the link below. If you need some more time to respond that's no problem at all.
 >
 > <https://protect2.fireeye.com/v1/url?k=82edd69a-dc627c78-82ead468-860397a5e393-705282953488bd09&q=1&e=fab27105-2659-4077-8777-e0be76bf8350&u=https%3A%2F%2Fwww.rockyview.ca%2FPortals%2F0%2FFiles%2FBuildingPlannin%2FPlanning%2FUnderReview%2FProposedCS%2FProposed-CS-Damkar-Seniors-Residential.pdf>
 >
 > Regards,

>
> Stefan
>
> -----Original Message-----
> From: Bob - Noreen Leasak [REDACTED]
> Sent: August 17, 2020 12:58 PM
> To: Stefan Kunz <SKunz@rockyview.ca>
> Subject: [EXTERNAL] - Demkar land 500 unit application.
>
> Do not open links or attachments unless sender and content are known.
>
> Hi could you please send us a land map showing the location of all of these units ASAP.
>
> Thank you
> Bob & Noreen Leasak
> [REDACTED]
> Sent from my iPhone

Stefan Kunz

From: Janine Leroux [REDACTED]
Sent: August 17, 2020 1:13 PM
To: Stefan Kunz
Subject: [EXTERNAL] - Damkar Lands Application

Do not open links or attachments unless sender and content are known.

Hi Stephen

This email is in response to the proposed multi family complex just north of water mark, expecting to hold 500 dwelling units.

I am completely opposed to this. I feel it goes against the purpose of living in rocky view county. The majority of the county is minimum 4 acre spacing per home and I feel we should be doing our best to stick with this minimum. 500 dwellings per 12 acres is very urban and would be an awesome development for inner city Calgary. I'm not even sure it would be viable in Cochrane.

Thank you for taking the time to read my email Janine

Stefan Kunz

From: Jon Lisa [REDACTED]
Sent: August 17, 2020 4:31 PM
To: Stefan Kunz
Subject: [EXTERNAL] - Damkar Lands Seniors Residential

Do not open links or attachments unless sender and content are known.

Hello,

We're responding in regards to the letter sent out to adjacent landowners for the proposed Damkar Lands Senior Residential Complex. Our main concerns are listed below:

1) Increased Traffic to 12 Mile Coulee. Currently the intersection between 12 Mile Coulee and Tuscany Way is fairly limiting. The High pressure pipeline is limiting the ability for Tuscany Way to be twinned near Tuscany Ridge Circle and the timeline previously provided to us was 2-3 years from now for pipeline removal (assuming that is still on schedule). If a vehicle exiting Tuscany Way needs to turn south on 12 Mile Coulee, they could be waiting awhile and that backs up traffic on Tuscany Way for any drivers wanting to exit to the North. Are there any plans to upgrade this intersection if you are planning to add a significant amount of residents/vehicles adjacent to it? If so, what is the timeline? If not, where is the foresight?

There are also concerns regarding pedestrian traffic for anyone wanting to cross 12 Mile Coulee or Tuscany Way near that intersection as there are no signals or marked crosswalks. Are there any plans to add these?

2) Height of Building. Currently that property being an open field provides a sightline for our residences to the Mountains. With the buildings being 4 stories high, we're anticipating that this will now block the view which will negatively affect our property values. The adjacent church that is currently being built is at least on the downside of the slope and being limited to 2 stories which seems like a compromise regarding the view. With reference to the church height, how much higher will this new complex be? Can the number of stories be limited on the buildings that are higher up on the slope as a compromise such that the tallest buildings do not eclipse the church height?

We look forward to hearing back from you on our concerns.

Thanks,

Jon and Lisa

Stefan Kunz

From: Theodora Lo [REDACTED]
Sent: August 24, 2020 9:12 AM
To: Dominic Kazmierczak; Stefan Kunz
Subject: [EXTERNAL] - File Number 05618459/Application # PL20200050/51/Division 8

Do not open links or attachments unless sender and content are known.

Dear Sirs,

This email is in regards to the letter mailed to my home - 21 Spyglass Point, T3L 0C9 - **File Number 05618459/Application # PL20200050/51/Division 8** - on July 24, 2020.

We **STRONGLY OPPOSE** the redesignation of the subject lands from Residential Three District to Direct Control District in order to allow the development of four multi-family dwellings (up to 500 units total), including a seniors' housing facility and private residential dwelling units.

My property is adjacent to **AND** in the immediate vicinity of the land subject to this application (PL20200050/51).

We moved from an acreage in Bearspaw to Watermark to continue our experience of solitude, quiet and luxury. The population density of Watermark at 1.9-2.0 fit our lifestyle and expectations which was similar to our acreage experience.

Adding an additional 500 units, with a minimum of 1000 residents PLUS extra workers and caretakers will directly increase the density ratio between 32.5-40.6 in **our backyard**. This is unacceptable to us who have paid in excess of \$1.5 million dollars for a luxury home AND have an expectation of a density ratio less than 1.0. Our senses of privacy and seclusion are directly impacted by this development.

Experiencing the recent COVID-19 pandemic, this increase in density ratio will create an incubator of disease next to Watermark as a community and directly in our backyards. Recent events show us how quickly a virus can shut down a community as well as a global economy. Having an extra 1000 residents so close by will only create more instability and uncertainty as we venture forward in this pandemic.

With the pathway connecting the proposed development and church into Watermark, this will increase non-Watermark resident traffic into the area. We currently pay monthly HOA fees to maintain our parks, ponds and roadways within Watermark. With increased access to our development by NON-HOA paying visitors, this will cause community issues for the current residents of Watermark, affect property values, and impact criminal activity and safety concerns of our neighborhood.

Hillside and slope stability are of concern. When the church was being constructed, mud ran down the hill onto Spyglass Way during rain storms and snow melts. This created a major mess for the homeowners near the church's base as well as road and sewer blockages. This problem is still not rectified. The structural integrity of the hill behind Spyglass Point is no different than the church.

Water servicing, sanitary servicing, stormwater servicing will be impacted with an increase in 1000+ residents to the area. The plan is to tap into the current Watermark water supply and this will impact pricing and availability. A development similar to Watermark has already experienced negative significant issues. Article: <https://www.cbc.ca/news/canada/calgary/water-rocky-view-county-cambridge-alberta-utilities-commission-1.5661828>

This letter - **File Number 05618459/Application # PL20200050/51/Division 8** - sent on July 24, 2020 - should have been mailed to all residents of Watermark, Blue Ridge, Bearspaw Village **AND** Tuscany, not those residents adjacent to or in the immediate vicinity of the land.

The proposed project raises many issues and concerns to us and we **STRONGLY OPPOSE** this redesignation.

Thank you for your attention to this matter.

Sincerely,
Theodora Lo
21 Spyglass Point

The Damkar lands - Senior-Oriented Residential File Number: 05618459

Application Number: PL20200050/51

Email to: skunz@rockview.ca

From:

Carmel Loria

124 Blueridge View

Calgary, AB T3L 2N6

To:

Senior Planner

Planning Services Department, Rocky View County,

262075 Rocky View Point,

Rocky View County, AB. T4A 0X2

Dear Stefan Kunz,

We are NOT in favour of the re-designation of the subject lands as referenced above from R-3 to Directly Control and the project progressing as proposed. Our property is directly adjacent to the proposed re- designation and as such directly affected from an economic and health and safety perspective. As a direct affected property owner, we are entitled to fair and equitable treatment. The change in property designation and/or the inclusion of a Senior Housing Project will create significant negative economic impact to our property and most of the directly impacted areas.

The proposed development will result in the derivation of an unfair advantage to a single property owner while excluding the fundamental rights of property owners not just in the directly affected areas but the surrounding areas as well. As such, this unprecedented re-designation should also significantly increase its affected area for discussion to include a much larger community in the Rocky View County

We have many concerns in respect of this project as listed below:

- **Housing Density & Population**

The extreme concentration and number of residential units conflicts with the guiding principles of the Rocky View County plan (2018), specifically:

- - Encourage a 'moderate' level of residential growth that preserves and retains the County's rural character.
 - The Environment in maintaining the rural landscape and character of dark skies and open vistas.
 - Undertake a wide range of measures to support the conservation of land, water, watersheds, energy and other natural resources.

This project takes residential density 15 to 20x over the greater Watermark Community and 3 to 4x that of the Residential Density Policy (2.0 up to 40.6 upga)!

- **Traffic Impacts**

Enormous traffic load increases from 1000 residents (477+ parking spaces), and a 44,000 sq ft Church/Campus with parking for a 800 seat sanctuary.

12 mile Coulee road the only feeder into abutting communities including Tuscany, Blue Ridge, Blazer Estates, Bearspaw Village, Lynx Ridge, Watermark, can not sustain this degree of vehicular traffic.

- Health and Wellness of Community

The combination of the proposed density of senior complex will dramatically change the risks to the health and wellness of the community and directly affect our family. In a recently published article by the Society of Actuaries ("SOA") (Article: Impact of COVID-19 on Senior Housing and Support Choices), it clearly states that Senior Housing had significant outbreaks globally. Regardless of the type of senior facility, this creates unprecedented risk to the immediate geographic area, to our community and to our family and home, which is directly adjacent to the proposed development. As pointed out in this article, and many others, senior-housing communities allow activities that will integrate into the community thus creating a fertile breeding ground for COVID-19 (and any potential mutations), resulting in tragic situations. Restrictions of outside activity and direct connection with family and communities have been difficult to administer.

The long term implications of this unprecedented proposed development are unknown. However, as property owners, this community and our family, are entitled to maintain (and even enhance) our standard of living in Rocky View County. The proposed re-designation and senior housing development being contemplated is the polar opposite of protecting and maintaining the social, economic and health of our community, our property and our family.

WE ARE IN ABSOLUTE OPPOSITION TO THE APPLICATION FOR REZONING OF THE DAMKAR LANDS

Sincerely,

Carmel Loria

A black rectangular redaction box covering the signature area.

Stefan Kunz

From: Tony loria [REDACTED]
Sent: August 10, 2020 2:58 PM
To: Stefan Kunz
Subject: [EXTERNAL] - Damkar lands -multi family/senior facility

Do not open links or attachments unless sender and content are known.

Stephan,
my name is Tony Loria
My address is 124 Blueridge View
We have spoken in the past
I was provided a text today that we have until August 17th to provide comments on the proposal that JUST went through first reading on July 14th. THIS IS UNPRECEDENTED

I have yet to receive any documentation via email or in writing (via mail) discussing the need to provide comments to Rockyview by August 17. I have a question for you Stephan, how is this possible? Our property is directly adjacent and connected to the proposed development, and as a result, the most affected

I would like to organize a call at your earliest possible convenience as to exactly the timing around the first reading and deciding to put a deadline in the middle of August during a pandemic??

I am 100% in objection to the process that the county is undertaking and I will be looking to get an audit completed as to the process. This is unfair and undermines due process.

So during a pandemic, everyone is burnt out, during the summer and you are looking to push for a response for a development that is unprecedented.

Please advise as to your availability to discuss this situation.

Much appreciated

Tony Loria

Sent from my iPad

The Damkar lands - Senior-Oriented Residential

File Number: **05618459**

Application Number: **PL20200050/51**

Email to: skunz@rockview.ca

From:

Tony P. Loria

124 Blueridge View

Calgary, AB

T3L 2N6

To:

Senior Planner

Planning Services Department,

Rocky View County,

262075 Rocky View Point,

Rocky View County, AB. T4A 0X2

Dear Stefan Kunz,

We are **NOT** in favour of the re-designation of the subject lands as referenced above from R-3 to Directly Control and the project progressing as proposed. Our property is directly adjacent to the proposed re-designation and as such directly affected from an economic and health and safety perspective. As a direct affected property owner, we are entitled to fair and equitable treatment. The change in property designation and/or the inclusion of a Senior Housing Project will create significant negative economic impact to our property and most of the directly impacted areas.

The proposed development will result in the derivation of an unfair advantage to a single property owner while excluding the fundamental rights of property owners not just in the directly affected areas but the surrounding areas as well. As such, this unprecedented re-designation should also significantly increase its affected area for discussion to include a much larger community in the Rocky View County

We have many concerns in respect of this project as listed below:

- **Housing Density & Population**
 - The extreme concentration and number of residential units conflicts with the guiding principles of the Rocky View County plan (2018), specifically:
 - Encourage a 'moderate' level of residential growth that preserves and retains the County's rural character.
 - The Environment in maintaining the rural landscape and character of dark skies and open vistas.
 - Undertake a wide range of measures to support the conservation of land, water, watersheds, energy and other natural resources.
 - It is difficult to accept these guiding principles as having been seriously considered in light of an intensified project such as a four building, six story, 500 unit, high-density development which speaks to none of these guiding principles.

- This project takes residential density 15 to 20x over the greater Watermark Community and 3 to 4x that of the Residential Density Policy (2.0 upga up to 40.6 upga)!
- **Traffic Impacts**
 - Enormous traffic load increases from 1000 residents (477+ parking spaces), and a 44,000 sq ft Church/Campus with parking for a 800 seat sanctuary. 12 mile Coulee road the only feeder into abutting communities including Tuscany, Blue Ridge, Blazer Estates, Bearspaw Village, Lynx Ridge, Watermark will be bursting with vehicular traffic.
- **Infrastructure Loading (Water/Sewer/Hill Stability)**
 - Given that the existing customer base of Blazer Water Systems were asked to curtail their discretionary water usage August 2020 it seems highly likely that there will be a necessary infrastructural upgrade required to service 1000 additional residents based on original assumptions of community demands and expansion. Although words of assurance were given to inquiring residents that any upgrades are the burden of the developer, past experience with Blazer Water Systems dictates skepticism as in the past Blazer Water systems has submitted rate increases 4-5x in excess of what is considered rate shock by the AUC.
 - It is also highly likely that the existing wastewater supply and treatment will require upgrades as stated in the approved Conceptual Scheme: *Communal wastewater treatment and water services will be provided to the Damkar Parcel under certain conditions*. Given that the original Blazer water/waste water systems forecasts anticipated an increased of 100 residential senior units (GRA rate application 2016) which has become 500 senior units, it is a reasonable assumption that these “conditions” will present much, much sooner and likely result in a disproportionate burden falling to the existing rate/customer base.
 - Hill stability. We have seen the disastrous outcome of the mud slide during the construction of the Church on the hillside which caused damage to houses on Spyglass Point. As we are the largest lot on Spyglass Point, we are very concerned that the construction so close to our property line may result in hill instability.
- **Project integration & Aesthetics**
 - It is beyond sensibilities that a four building, up to 6 story, high density development with absolutely no thought to a transition zone can integrate in anyway with the neighbouring communities of: Blue Ridge, Tuscany, Watermark, Bearspaw Village and Lynx Ridge.
- **Health and Wellness of Community**
 - The combination of the proposed density of senior complex will dramatically change the risks to the health and wellness of the community and directly affect our family. In a recently published article by the Society of Actuaries (“SOA”) (Article: Impact of COVID-19 on Senior Housing and Support Choices), it clearly states that Senior Housing had significant outbreaks globally. Regardless of the type of senior facility, this creates unprecedented risk to the immediate geographic area, to our community and to our family and home, which is directly adjacent to the proposed

development. As pointed out in this article, and many others, senior-housing communities allow activities that will integrate into the community thus creating a fertile breeding ground for COVID-19 (and any potential mutations), resulting in tragic situations. Restrictions of outside activity and direct connection with family and communities have been difficult to administer.

The long term implications of this unprecedented proposed development are unknown. However, as property owners, this community and our family, are entitled to maintain (and even enhance) our standard of living in Rocky View County. The proposed re-designation and senior housing development being contemplated is the polar opposite of protecting and maintaining the social, economic and health of our community, our property and our family.

WE ARE IN ABSOLUTE OPPOSITION TO THE APPLICATION FOR REZONING OF THE DAMKAR LANDS



Sincerely,
Tony P. Loria

[REDACTED]
[REDACTED]

105 Bearspaw Village Cres.
Calgary, AB T3L 2P2

September 9/20

Planning Services Department
Rocky View County
ATTN: Stefan Kunz

RE: File Number: 05618459
Application Number: PL20200050/51

To redesignate the subject lands in above-noted application is just wrong on so many levels:

- 1) To state that the Damkars Legacy Project “is the final step in making the Damkar’s dream a reality” is, in our opinion, a gross exaggeration. As neighbours of Ernie & Iris for over 40 years, we heard them speak of a few acres where seniors could retire, but a monstrosity of this density and scale was never their dream.
- 2) Nowhere in your letter to adjacent landowners do I see noted that this project is for seniors. Terms such as “senior-oriented”, “multi-family” and “private residential dwelling units” simply do not stipulate that it is indeed for seniors.
- 3) We are on the Blazer water system and just received a letter from them stating that their “design assumption is not proving to hold true”. We certainly do NOT want another 500 units to be added to the Blazer water system. Who is going to be paying for such a tremendous upgrade to the system and who will suffer when it breaks down?
- 4) We do not believe the Bearspaw Regional Wastewater Treatment plant has the capacity to support the addition of 500 housing units. Who is doing the upgrade on it?
- 5) For County residents to agree to go from a density of 1.95 units per gross acre to 40.6 units per gross acre is not a reasonable level of expectation nor is the acceptance of 4 to 5 storey buildings.
- 6) This area is now surrounded by the City of Calgary and a project of this magnitude and density belongs in the city where proper services can be provided.

Sincerely,
Ken & Sherrie Maerz

Stefan Kunz

From: Cindy [REDACTED]
Sent: August 16, 2020 2:31 PM
To: Stefan Kunz
Subject: [EXTERNAL] - File # 05618459, Application # PL20200050/51 Division 8

Do not open links or attachments unless sender and content are known.

To The Planning Services Department, Rocky View County - 262075 Rocky View Point, Rocky View County, AB T4A 0X2
Attn : Steven Kunz

Refer to the above reference.

As resident in this Tuscany NW community, we (as in my family and I), **do not agree** to the amendment to the Watermark at Bearspaw Conceptual Scheme (CS) and to redesignate the subject lands from Residential Three District to Direct Control District. We **do not agree** to the development of 4 multi-family dwelling buildings, up to 500 units total.

The previous proposal and this one are quite different. This proposal itself will create too much traffic to the existing small roads namely the 12 Mile Coulee and Tuscany Way. Coupled with a very large church that's being built in the same area, the density will be tremendous. Congestion will be the main issue. Even with plans to enlarge 12 Mile Coulee there is much concerns with existing roads that will bottleneck a that junctions of Tuscany Way. We don't see how Tuscany Way can be widened to accommodate this vast project, as Tuscany Way is already maxed out as is.

There is no transit service supporting this plan especially for the seniors, even if there is something planned, will that be sufficient to handle traffic with such extremely high density being proposed. There are no other grocery shops large enough, or more amenities such as medical services, larger postal services, etc.

Many other projects are specifically built by proper and capable amenities and transit to handle volume and density.

We view these amendment and redesignation with much concern, reasons given above, and as such do not agree.

Regards
Rodney Magarrell



Virus-free. www.avast.com

Stefan Kunz

From: Sameer Mawji [REDACTED]
Sent: August 3, 2020 5:39 PM
To: Stefan Kunz
Subject: [EXTERNAL] - Damkar Lands - Seniors Oriented Residential Amendment Application

Do not open links or attachments unless sender and content are known.

Hello Stefan

Further to the letter distributed by the Rocky View County on July 24th notifying residents of Watermark and surrounding communities of the Damkar Lands Application for Amendment to its proposed use. I am writing as resident of Watermark – 206 Creekstone Rise, to note my objection of this amendment and that I do not support it.

Watermark was sold to us on its very low density development guidelines, and that we are part of the Rocky View, not Calgary, jurisdiction. This proposed development sharply contrasts not only the intended use of the lands – having almost 500 units, but as well, it will substantially increase the vehicular and pedestrian traffic in our area. Furthermore, residents of Watermark already pay as part of the HOA the maintenance of the public spaces in the community, but are open to all of resident of Rocky View, and beyond. This increased presence would certainly contribute to more people frequenting the facilities which would ultimately increase our maintenance costs. Not to mention, over all increase of more people in the community that would again, go against the low density benefit of the Watermark guidelines.

Thank you for review my concerns and trust it underscores our opposition to this development.

Regards,

Sameer Mawji

Stefan Kunz

From: Kevin McDonald [REDACTED]
Sent: August 16, 2020 10:34 PM
To: Stefan Kunz
Subject: [EXTERNAL] - Re File Number 05618459 -- Application Number PL20200050/51

Do not open links or attachments unless sender and content are known.

Dear Mr. Kunz,

I am a resident of Watermark, living at 124 Waterside Court.

I am opposed to the proposal to amend the subject land from Residential Three District to Direct Control District.

Prior to purchasing our property in 2012, we did our due diligence related to the potential development in the surrounding properties. At the time the subject land was designated as Agricultural Holdings District which would preserve its natural beauty. Often you would see people stopping for family pictures taken in the field, with the beautiful Rocky Mountains in the background.

When the church was being proposed, we were in favour of that, including the resignation of the subject property to Residential Three District. At the time we reviewed the permitted uses, height restrictions (10.0 m for principal buildings) and other maximum requirements. We were satisfied that this change in designation would still fit into the Watermark "feel".

Then we received notification about the proposed change to a Direct Control district with up to 500 units (1,000 possible residents) and 474 parkade stalls. The enormous and high density scale of the project does not fit into our neighbourhood at all. The desirability of Watermark as a quiet country respite from city living will be destroyed. It totally goes against the other existing uses in our neighbourhood.

Thank you for your attention to this important matter.

Kevin and Sherry McDonald

Stefan Kunz

From: Gertrude Mellon [REDACTED]
Sent: August 14, 2020 9:33 PM
To: Stefan Kunz
Subject: [EXTERNAL] - Dammar Lands Redesignstion Proposal File 05618459

Do not open links or attachments unless sender and content are known.

I do not agree with Redesignation Damkar Lands.

Senior Citizens are better suited to bungalow style housing not 6 stories bldg.
Covid has taught us not to build large Nursing Homes.

We pay into HOA to have access to walkways and Ponds, unkept.
I do not appreciate or understand the logic of increasing Residential density 20 times higher than Watermark.
Beside the fact water and Sewage system is not equipped to support this plan.

Centre street Church which is too close to homes below it, should never got permission to build on that site.
12 Mile Coulee road will be so busy, Making it dangerous getting out of Tuscany, when the Church opens.
Thank you Councillor's

G.J. Mellon

Stefan Kunz

From: Kerry Mellon [REDACTED]
Sent: August 13, 2020 10:46 AM
To: Stefan Kunz
Subject: [EXTERNAL] - Opposing development zoning

Do not open links or attachments unless sender and content are known.

Sending this letter to oppose the new zoning. This inflicts major issues for our community of watermark and many other areas such as water/ sewage, foot traffic, use of our facilities that we pay an HOA to cover. 12 mile Coulee Road can not take on any more traffic than we already have as there is congestion without the eye sore of a church that has not been completed yet.

Another huge concern is with property value and resale as well as covid outbreaks. Having one or the largest senior facilities in Calgary in our backyard is completely unacceptable.

There will be pathways connecting to our path systems with over 500 seniors and their families embarking on our community to take them for walks, or wheelchair strolls to the plaza to have picnics and look at the water features this is also not ok at all!

Sent on behalf of Kerry Mellon 406 Brookside court.

Kerry Mellon

Stefan Kunz

From: Mike Mellon [REDACTED]
Sent: August 14, 2020 1:56 PM
To: Stefan Kunz
Subject: [EXTERNAL] - The Damkar Lands Redesignation Proposal. File: 05618459

Do not open links or attachments unless sender and content are known.

I strongly oppose the redesignation proposal for the Damkar lands.

The proposal would have a residential density up to 20 times higher than Watermark and 40 times higher than the rest of Bearspaw.

The proposal includes buildings 6 stories high, significantly higher than the new church which is a monstrosity.

The proposal will have major impacts on ;

- 12 mile coulee road traffic. (this is already an issue, trying to come out of Tuscany and the church traffic hasn't even begun). The traffic coming up from Lynx Ridge and Watermark single family homes continues to increase as new homes get built.

- water and sewer systems

- foot traffic on our pathways and trails which we pay an HOA to maintain will multiply significantly.

This proposal will also reduce property values in Watermark, Lynx Ridge and Tuscany.

I am totally opposed to the proposal.

Mike Mellon. (Owner)

29 Watermark Villas

Stefan Kunz

From: Helen Moore [REDACTED]
Sent: August 23, 2020 8:04 PM
To: Stefan Kunz
Subject: [EXTERNAL] - Damkar Lands - File number 05618459 Application number PL20200050/51

Do not open links or attachments unless sender and content are known.

Hi Stefan,

I'm submitting my comments re the above referenced application.

In my opinion, the Damkar Lands - Senior Housing and Private Residential Units Project is far too large and out of scale with the surrounding neighborhoods (Tuscany, Watermark, Blue Ridge Estates). The project needs to be more compatible and scaled back to be successfully integrated into the existing communities. This project is much too ambitious and overloads the small parcel of land it is being built upon and will put a burden on the existing amenities.

I reside in the Watermark Villas to the south of the proposed project. These villas are on a much larger parcel of land, with 102 villas and approximately 200 residents, as opposed to a significantly smaller parcel of land with 500 units and potentially 1000 residents.

In conclusion, my recommendation is to scale back the height and number of residential units, on the above application, to become more compatible with the surrounding communities.

Please share my opinions and recommendations with members of your council.

Sincerely,
Helen Moore
13 Watermark Villas
Calgary Alberta T3L 0E2

Stefan Kunz

From: Francois Nadon [REDACTED]
Sent: August 16, 2020 10:48 PM
To: Stefan Kunz
Cc: Pam Nadon
Subject: [EXTERNAL] - Comments on Rocky View County File:05618459 Application Number: PL20200050/51

Do not open links or attachments unless sender and content are known.

My name is Jean-Francois Nadon, our family lives at 61 Tuscany Ridge Circle NW which is on the east side of 12 Miles Coulee Road, directly across from the proposed development. I received a letter from the Rocky View County offering me to provide comments on the development referenced in the subject line of this email. My comments on this development are as follows:

- I purchased my house around 3 years ago and paid extra money to get a lot with Mountain views. At that time the land across 12 miles Coulee Road was zone R-3 which means that no building could be built above 10 metres in heights and that our Mountain view would not be affected or at worst, minimally be affected. This change in zoning and proposed development of a 5 to 6 story multi family complex is going to destroy our mountain view and negatively affect the property value of our house.
- The proposed number of occupants in the new development would create a drastic increase in traffic on 12 miles Coulee Road which would create traffic issues and increased noise pollution.
- A development for seniors with a maximum of 10 metre high building is what this area was planned for and what the residents of Tuscany Ridge Circle bought their house with that future development in mind, not the development of a huge structure that will completely block their mountain view.

So in summary, blocked mountain view, loss of property value, increased traffic, increased noise pollution. I see no reason to support this proposed zoning change or proposed development. From what I read in all the documentation regarding this land and the Damkar family, I don't see how these good people good support a development with such negative impact to the surrounding areas.

Regards,

Jean-Francois and Pamela Nadon
61 Tuscany Ridge Circle NW
Calgary, AB

Stefan Kunz

From: Mark Nelson [REDACTED]
Sent: September 14, 2020 4:05 PM
To: Stefan Kunz
Cc: Division 1, Mark Kamachi; Division 2, Kim McKylor; Division 3, Kevin Hanson; Division 4, Al Schule; Division 5, Jerry Gautreau; Division 6, Greg Boehlke; Division 7, Daniel Henn; Division 8, Samanntha Wright; Division 9, Crystal Kissel
Subject: [EXTERNAL] - Re: Concerns with Damkar Massive Development Proposal

Do not open links or attachments unless sender and content are known.

Hello,

I am a resident of Watermark and would like to submit concerns and propose potential actions:

1. May 2013 traffic study is stale and ignores additional volume from subsequent Watermark development phases. The 2020 update found intersections are operating at capacity. Four hundred units will cause an increase in congestion.
 - Solutions are required for intersections that will be at capacity and the burden should not be deferred on future projects
 - Trico to fund a turning lane into the Damkar development to remove Southbound congestion on 12 Mile Coulee Road
2. The development proposal states “A water network analysis will be completed”. This should be required before approval is granted and likely being delayed since it’s a known design risk.
 - Require a water network analysis to be completed before approval as per Rocky View policy 9.1.1 and 9.1.2. This analysis should consider all future demands from future Watermark phases.
3. The proposal fails to address wastewater treatment and the additional burden placed on Watermark infrastructure and it’s residents. Again data is stale and CIMA+ utilized Watermark Phase 1 information and ignores the constraints vs original design.
 - Require an updated wastewater study with all Watermark phases in the design
 - Trico to pre-invest in future Blazer infrastructure requirements
4. Surprise, the proposal also fails to sufficiently address the stormwater requirement. Stale 2015 data is utilized with a plan to direct runoff to Watermark’s Wet Pond D. Historical rain events show this original design is also constrained and cannot handle the incremental demand from the senior development.
 - Update the stormwater study to ensure
 - Require an alternative to the Watermark Wet Pond D that is already frequently overloaded
5. Development lacks sufficient Calgary transit and LRT access
 - Evaluate pedestrian crossing signals for residents to cross 12 Mile Coulee Road into Tuscany
 - Tuscany bus stop expansion (pull off) to be evaluated
6. Excessive density and demographic switch. The original concept was pitched to residents as a seniors complex. This has been revised to an open community and this has not been adequately relayed to neighbouring residents.
 - Restrict the tallest building to three stories
 - Restrict the number of units to <200
 - The architectural and landscape renderings should be upheld with strict requirements council (i.e. extensive tree requirements to avoid an eyesore and profit only motive from Trico).
 - Trico to uphold the original concept of seniors only
7. Fire Department response capabilities
 - Assess Rocky View Fire Department capabilities to respond to a full complex fire of this scale.

- Trico to fund additional equipment such as a ladder or medical response truck. Potential for a significant increase in 911 calls.

Overall, this high density concept belongs in a major city and does not integrate with Rocky View water, wastewater, stormwater, traffic, and density.

Trico should be required to reduce the size by 50%, reassess all constraints with current data, and install infrastructure to solve the constraints that will be realized during the life of the facility.

Overall, Trico has presented an inferior proposal and I urge Council to maintain the values of Rocky View County and reject this development. We chose to live in Rocky View and I hope it does transition to have high pockets of high density like Calgary.

Thank you,
Mark

Stefan Kunz

From: Stefan Kunz
Sent: August 24, 2020 10:41 AM
To: Stefan Kunz
Subject: PL2020050-051 Comments

Note: Comments were provided in multiple emails, in the subject line only. To enhance legibility they are provided below:

August 10: This density is totally out of place in R.V., OMG this is packed housing for a rural area and over time appear as slum housing. Time for the County to quit bending over for the developers. Most of the council should learn to honor the area.

August 17: If we wanted that density, we would not live in the rural area's but in the city.

From: Judie Norman [REDACTED]
Sent: August 10, 2020 11:42 AM
To: Stefan Kunz <SKunz@rockyview.ca>
Subject: [EXTERNAL] - This density is totally out of place in R.V., OMG this is packed housing for a rural area and over time appear as slum housing. Time for the County to quit bending over for the developers. Most of the council should learn to honor the area...

Do not open links or attachments unless sender and content are known.

Stefan Kunz

From: Lanre Omotayo [REDACTED]
Sent: September 10, 2020 9:27 PM
To: Stefan Kunz
Cc: lanreo@shaw.ca
Subject: [EXTERNAL] - Watermark at Bearspaw (Damkar Lands - Seniors-Oriented Residential)

Do not open links or attachments unless sender and content are known.

Dear Stefan Kunz,

File #: 05618459

Application #: PL20200050/51

As residents of Watermark, we would like to register our concerns about the proposed development of [Watermark at Bearspaw \(Damkar Lands - Seniors-Oriented Residential\)](#).

The following are our concerns:

1. The proposed density will create too much traffic in our community of Watermark which will decrease the serenity of the community
2. The proposed heights of the buildings will compromise the view and will devalue properties in Watermark
3. The proposed density will threaten the security of Blazer's main water reservoir which is currently under stress
4. The proposed density will increase the likelihood of crime and threaten the security of Watermark community

Thank you for the consideration of our concerns.

Regards,

Lanre Omotayo & Dr. Adesola Omotayo

Stefan Kunz

From: Davida Osei-Tutu [REDACTED]
Sent: September 8, 2020 12:06 PM
To: Stefan Kunz
Subject: [EXTERNAL] - Opposition to Rezoning of R3-DC--Damkar Seniors Project

Do not open links or attachments unless sender and content are known.

Re: File Number 05618459
Application Number: PL20200050/51
Division 8, Damkar Seniors Project, Rockyview County

Dear Mr. Kunz:

I am writing this letter to document my concerns regarding this development proposal. Specifically, I am concerned that the project will lead to a significant increase in traffic congestion which along with safety/access/noise concerns, will place a significant strain on public services (fire, ambulance, police). I am also concerned that the current water system will not be able to accommodate this development. Concerns have already been raised regarding the adequacy of the existing infrastructure to meet the current demands of the community.

I hope that this project will not proceed as planned, and that the voices of the many concerned residents in the community will be heard.

Sincerely,
Davida Osei-Tutu

Stefan Kunz

From: Kannin's Osei-Tutu [REDACTED]
Sent: September 7, 2020 11:24 PM
To: Stefan Kunz; Dominic Kazmierczak
Subject: [EXTERNAL] - Complete opposition to rezoning of R3-DC -- Damkar Seniors Project

Do not open links or attachments unless sender and content are known.

September 7, 2020

To: Stephan Kunz and Dominic Kazmierczak

Re: File number 05618459, Division 8, Damkar Seniors Project, Rocky View County

Dear gentlemen,

I am writing to voice my strong and complete opposition to the proposed Damkar Seniors Project development. I am an owner of 2 Spyglass Point in Watermark and my family and I will be directly affected and negatively impacted by the development proposed. Therefore I do not support or approve of the proposed zoning change from R3-DC.

The development scale and size far exceed that which was originally proposed. I have great concerns about the increased population density this project will bring, its strain on community resources, and waste and water concerns.

Particularly in the context of a global pandemic with no viable vaccine on the horizon, the proposed increase in population density does not make sense nor is it responsible with respect to public health and safety. I speak as both a concerned citizen and as a physician.

The re-zoning as proposed will lead to deleterious effects on traffic, increased car density, additional gas pollution, and other potential safety concerns. I also have concerns about the hill slope stability and potential effects on water drainage patterns. Such effects may exacerbate problems we already experience with respect to run-off.

Please do not do this. Please do not proceed as planned. While the plans may make economic sense to the developer, the effects will be disastrous for my community. Those of us that chose to move to Watermark did so for a variety of reasons. A few of these reasons include its natural beauty and open space. This project as proposed is not in keeping with either of those desires or aspirations.

The project will be menacing, the aesthetic effects will be terrible, the added population density will be destructive, and the character of our community will be fundamentally and irreparably altered.

For these reasons, I do not and cannot support the project nor the proposal to rezone the development from R3-DC.

Sincerely,

--

Kannin Osei-Tutu MSc. MD. CCFP.

The Damkar lands - Senior-Oriented Residential

File Number: **05618459**

Application Number: **PL20200050/51**

Email to: skunz@rockview.ca

From:

Nancy Carolina Reyna Pedraza

111 Hillside Terrace NW

Calgary, AB T3L 0C9

To:

Senior Planner

Planning Services Department,

Rocky View County,

262075 Rocky View Point,

Rocky View County, AB. T4A 0X2

Dear Stefan Kunz,

We are **NOT** in favour of the redesignation of the subject lands as referenced above from R-3 to Directly Control and the project progressing as proposed.

We have many concerns in respect of this project as listed below:

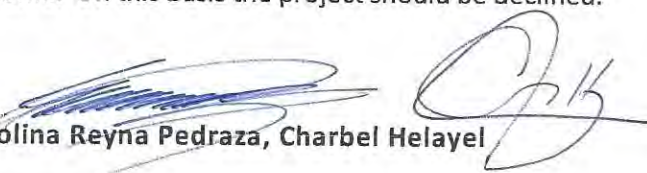
- **Project Creep**
 - Residents of Watermark and abutting areas were always aware of a senior's development proposed for the Damkar Lands. The project was thought to be much smaller in scope both physically and visually and integrated into the abutting communities. As stated in the Damkar April 2020 development proposal, the project will: *carefully integrate the natural environment, maintain views of the Rocky Mountains, leverage its proximity to the Bow River Valley and the City of Calgary, while incorporating innovative and aesthetically pleasing development standards, visually enhancing the broader Bearspaw community.* The sheer magnitude and concentration of residential units in no way can accomplish this. The result is a project which is more invasive rather than integrative.
- **Housing Density & Population**
 - The extreme concentration and number of residential units conflicts with the guiding principles of the Rocky View County plan (2018), specifically:
 - Encourage a 'moderate' level of residential growth that preserves and retains the County's rural character.
 - The Environment in maintaining the rural landscape and character of dark skies and open vistas.
 - Undertake a wide range of measures to support the conservation of land, water, watersheds, energy and other natural resources.

- It is difficult to accept these guiding principles as having been seriously considered in light of an intensified project such as a four building, six story, 500 unit, high-density development which speaks to none of these guiding principles.
- This project takes residential density 15 to 20x over the greater Watermark Community and 3 to 4x that of the Residential Density Policy (2.0 upga up to 40.6 upga)!
- **Traffic Impacts**
 - Enormous traffic load increases from 1000 residents (477+ parking spaces), and a 44,000 sq ft Church/Campus with parking for a 800 seat sanctuary. 12 mile Coulee road the only feeder into abutting communities including Tuscany, Blue Ridge, Blazer Estates, Bearspaw Village, Lynx Ridge, Watermark will be bursting with vehicular traffic.
- **Infrastructure Loading (Water/Sewer)**
 - Given that the existing customer base of Blazer Water Systems were asked to curtail their discretionary water usage August 2020 it seems highly likely that there will be a necessary infrastructural upgrade required to service 1000 additional residents based on original assumptions of community demands and expansion. Although words of assurance were given to inquiring residents that any upgrades are the burden of the developer, past experience with Blazer Water Systems dictates skepticism as in the past Blazer Water systems has submitted rate increases 4-5x in excess of what is considered rate shock by the AUC.
 - It is also highly likely that the existing wastewater supply and treatment will require upgrades as stated in the approved Conceptual Scheme: *Communal wastewater treatment and water services will be provided to the Damkar Parcel under certain conditions*. Given that the original Blazer water/waste water systems forecasts anticipated an increased of 100 residential senior units (GRA rate application 2016) which has become 500 senior units, it is a reasonable assumption that these "conditions" will present much, much sooner and likely result in a disproportionate burden falling to the existing rate/customer base.
- **Project integration & Aesthetics**
 - It is beyond sensibilities that a four building, up to 6 story, high density development with absolutely no thought to a transition zone can integrate in anyway with the neighbouring communities of: Blue Ridge, Tuscany, Watermark, Bearspaw Village and Lynx Ridge.

A senior's aging-in-place development concept is a worthwhile effort and a necessary endeavour for our aging population. Many residents moved to Watermark and neighbouring communities with the understanding and acceptance of the senior's project progressing. Unfortunately, the execution of this project, its magnitude, impact and consequences to existing residents makes the endeavour awkward and unwelcome. On this basis the project should be declined.

Sincerely,

Nancy Carolina Reyna Pedraza, Charbel Helayel



Stefan Kunz

From: ANNA PERRI [REDACTED]
Sent: September 15, 2020 8:38 PM
To: Stefan Kunz
Subject: [EXTERNAL] - Input on file: 05618459; application: P120200050/51

Do not open links or attachments unless sender and content are known.

Attention Stefan Kunz,

Planning Services Department,

Rocky View County 262075

We would like to provide input on the Housing Project proposed for the Damkar Land parcel off [12 Mile Coulee road](#). The File number is **05618459**. The Application number is **P120200050/51**

We are NOT in favor of this rezoning & the project progressing as proposed

There are so many issue we see with the current plans, but to summarize:

- **The density planned for this project isenormously disproportionate** to anything else in the community / Rocky View county. It is totally out of place for this area and is exactly the opposite of why most people have bought homes in this neighborhood.
- **The building heights proposed are also way out of line for the location and neighborhood.** It is not at all in keeping with the nature of the area and will not integrate into the community. They will be massive and visually imposing structures regardless of the exterior finishings.
- I have major concerns about traffic given the project density, the inclusion of multi-family units in addition to the seniors residence, and the cumulative impact given the existing impact of the neighboring church.
- I also have major concerns about utility, water, sewer and storm sewer. These are things that we already have issues with, and adding 500 units in a tiny area is certainly not going to help.
- There have been significant issues with slope stability and water runoff during the development of the church... and this will surely be exacerbated by such a massive development right beside the church.

- I have concerns about the impact that such a high density development will have on the common areas within the community. It also isn't clear if the residents of the new development would be contributing to the costs of ongoing maintenance of the Watermark common areas, even though they will most assuredly be accessing them.

Thank-you

Tony Perri

2 Watermark Villas

Anna Perri

2 Watermark Villas

Sent from my iPhone

Stefan Kunz

From: Robin Prashad [REDACTED]
Sent: August 17, 2020 3:30 PM
To: Stefan Kunz
Subject: [EXTERNAL] - Opposition to land redesignation (File 05618459 Application PL20200050/51)

Do not open links or attachments unless sender and content are known.

Hi Stefan,

Please accept this email as my opposition to the Damkar Lands seniors oriented residential complex.

My family purchased this property due to the quiet neighborhood, the mountain view, and the understanding that the lands outside the city are zoned for acreages. With the change to the zoning, this will have a negative impact on the mental health of my family, the value of our property, and the enjoyment of our living space.

Please decline this application.

Feel free to reach out to me if you would like to discuss further.

Thank you,

Robin Prashad
66 Tuscany Ridge Cir NW, Calgary, AB T3L 3C1
[REDACTED]

Stefan Kunz

From: Randy Retzlaff [REDACTED]
Sent: August 31, 2020 1:36 PM
To: Stefan Kunz
Cc: lorna retzlaff
Subject: [EXTERNAL] - Damkar Lands amendment

Do not open links or attachments unless sender and content are known.

Hello
My wife and I currently reside in the Watermark Villas complex.

We both totally disagree with the proposed changes by the developer regarding the Damkar Lands - Seniors Oriented residential amendment.

Our concerns are:

- The building height of 6 stories is too high, 2 story is more reasonable to allow for views of the Rocky Mountains and landscape
- The residential density will be a burden on traffic at 12 mile coulee road
- This increased density will also strain the water and sewage infrastructure and capacity. We have already heard of concerns with water supply at the current levels of residents, what will happen with 1000 people more?
- This could also lead to increased common use area and higher foot and car presence.. We already have an increased number of visitors to the Watermark houses trying to get past our place to visit the homes, not knowing it is a dead end.. what will happen with these increased numbers of residents...
- We are concerned that this rezoning and proposal will reduce the property value of our residence and our entire condo complex.

In summary we are opposed to the developers proposal and wanted to make our feelings known. This is a radical departure from the initial developers vision that we were led to believe, upon purchasing of our property here in Watermark Villas..

Regards
Randy and Lorna Retzlaff
71 Watermark Villas
[REDACTED]

Stefan Kunz

From: Valerie Robertson [REDACTED]
Sent: August 17, 2020 4:50 PM
To: Stefan Kunz
Subject: [EXTERNAL] - My view

Do not open links or attachments unless sender and content are known.

Sorry - these are the ugliest looking buildings I have seen. Did you have an architect?
V. Robertson

Stefan Kunz

From: Susan Rudy [REDACTED]
Sent: August 14, 2020 11:01 PM
To: Stefan Kunz
Subject: [EXTERNAL] - File Number: 05618459 Application Number: PL20200050/51 Division 8

Do not open links or attachments unless sender and content are known.

Dear Stefan,

I am writing to you regarding FileNumber: 05618459, Application Number: PL20200050/51, Division 8.

We strongly oppose the amendment of the Watermark at Bearspaw Conceptual Scheme (CS) in order to allow the development of four multi-family dwelling buildings, up to 500 units total, including a seniors' housing facility and private residential dwelling units.

We reside on Hillside Terrace and believe approval of theses changes will negatively impact access, provision of water, disposal of sewage, our pathways and parks and property values.

Regards,
Susan Rudy

Sent from my iPhone

Stefan Kunz

From: Laura Sabourin [REDACTED]
Sent: August 18, 2020 9:07 AM
To: Stefan Kunz
Subject: [EXTERNAL] - Damkar Lands Application Bearspaw - 500 units on 12 acres

Do not open links or attachments unless sender and content are known.

I received your name, as someone to send my concerns to regarding this Application.

As a resident of Rockyview and a tax payer, I am opposed to this Application. The residents of Bearspaw moved away from city of Calgary for a more quiet, peaceful way of living. Acreages and large plots of land are the norm and the reason we paid significantly more to move to this area.

To allow this type of high density residential project to go ahead, is to betray those who pay taxes to Rockyview.

Please take this into consideration when making a decision to go ahead with this application.

Sincerely,

Laura Sabourin

September 8, 2020

From:

Humberto Salazar
11 Watermark Villas
Calgary, AB T3L 0E2

To:

Senior Planner
Planning Services Department
Rocky View County
262075 Rocky View Point
Rocky View County, AB. T4A 0X2

Reference: File Number : 05618459
Application Number: PL20200050/51

Dear Stefan Kunz:

We are NOT in favor of the redesignation of lands as referenced above, from Residential Three District to Direct Control District, and as per the application submitted by the developers of the proposed senior housing project in the Damkar Lands.

Following are our reasons to oppose the land redesignation:

- **Housing Density & Population**

- This project takes residential density 15 to 20x over the greater Watermark Community and 3 to 4x that of the Residential Density Policy (2.0 upga up to 40.6 upga)!
- The extreme concentration and number of residential units conflicts with the guiding principles of the Rocky View County plan (2018)

- **Traffic Impacts**

- Enormous traffic load increases from 1000 residents (477+ parking spaces), and a 44,000 sq ft Church/Campus with parking for a 800 seat sanctuary which will overload 12 mile Coulee, the only access to the communities of Blue Ridge, Blazer Estates, Bearspaw Village, Lynx Ridge and Watermark and the main access to Tuscany.

Stefan Kunz
September 8, 2020
Page 2

- **Infrastructure Loading (Water/Sewer)**

- Based on previous discussions with Blazer Water Systems on plant capacity, it is very likely that the Water Supply and Waste Water treatment plants will require upgrading in the short term. Given that the original Blazer water/waste water systems forecasts anticipated an increase of 100 residential senior units (GRA rate application 2016) which has become 500 senior units in the proposed project, it is a reasonable assumption that these "conditions" will present much, much sooner and likely result in a disproportionate burden falling to the existing rate/customer base.

- **Project Integration and Aesthetics**

- The proposed project size and architectural design doesn't blend at all with the neighboring communities. It would be an "architectural shock" to have 4 to 6-storey buildings next to the residential communities. The initial estimate was 100 units (used by Blazer Water systems for water supply planning purposes).
- In our opinion, 2-storey buildings housing no more than 100 – 150 units and with architectural design following the neighboring communities should be the right direction for this project.

Sincerely,



Humberto Salazar



Constanza Amezcua

Stefan Kunz

From: Mike [REDACTED]
Sent: August 11, 2020 7:30 AM
To: Stefan Kunz
Subject: [EXTERNAL] - Damkar land development

Do not open links or attachments unless sender and content are known.

I am writing to share my opinion on the development of the Damkar lands to the north of Watermark in Bearspaw. When I first became aware of the development plans, I reviewed the package issued by the developer and was generally pleased and satisfied with the proposal. I believe there is a large need for affordable senior housing and especially in rural areas. However, it has come to my attention that this development would proceed under a "Direct Control Bylaw" which would allow the units to be built and sold to anyone, regardless of age. I cannot accept this outcome as it was not the original intent for this land and would dramatically change the impact to the area.

Regards,
Michael Scott
Division 8

Sent from my iPad

Stefan Kunz

From: Nirav Shah [REDACTED]
Sent: August 31, 2020 11:49 AM
To: Dominic Kazmierczak; Stefan Kunz
Subject: [EXTERNAL] - Opposition of Re-zoning of senior residence

Do not open links or attachments unless sender and content are known.

Hello Dominic and Stefan,

As a resident of Watermark that is DIRECTLY affected by the Damkar Seniors Project, we are definitely OPPOSED to the application for re-zoning of this project. We are at 371 Spyglass Way and the size of the structures proposed are significant and will negatively impact both our property directly and Watermark as a whole.

Reasons include:

Bearspaw Density:

The person/acre density figures (<2) are an important reason why we chose to live in Watermark. With this change in re-zoning of the project and the potential for that density figure to increase up to 40, and this goes directly against what Bearspaw low density figures are meant to achieve.

Hill stability. We have personally experienced the disastrous outcome of the mud slide during the construction of the Church on the hillside which caused damage to our house and other houses on Spyglass Point. We are very concerned that the construction so close to our property line may result in hill instability.

Water usage:

The plan is to tap into the current Watermark water supply. Such an increase in demand for our water causes concern in terms of pricing and availability.

A development similar to Watermark has experienced significant issues.

Article: <https://www.cbc.ca/news/canada/calgary/water-rocky-view-county-cambridge-alberta-utilities-commission-1.5661828>

PRIVACY:

With a potential for a 6 story building on the hill looking down on our house directly, we have concerns about our personal privacy and people trespassing through our backyard as they come down the hill (we currently have this issue).

Traffic and Safety: The volume of traffic that will be imposed upon 12 mile coulee road is going to be significant. Safety of residents of Watermark will be significantly impacted as the volume of cars will be trying to exit from the new development from folks living there as well as the church, will be significant. We have to keep our house blinds closed at all times for privacy reasons with people working at the church and also due to the lights that are left turned on during the night. This will only get worse once the facility is up and running with people using it 24/7z. We cant enjoy our backyards because of these issues. We don't support another structure adding to our privacy concerns.

Proper Valuation:

Watermark residents have paid premium prices in consideration of low density neighborhood and now high density will decrease the property values of our neighbor hood. The community might become less attractive for new potential buyers if they see lot of traffic and big and high density structures around the neighbor hood.

Watermark had many thefts so far and these projects adds to the risk of thefts further.

We request that you take these concerns seriously and DO NOT approve the change in designation from R3 – DC.

I am available to discuss if you need more information.

Thank you,

Nirav Shah

Stefan Kunz

From: [REDACTED]
Sent: August 16, 2020 10:08 PM
To: Stefan Kunz
Cc: 'Caroline K Shearer'
Subject: [EXTERNAL] - Damkar Lands Seniors Oriented Residential CS amendment Rocky View County File number 05618459 Application Number PL20200050/51 Division 8

Do not open links or attachments unless sender and content are known.

Please note that my Wife and I as landowners at 44 Watermark Villas (immediately adjacent and in the vicinity land owners) object strenuously to this application and its intent.

We find the application is contrary to the other existing uses of lands in this area and a violation to the area and its current draw and beauty.

- The current proposal very loosely described as “Seniors Oriented Residential” is a very vague description leading the public, Rocky View County (RVC) and adjacent land owners to believe it is of low impact to the area and its surroundings, this is simply not correct and there is no adequate suggestion as to how that would look or be controlled or if it would be controlled by RVC appropriately.
- The application would put uncontrolled (there is no specificity to “Senior Oriented” residential opportunity for up to 6 story construction and density of additional residents in the range of 20 to 40 times what is in place in this area at Watermark, Watermark Villas and Bearspaw residential area.
- It appears to be a plan by a very clever developer to maximize a return on a property with little (if any) respect for the surrounding community and its attributes.
- Noise density due to the relative build out and height, and style of units will be much higher (one of the key attributes to the neighborhood we live in is how quiet it is).
- Visual interference with surroundings, no apparent care or concern has been shown to fitting into the area; the church sold as a “low impact low rise structure” now towers three stories, set on the very edge of the escarpment and is a blight to the landscape. It has contributed a great deal of noise during construction and will continue to obliterate a beautiful and expensive view, and contribute to noise pollution, traffic interruption and create parking difficulty. The noise bylaw is supposed to maintain a standard of quiet operations during specified times; Sundays will now be major noise days each and every week of the year. Having been sold on this development, we are much better informed on how little the community is “protected” by Rocky View County and its development policies. (we are not). Especially from the more intangible assets such as near country low density and the appeal of quiet residential neighborhoods.
- Let us speak more on traffic accommodation; is the County going to require the developer to create and install high volume safe controlled access to the (road) Twelve Mile Coulee road for the church, church parking lot, casual parking area within the proposed application development area and accommodation for safe ingress and egress based on proposed traffic volumes, including high volume times such as Sundays, holidays and church and residential event times? Will they accommodate high density residential traffic, along with delivery, supply and regular traffic that will increase incrementally with the increase in residential density? Will they be providing additional Fire, Policing and Municipal support to a now high volume density area? Will 12 Mile Coulee road be adjusted into a high volume traffic route? Will appropriate traffic signals be a part of the development plan required of the development applicant and application?
- Why is the current road access acceptable to the addition of 500 or so residents, plus the onslaught of potentially thousands to events in the area at the church and high density residential proposed? The road should be realigned to the north of the proposed applicants property a proper controlled intersection put in opposite to the access to Tuscany and 12 mile Coulee road with full light controls, this is the only safe way to

accommodate, the volume of 4 lane traffic, a dangerous uncontrolled turn already in place with the Tuscany limited access turn off, and a dangerous turn in as proposed for “Seniors and very high volume traffic at peak times”. Are cross walks and safe access to non existent mass transit included? As they are not indicated nor how to control them on the 4 lane areas. Note the traffic pattern in the area is two way traffic not just single way traffic as no exits to 12 mile Coulee road exist to the south nor is there any other outlet for the RVC area 90 Avenue west all end and requires a run back out to 12 Mile Coulee road to exit the area, again adding to concerns around correct traffic accommodation and high density of noise.

- Will the residents of the applicants proposed facilities pay to the RVC and Watermark operations and upkeep costs of the local improvements of Watermark, or just use them, jamb up our very restricted parking areas and take advantage of the multitude of quiet neighborhood amenities along the creeks and walkways?
- But of course we can all see that RVC has a utility corridor right where the cross road should be located so how much do you bet we will never see a cross road and intersection there at the access into Tuscany and north edge of the proposed development. This means all increase in traffic and density will be ignored until accident statistics (death statistics) require the RVC and City of Calgary to make improvements...should we be happy with this approach?
- How about considering height the developer will go for if we allow 6 stories and exposed basement (like the church how you bootstrap from low level to maximize the view) put in an exposed basement on the low side, increasing your top height and RVC is considering allowing 6 stories to tower above all else...and of course the highest development is right along 12 mile coulee road....keeping the potential of minimum impact visually out of the picture. We will just become another piece of concrete jungle that we relocated ourselves outside of Calgary to achieve. Why are they even considering 3 stories, the maximum of the are is Villas at single story with exposed basement...this is what needs to be set as a total limit for the new proposed development; the same density as Watermark Villas and NO MORE.
- Is this not simply a revenue grab at a time when near country peaceful living is already at a premium in this area...wake up RVC do not allow a proven developer of high density properties; this deliberately vague application. You allowed a sell out once; why not redeem yourselves. And to do this at a time when public forum is not exactly possible where free speech and public debate of a really bad idea might have been available, as it is we are much divided and we along with many neighbors do not believe RVC have our backs on this.
- As it would be a personal note; I will not reflect on the devaluation of high density development on the value of surrounding property values.

RVC PLEASE DO NOT ALLOW THIS TRAVESTY.

Brian and Caroline Shearer.

Stefan Kunz

From: [REDACTED]
Sent: September 3, 2020 9:32 AM
To: Stefan Kunz
Cc: 'Caroline Shearer'
Subject: [EXTERNAL] - RE: PL20200050-051 Comments

Do not open links or attachments unless sender and content are known.

Stefan thanks for the update, would like to address a few questions and find out when the proposed information and objection session may be held...

First how many seniors residential complexes are present in RVC today, second how many 5-7 story residential buildings exist in RVC today? I express this as the applicant has applied for 4-6 stories, will these be the same application as the "low rise concept" church which is now a 4 story height exposure building including exposed basement, two stories of occupied areas and a cathedral (pun intended) ceiling roofline...therefore under RVC direct control are you allowing underground parking as an exposed face story plus a total of six stories above and then a roofline to accommodate 7 story elevators; that would be the height of an 8 story (total) relative to grade on view facing side.

How many 8 stories (total height) buildings are in RVC today? How many are located on a view plane? How many are on a sight line side hill prominently featured against single story residential housing.

How much preparation and objection time is allowed to a land owner in a session? I would like to present a true set of actual photos (not photoshopped illustrations as the architect has) to show the impact of the "low rise low impact Church" on the lands surrounding the area, and a few illustrative photos to clear the air about the impact of 8 story equivalent height on the area.

Appreciate your speedy reply.

Brian Shearer [REDACTED] 44 Watermark Villas.

From: SKunz@rockyview.ca <SKunz@rockyview.ca>
Sent: August 24, 2020 1:32 PM
Subject: PL20200050-051 Comments

Hello,

Thank you for your comments regarding this application. I have received your correspondence, and wanted to provide some information regarding the next steps. If you are unfamiliar with the process, I've provided a link with more information below.

<https://www.rockyview.ca/BuildingPlanning/SubdivisionRedesignation/Redesignation.aspx>

Stefan Kunz

From: David Sheridan [REDACTED]
Sent: September 4, 2020 10:25 AM
To: Stefan Kunz
Subject: [EXTERNAL] - Damkar Proposal

Do not open links or attachments unless sender and content are known.

September 4th, 2020

Planning Services Department, Rocky View County, Attention: Stefan Kunz
File Number: 05618459
Application Number: P120200050/51

Dear Sir,

In regard to the above captioned Application we wish to confirm our objection to this rezoning proposal as envisaged.

Some points of objection:

- Massing and density proposed are perhaps suitable for Calgary, but at up to 500 units, with perhaps 1,000 residents located in 4 – 6 storey structures it is considered inappropriate for Rocky View County (RVC) and specifically jarring in the context of the spirit & intent of the Watermark vision, of which the Villas are an integral part. If approval is based on context, then surely a lower density, low rise residential land use is the one that is firmly established. It is unfortunate that the adjacent Centre St. Church was granted the relaxation to dramatically exceed the existing very reasonable height restrictions. Such a looming presence towering over our neighbours should not be precedent setting for others to subsequently emulate.
- Building locations on site relative to slope stability is another serious and concerning element. There needs to be greater consideration regarding run-off relative to building placement close to the edge of the steep (stripped) west hillside.
- Twelve Mile Coulee (City of Calgary) will be significantly impacted by higher traffic volumes in addition to those generated by a large church congregation. There is currently nothing in the pipeline in the way of traffic circles/controlled intersections to improve future safety for crossing pedestrians or drivers attempting to merge into often speeding traffic.
- A large incongruous build-out of this scale was not envisaged. We have recently incurred water increases and utility service line upgrades are hugely expensive and disruptive. The true longer term cost of speculative development should not be borne by taxpayers alone.

Yours sincerely,

Janice Brar and David Sheridan
15 Watermark Villas, T3L 0E2

August 10, 2020

Via Email: skunz@rockyview@ca
and Regular Mail

Terese Sheridan,
8 Tuscany Ridge Cres,
AB, T3L 3C8,
Canada.

262075 Rocky View Point,
Rocky View County,
AB, T4A 0X2,
Canada.

Attention: Planning Services Department

Dear Mr. Kunz,

RE: Comments Relating to File No: 05618459, Application No: PL20200050/51.

I am writing in relation to the proposed rezoning of a 4.97- hectare parcel of land on the West side of 12 Mile Coulee Road, file and application numbers as listed above.

As a property owner and resident of the area in the immediate vicinity of the land subject to the application, I wish to provide the following comments:

1. Traffic

The proposed development brings as many as 500 additional families to a small section of 12 Mile Coulee Road adjacent to its intersection with Tuscany Way NW.

Residents of the proposed development, and families visiting the proposed seniors' housing facility, must pass this intersection (12 Mile Coulee Road and Tuscany Way NW) on their way to and from Crowchild Trail NW, this being their only route in and out of the community.

Currently (even before any development of this density takes place) this intersection is very congested. Right turns from Tuscany Way NW to 12 Mile Coulee Road are difficult during peak periods, while left turns are currently almost impossible for most of the day. The same is also true of the 12 Mile Coulee Road and Tusslewood Drive NW intersection.

Any large increase in density along 12 Mile Coulee Road to the South of Tuscany Way NW simply exacerbates an already imperfect situation.

2. Sight Lines

Motorists, walking path users and residents on the East side of 12 Mile Coulee Road currently enjoy excellent mountain views, which is a real quality of life benefit to the community. With the maximum 10m (32.81ft.) building height (residential building heights in reality being much lower) mandated

by the Residential Three District (R-3) zoning, local residents could have reasonably expected to enjoy these views in perpetuity. However, with a DC zoning, and the developer's stated intent to build "four residential buildings ranging in height from 3-5 storeys", these heights represent a considerable obstruction to the lines of sight West from Tuscany and greatly exceed anything that would have been considered under the current R-3 zoning.

It is my view that the proposed development does not represent a benefit to the community as a whole and I ask that you consider these comments and concerns carefully while making your decision on this rezoning application.

Yours truly,

A handwritten signature in black ink, appearing to read 'Terese Sheridan', with a long horizontal flourish extending to the right.

Terese Sheridan.

Stefan Kunz

From: Cari Shyiak [REDACTED]
Sent: August 17, 2020 1:40 PM
To: Stefan Kunz
Subject: [EXTERNAL] - Application Number - PL20200050/51

Do not open links or attachments unless sender and content are known.

To Whom It May Concern,

My apologies for sending this today as I found it was stuck in my outbox this morning.

 Below is my feedback to application Application Number PL20200050/51.

I object to this application for the following reasons;

1. **Safety** - adding over 500 units with the accompanying vehicle counts will substantially increase traffic on 12 Mile Coulee Road. Specifically;
 - The turn off and traffic light for vehicles coming from Crowchild West onto 12 Mile Coulee Road. Today due to the volume of traffic at peak times, traffic is regularly backed up into the west bound lanes. What will be done to rectify this and make it safe?
 - The turn off for both south & north bound traffic on 12 Mile Coulee Road. With the increased traffic coming in and out of this area including the new church, will traffic lights be added as vehicles turning on other parts of the road already present safety challenges.
 - The condition of 12 Mile Coulee Road. The current condition of this road is poor at best with so many dips and bumps. How will this be repaired and maintained?
 - Will all of these costs be paid by the developer as existing taxpayers in the area(s) should not be burdened with any of these additional costs.
2. **Recreation** - today we already have people driving and bicycling into our areas using parks, pathways, playgrounds and there are already increases in garbage, need for maintenance, expansion of pathways, etc. With 500 units or approx. 1000 people, what recreational facilities will they be investing in the area?
3. **Pets** - with 500 units and approx. half of them having pets, where is the dog park? Who will police this and maintain it? Where do all of the poop bags go? Has the developer included this in their plan including the costs as we do not need more pets poop on the paths and in the grass where kids play?
4. **View** - the entire area is made up with single home dwellings and now the proposal is to add semi-high rise, high density housing buildings to a country style landscape that will significantly disrupt the focus on nature, the views, and the rural serenity. These buildings will be an eyesore for everyone in the area or visiting.
5. **Water and Sewer**. What upgrades will be required to support the increase in units? Is Blazer setup to manage the water? Is the increased volume coming out of the river approved and what is the environmental impact of this. The same applies for the sewage. Is the developer paying for all of these costs including upgrades, environmental impact studies, etc?

The only reason and justification for supporting this application is for the increased Rocky View County revenues. This application should be rejected as it is not in the best interest of the existing residences and community.

Regards,

Cari Shyiak

Stefan Kunz

From: Margaret Sokolov [REDACTED]
Sent: August 14, 2020 10:27 AM
To: Dominic Kazmierczak; Stefan Kunz
Subject: [EXTERNAL] - Damkar Seniors Project: Opposition of the re-zoning

Do not open links or attachments unless sender and content are known.

Hello Dominic and Stefan:

As a resident of Watermark that is **DIRECTLY** affected by the Damkar Seniors Project, **we are definitely OPPOSED to the application for re-zoning of this project.** We are at **25 Spyglass Point** and the size of the structures proposed are significant and will negatively impact both our property directly and Watermark as a whole. Reasons include:

- Bears paw Density. The person/acre density figures (<2) are an important reason why we chose to live in Watermark. With this change in re-zoning of the project and the potential for that density figure to increase up to 40, and this goes directly against what Bears paw low density figures are meant to achieve.
- Hill stability. We have seen the disastrous outcome of the mud slide during the construction of the Church on the hillside which caused damage to houses on Spyglass Point. As we are the largest lot on Spyglass Point, we are very concerned that the construction so close to our property line may result in hill instability.
- Water usage. The plan is to tap into the current Watermark water supply. Such an increase in demand for our water causes concern in terms of pricing and availability. A development similar to Watermark has experienced significant issues. Article: <https://www.cbc.ca/news/canada/calgary/water-rocky-view-county-cambridge-alberta-utilities-commission-1.5661828>
- PRIVACY: with a potential for a 6 story building on the hill looking down on our house directly, we have concerns about our personal privacy and people trespassing through our backyard as they come down the hill (we currently have this issue).
- Traffic and Safety: The volume of traffic that will be imposed upon 12 mile coulee road is going to be significant. Safety of residents of Watermark will be significantly impacted as the volume of cars will be trying to exit from the new development from folks living there as well as the church, will be significant.

We request that you take these concerns seriously and **DO NOT approve the change in designation from R3 – DC.**

I am available to discuss if you need more information.

Thank you,
Margaret Sokolov

Margaret Sokolov
[REDACTED]

Stefan Kunz

From: V S [REDACTED]
Sent: August 15, 2020 1:57 AM
To: Dominic Kazmierczak; Stefan Kunz
Subject: [EXTERNAL] - Damkar Seniors Project: Opposition to the re-zoning

Do not open links or attachments unless sender and content are known.

Hello,

As a resident of Watermark immediately affected by the Damkar Seniors Project, I'm writing to express my **unequivocal OPPOSITION** to the application for rezoning of this project. I live at 25 Spyglass Point and the massive structures proposed for construction will clearly impact both our property as well as the entire Watermark community in the most negative way possible.

Obvious reasons include but likely not limited to:

- Bears paw population density. The person/acre density figures (<2) are an important reason our family has chosen to live in Watermark. With this change in re-zoning of the project and the potential for that density figure to increase up to 40, and this goes directly against what Bears paw low density figures are meant to achieve.
- Hill stability. We have seen the truly disastrous outcome of the mudslide during the construction of the Church on the hillside which caused significant damage to a number of houses located on Spyglass Point. As the owners of the largest lot on that street, we are justifiably concerned that construction in the immediate vicinity to our property may result in hill instability and, possibly, landslides.
- Water usage. The proposed plan is to tap into the current Watermark water supply. Such an increase in demand for water causes concern in terms of pricing and availability. A development similar to Watermark has recently experienced significant issues under germane circumstances.
 (<https://www.cbc.ca/news/canada/calgary/water-rocky-view-county-cambridge-alberta-utilities-commission-1.5661828>)
- Privacy and security: with a potential for a 6 story building on the hill directly overlooking our house, we have fears about personal privacy and people trespassing through our backyard as they come down the hill (we currently have this issue).
- Traffic and Safety: The volume of traffic that will be imposed upon 12 mile Coulee Road is going to increase sharply . Safety of residents of Watermark will be significantly impacted as the volume of cars trying to exit from the new development as well as the church, will be hugely disproportionate to the capacity of the roadway.

I therefore respectfully request that you take these concerns seriously and **DO NOT approve the change** in designation from R3 – DC.

Regards,
 Vitaly Sokolov
 [REDACTED]

September 1, 2020

Attention: Planning Services Department

Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2

RE: File Number 05618459

Application Number: PL20200050/51

Dear Sir or Madam:

As Blueridge owners and residents, we strongly oppose the rezoning and project proceeding as planned.

While there are several reasons to oppose this development, our primary reason is that the proposal is unprecedented and entirely unsuitable to what Rocky View County has developed for hundreds of residents over decades in the entire area west of the city. Much thought and massive cost has gone into developing Watermark, Blueridge, Lynx Ridge and Bearspaw. These areas have required and created space, and a beautiful setting with much vegetation, in keeping with the natural beauty of this area. The proposed development is entirely opposite:

- At 6 storeys on the east side and probably 3 on the west side, it will appear to be an edifice of about 8 storeys!!
- It will be higher, and certainly appear much higher and larger than the adjacent church. The church is already very large and imposing over the Watermark area, but at least as a church it can have a possible aesthetic that reasonably fits. A multihome complex this large simply will not fit.
- While all the properties adjacent have lots of space, this is high density – again not a fit for several reasons.
- When we bought our property, we believed that there was much value in the beauty of the development around us – and we believed that the County does a good job of ensuring developments “fit”. This development will very negatively affect that.
- Here are a couple pictures that show the existing buildings. The church is in view from virtually everywhere in Watermark and Blueridge and much of Bearspaw. The villas blend in better. Please look at the second picture and imagine the proposed development at 3 storeys in front and 6 storeys in the back. It will stick out terribly and detract from what the county has been developing everywhere around it.



We believe that it is clear that this proposed development is unacceptable, and trust that you will use good judgment to disapprove it.

Sincerely,

Leon and Robin Sorenson

183 Blueridge View

MR Stefan Kunz
Planning Services Department
Rocky View County
262075 Rocky View Point
Rocky View County, AB.
T4A 0X2

File Number: 05618459
Application Number: PL20200050/51

September 13, 2020

Dear Mr. Kunz:

I am writing to object to the redesignation application request for the Damkar Development, Seniors Oriented Residential project from R-3 to Direct Control.

As my family's property is directly adjacent to the proposed development it will have extreme consequences for my lifestyle.

I have the following issues with this proposed development:

1- Population density. The abrupt change in density from the low-density residential area of Blueridge Mountain Estates and Watermark into an extremely high-density area in a matter of meters. The planning department cannot go from 1.9 people per acre to 35-40 people per acre in such a short distance. This is a 20-fold increase. Nowhere in the entire community is this allowed.

2 - Lack of attention. The fact that the information letter for the surrounding residence did not get distributed to wide enough audience as many residence beyond the current distribution will be effected by the increased density and the visual landscape change that would be anticipated with such an imposing development. A wider distribution would include more possible people that would be impacted.

3 - Slope stability. In the conceptual Scheme Trico references a high moisture content for the clays (18%), and a ground water depth of 3 meters. With a slope of this magnitude any disturbance of significance and depth will alter groundwater patterns and create an unstable environment. This occurred when the approved Church was being constructed and there was a slumping of material into residences below the construction zone. This is a safety issue for residences that back onto the property and also for the 16 inch Atco pipeline running along the northern edge of the development adjacent to my property. A slope failure could cause a rupture in the existing pipeline.

4 - Loss of privacy. I currently cannot see anyone to the south of my land and the proposal as defined would allow up to 4 six story building to be built within 15 meters of my property. The result would be a loss of privacy as they would have the ability to directly look into my house from above. There is also a potential overshadow effect that needs to be considered depending on the height.

5 - Traffic and safety. A fifth concern surrounds the dramatic increase in traffic and subsequent safety for the area as a whole. There will be an extra 1000- 1200 extra people moving into the area, and the roads are not built to handle this level of traffic. With the development of Watermark the turn from Crowchild Trail onto 12 Mile Coulee road is already at its limit with traffic backing into Crowchild and creating safety issues. The traffic from these new residences combined with that of the Church will create safety issues all along 12 Mile Coulee. Many of us move out of the city to enjoy a country lifestyle that includes privacy, quiet, dark skies, space, closeness to nature and the wildlife that still frequents my property (just this year moose, deer, porcupines). These are all referenced in "*Characteristics of Rocky Views Rural Communities Country Residential*" document. This development goes totally against this philosophy.

6 - Impact on local wildlife and ecosystems. This area is well known for its variety of wildlife such as moose, white tail and mule deer, skunks, porcupines, coyotes, etc. This proposed development plan would also negatively affect the lives of these animals and their ecosystems that Rocky View County proclaims as being a huge benefit to living in the area. This development would be going against this philosophy again.

7 - Diminished property value. A detrimental loss of property value that is likely to occur if this development continues as planned.

This development will negatively affect the quality of life my family and our neighbours have worked so hard to achieve.

Thank you for your time.

Bryn Stagg

[REDACTED]

MR Stefan Kunz
Planning Services Department
Rocky View County
262075 Rocky View Point
Rocky View County, Ab.
T4A 0X2

File Number: 05618459
Application Number: PL20200050/51
Date: 2 September 2020

Dear Mr. Kunz

I am writing to object to the redesignation application request for the Damkar Development, Seniors Oriented Residential project from R-3 to Direct Control.

As my property is directly adjacent to the proposed development it will have extreme consequences for my lifestyle.

The first issue I see is the abrupt change in density from the low-density residential area of Blueridge Mountain Estates and Watermark into an extremely high-density area in a matter of meters. The planning department cannot go from 1.9 people per acre to 35-40 people per acre in such a short distance. This is a 20-fold increase. Nowhere in the entire community is this allowed.

The second concern is the fact that the information letter for the surrounding residence did not get distributed to wide enough audience as many residence beyond the current distribution will be effected by the increased density and the visual landscape change that would be anticipated with such an imposing development. A wider distribution would include more possible people that would be impacted.

The third concern is the slope stability for all surrounding properties. In the conceptual Scheme Trico references a high moisture content for the clays (18%), and a ground water depth of 3 meters. With a slope of this magnitude any disturbance of significance and depth will alter groundwater patterns and create an unstable environment. This occurred when the approved Church was being constructed and there was a slumping of material into residences below the construction zone. This is a safety issue for residences that back onto the property and also for the 16 inch Atco pipeline running along the northern edge of the development adjacent to my property. A slope failure could cause a rupture in the existing pipeline.

The fourth area of concern is my loss of privacy. I currently cannot see anyone to the south of my land and the proposal as defined would allow up to 4 six story building to be built within 15 meters of my property. The result would be a loss of privacy as they would have the ability to directly look into my house from above. There is also a potential overshadow effect that needs to be considered depending on the height.

A fifth concern surrounds the dramatic increase in traffic and subsequent safety for the area as a whole. There will be an extra 1000- 1200 extra people moving into the area, and the roads are not built to handle this level of traffic. With the development of Watermark the turn from Crowchild Trail onto 12 Mile Coulee road is already at its limit with traffic backing into Crowchild and creating safety issues. The traffic from these new residences combined with that of the Church will create safety issues all along 12 Mile Coulee.

Many of us move out of the city to enjoy a country lifestyle that includes privacy, quiet, dark skies, space, closeness to nature and the wildlife that still frequents my property (just this year moose, deer, porcupines). These are all referenced in "Characteristics of Rocky Views Rural Communities Country Residential" document. This development goes totally against this philosophy.

Not to mention the loss of property value that is likely to occur if this development continues as planned. This development will negatively effect the quality of life my family have worked hard to achieve.

Ken Stagg

[REDACTED]

Shannon Smith

[REDACTED]

MR Stefan Kunz.
Planning Services Department Rocky View County
262075 Rocky View Point
Rocky View County, Ab. T4A 0X2

File Number: 05618459
Application Number: PL20200050/51

Date: 15 September 2020

Dear Mr. Kunz,

I am writing to object to the redesignation application request for the Damkar Development, Seniors Oriented Residential project from R-3 to Direct Control.

My house is directly adjacent to the proposed development and it will have extreme consequences for my family's lifestyle. My most prominent concerns are:

- **The abrupt change from the low-density residential area of Blueridge Mountain Estates and Watermark into an extremely high-density area in a matter of meters.** The planning department cannot go from 1.9 people per acre to 35-40 people per acre in such a short distance, a 20-fold increase. This is not allowed anywhere else in the entire community.
- **The slope stability for all surrounding properties.** The conceptual Scheme Trico references a high moisture content for the clays (18%), and a ground water depth of 3 meters. With a slope of this magnitude, any disturbance of significance and depth will alter groundwater patterns and create an unstable environment. This occurred when the approved Church was being built- there was a slumping of material into residences below the construction zone. This is a safety issue for residences that back onto the property and also for the 16 inch Atco pipeline running along the northern edge of the development adjacent to my property. A slope failure could cause a rupture in the existing pipeline.
- **Dramatic increase in traffic and subsequent safety for the area as a whole.** The roads were not build to handle an extra 1000- 1200 extra people moving into the area. After the development of Watermark the turn from Crowchild Trail onto 12 Mile Coulee road past its limit, with traffic backing into Crowchild and creating safety issues. Additional traffic from these new residences combined with that of the Church will create even more safety issues all along 12 Mile Coulee.
- **Loss of privacy.** The proposal as defined would allow up to 4 six story building to be built within 15 meters of my property. The result would be a loss of privacy as the residents would have the ability to directly look into my house from above. There is also a potential overshadow effect that needs to be considered depending on the height.
- **The information letter for the surrounding residences was not distributed to a wide enough audience.** Many residences beyond the current distribution will be affected by the increased density and the visual landscape change brought on by such an imposing development.

This development will have a significant negative effect on the many people who have worked so hard to build the lives they have in this beautiful community.

Thank you for your time and consideration,

Kirsten Stagg [REDACTED]

Stefan Kunz

From: PAA_Development
Sent: May 27, 2020 1:11 PM
To: Stefan Kunz
Subject: FW: [EXTERNAL] - Proposed Seniors residence in Bearspaw/Tuscany area

Hi Stefan,

More feedback on the proposed seniors home in Watermark for your review.

Best regards,

EVAN NEILSEN
Development Assistant | Planning Services

ROCKY VIEW COUNTY
262075 Rocky View Point | Rocky View County | AB | T4A 0X2
Phone: 403-520-7285
ENeilsen@rockyview.ca | www.rockyview.ca

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

From: Gary Stevens [REDACTED]
Sent: Wednesday, May 27, 2020 8:47 AM
To: PAA_Development <Development@rockyview.ca>; Division 8, Samanntha Wright <SWright@rockyview.ca>
Cc: Teresa.Goldstein@calgary.ca; Ryan.Vanderputten@calgary.ca; Debra.Hamilton@calgary.ca; bhonch@bapg.ca
Subject: [EXTERNAL] - Proposed Seniors residence in Bearspaw/Tuscany area

Do not open links or attachments unless sender and content are known.

I have reviewed the information sent to surrounding homeowners for the Proposed seniors Residence in Watermark/Bearspaw and find the proposal shocking.

To propose 4 buildings in 3 to 6 stories of basically row housing configuration, I suggest is completely unacceptable given the rural nature of the surrounding area.

It lacks a sensitivity to the community, a complete lack of discussion of the already congested traffic at the Tuscany Way intersection, not to mention to the homeowners of the surrounding area.

We have already seen the impact of the visual profile of a church that was oversold to County administrators, our municipal representatives and the public next door.

This project is too dense for the infrastructure in the area, it's unimaginative in its row housing design and the mock up images do not fairly represent the impact on the neighborhoods in the area.

Although well presented in the brochure by the PR people involved, I believe 3 to 6 story buildings are not what this area requires.

I understand the approach by developers of asking for more than what you think you will get, so that they can negotiate back to what they really wanted in the first place.

I am unaware of the actual ownership structure involving the family mentioned in the proposal in its reference to the Damkar Family, Trico Homes or the affiliated church and I don't consider their involvement a relevant issue in the design or suitability of the proposal.

In fact, I find the reference to the family confusing as it relates to the Centre Street ministry which now has 5 locations in the city of Calgary.

According to Wikipedia, "Centre Street Church is an evangelical megachurch located in Calgary, Alberta, Canada, affiliated with the Evangelical Missionary Church of Canada Founded in 1958, it has an average weekly attendance of 7,739 and is considered the largest megachurch in Canada. In addition to its Central Campus, it has four satellite locations in the Calgary Metropolitan Region."

I suggest that in its present form, this seniors project is entirely inappropriate. It needs to abandon the row housing design, it needs to conform to the density of the surrounding area, it needs to have traffic implications considered, it needs to reduce its size.

Most importantly, it needs to be sent back to the developers to start over and to rethink a concept to other than a row housing walk up structure.

Whereas it also impacts the immediate City of Calgary on the transportation infrastructure strain, I have included them in this objection to the project as proposed.

Gary Stevens

77 Watermark Villas

Calgary, Alberta, Canada

T3L0E2

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Jeremy & Daniela Sykes
164 Tuscany Ridge Circle N.W.
Calgary, Alberta
T3L 0E5



August 11, 2020

Rocky View County
262075 Rocky View Point
Rocky View County, Alberta
T4A 0X2

ATTENTION: PLANNING SERVICES DEPARTMENT

To Whom It May Concern:

Re: File #05618459
Application #PL20200050/51

Regarding the development of Damkar Lands, there are two issues I believe have not been given enough consideration.

1. 12 Mile Coulee was recently twinned heading both north and south - it was a time of frustrating traffic issues until completed. Given the likelihood of an additional increase in traffic as people travel to and from their new units on Damkar Lands, what consideration has been given to accommodate this? The developer website seems to indicate they believe it's fine as-is. There is a buildup of traffic on 12 Mile Coulee heading south when people are attempting to turn onto Tuscany Way heading east. Additionally, if a driver needs to turn onto 12 Mile Coulee heading south, Tuscany Way can become extremely backed-up. My belief is the developers have not seriously considered how much traffic will result from this.
2. What consideration, if any, has been given for pedestrian traffic? Currently, there is no formal way for people to cross the street on 12 Mile Coulee until Crowchild. Given the increase in people living in the area, are there plans to have a pedestrian bridge or something of that nature?

I'm hopeful there will be more consideration given for traffic issues than the developer has indicated.

Regards,

A handwritten signature in blue ink, appearing to read "Jeremy Sykes".

Jeremy Sykes

Stefan Kunz

From: Leslie Tackney [REDACTED]
Sent: September 4, 2020 2:52 PM
To: Stefan Kunz
Subject: [EXTERNAL] - Damkar Development Rezoning

Do not open links or attachments unless sender and content are known.

Input on File

05618459

Application Number

PI20200050/51

Attention Stefan

Kunz

Planning Services

Department

Rocky View County

262075

Mr. Kunz , I am a resident of Watermark Villas and I
STRONGLY OPPOSE the Damkar Seniors Multi -Family Development rezoning application. I have the same
concerns as many of my neighbours about the height and density of the buildings , the vehicular traffic and
the possible strain on the
utilities.

BUT what upsets me most is the betrayal. When buying in the Villas we signed an
agreement that stated the lands adjacent to us would be used for a church and/or a seniors home and
possibly single family residences with not more than 10 in total. We would not have bought with the vision of
multi level buildings next
door.

A

church and seniors make good neighbours. Please do not destroy our
neighbourhood.

Leslie

Tackney

5 Watermark Villas

John Tarnowski
454 Brookside Court
Calgary, Alberta
T3L 0C9
[REDACTED]

Planning Services Department
Rocky View County - 262075 Rocky View Point
Rocky View County, AB
T4A 0X2

email: skunz@rockyview.ca

Attention: **Mr. Stefan Kunz**, Planning Services Department

Re: File Number: 05618459

Application Number: PL20200050/51

Division 8

Dear Mr. Kunz:

We have several concerns about this development proposal that we would like to draw to your attention.

We are not opposed to development in Bearspaw, however we support development on the subject lands that:

- **Is consistent with “Country Residential” as defined in the Bearspaw Area Structure Plan. Inconsistency would lead to increased traffic creating safety, access and noise concerns and would place a tremendous strain on public services including schools, police, fire and ambulance support.**
- **Is not accessed via Blueridge Rise, Bearspaw Road or Bearspaw Village Road WHICH ARE DESIGNATED LOCAL ROADS, but rather have sole access directly off Highway 1A/12 Mile Coulee Road intersection so as to avoid increased traffic congestion which creates safety, access and noise concerns.**

- Does not include commercial and retail development as they would further exacerbate traffic and safety issues and lead to increased crime rates.
- Aligns with existing policy.
- Considers its impact on the local school system.
- Maintains community safety for its residents.
- Others concerns (if applicable):

The acreage lifestyle in Bearspaw and its proximity to Calgary very much appeal to us and we support a "Country Residential" lifestyle. We have also made a significant financial investment in our property that is inextricably linked to characteristics the community currently possesses.

These characteristics are very well articulated in the County Plan that uses words such as "dispersed acreage communities, privacy, quiet, space and distance, nature and wildlife, and dark skies". These words do not come to mind when we read the File number: 05618459, Application Number: PL20200050/51. In fact, it proposes a significant directional change and departure from these defining qualities.

As such, we should strive to preserve the defining characteristics that make Bearspaw such an attractive place to live.

We thank you in advance for your consideration of this response.

Regards,

John Tarnowski

Signature

[Signature]

Date

Aug 22, 2020

Judy Tarnowski
454 Brookside Court
Calgary, Alberta
T3L 0C9
[REDACTED]

Planning Services Department
Rocky View County - 262075 Rocky View Point
Rocky View County, AB
T4A 0X2

email: skunz@rockyview.ca

Attention: **Mr. Stefan Kunz**, Planning Services Department

Re: File Number: 05618459

Application Number: PL20200050/51

Division 8

Dear Mr. Kunz:

We have several concerns about this development proposal that we would like to draw to your attention.

We are not opposed to development in Bearspaw, however we support development on the subject lands that:

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- Considers its impact on the local school system.
- Maintains community safety for its residents.
- Others concerns (if applicable):

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These characteristics are very well articulated in the County Plan that uses words such as "dispersed acreage communities, privacy, quiet, space and distance, nature and wildlife, and dark skies". These words do not come to mind when we read the File number: 05618459, Application Number: PL20200050/51. In fact, it proposes a significant directional change and departure from these defining qualities.

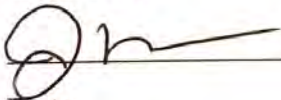
As such, we should strive to preserve the defining characteristics that make Bearspaw such an attractive place to live.

We thank you in advance for your consideration of this response.

Regards,

Judy Tarnowski

Signature



Date

August 22, 2020

Stefan Kunz

From: Caroline and Stuart Thompson [REDACTED]
Sent: August 29, 2020 7:02 PM
To: Stefan Kunz
Subject: [EXTERNAL] - Input on File: 05618459; Applicaiton: P120200050/51

Do not open links or attachments unless sender and content are known.

Attention Stefan Kunz,
Planning Services Department,
Rocky View County 262075

I would like to provide input on the Housing Project proposed for the Damkar Land parcel off 12 Mile Coulee road. The File number is **05618459**. The Application number is **P120200050/51**

I am NOT in favor of this rezoning & the project progressing as proposed

There are so many issue I see with the current plans, but to summarize:

- **The density planned for this project is enormously disproportionate** to anything else in the community / Rocky View county. It is totally out of place for this area and is exactly the opposite of why most people have bought homes in this neighborhood.
- **The building heights proposed are also way out of line for the location and neighborhood.** It is not at all in keeping with the nature of the area and will not integrate into the community. They will be massive and visually imposing structures regardless of the exterior finishings.
- I have major concerns about traffic given the project density, the inclusion of multi-family units in addition to the seniors residence, and the cumulative impact given the existing impact of the neighboring church.
- I also have major concerns about utility, water, sewer and storm sewer. These are things that we already have issues with, and adding 500 units in a tiny area is certainly not going to help.
- There have been significant issues with slope stability and water runoff during the development of the church... and this will surely be exacerbated by such a massive development right beside the church.
- I have concerns about the impact that such a high density development will have on the common areas within the community. It also isn't clear if the residents of the new development would be contributing to the costs of ongoing maintenance of the Watermark common areas, even though they will most assuredly be accessing them.

Thank-you

Stuart Thompson
4 Watermark Villas

Caroline Thompson
4 Watermark Villas

M & G Trout
74 Watermark Villas NW
Calgary, AB T3L 0E2

September 9, 2020

Planning Services Department
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2

To Whom it May Concern

RE: File Number: 05618459
Application Number: PL20200050/51
Division: 8

We choose to live in the villas at Watermark because we wanted to live in a low density area. This proposal indicates that this proposal would increase the density by 20 times. We paid a premium price to live in this area. This density change and all that goes with it would have a direct loss of our property value.

I am sure Trico would love this area to build a high density 6 floor 500 unit high rise. There are already beautiful parks and pathways in place that was paid for by the residents of Watermark. We do not want this to change and all of a sudden we have possibly 1000 residents using those facilities and overcrowding them. They did not pay for those, we did.

Further, there were indicators this summer that we may have issues with water availability. I do not think we should have to resolve issues when an enormous population move into this area. The supply and demand for water/sewer would not be sustainable.

12 Mile Coulee is a busy road that currently is available for people in Tuscany, Blue Grass, Tuscany Villas, 85 Street and the single family homes in Watermark, Lynx Ridge and a number of acreages. The church that is currently being build will also add a large increase in traffic as that members of the church are a large population that will be coming and going day and night 7 days a week because of all their programs.

It appears to us that the only winner in this request is for Trico. We are sure it would be a very successful opportunity for Trico and it really is a loss to the current residential areas. We knew when we bought here that a church was being build and that there were conversations of a relatively small, seniors resident to what now is a high density, multiple building s that are 6 stories high.

We looked at the zoning of this area before we bought here. We trusted that council would not change the zoning of in Rocky View to this extent. The church has significantly changed the appearance of the area and to now approve 6 story buildings with a high population would change that whole reputation of Rockyview. We would be appalled if this moves forward not only for all the reasons listed above but also for the large financial hit the residents of Bearspaw are forced to take for someone else's financial gain.

I trust you will agree with the considerations of this letter.

Sincerely,
Marvin and Gwen Trout

Cc: Stefan Kunz
skunz@rockyview.ca



August 20, 2020

To: Planning Services Department
Attn: Stefan Kunz
Rocky View County
262075 Rocky View Point, Rocky View County, Alberta

Re: Application Number PL 20200050/51, File 05618459

The Tuscany Community Association (TCA) respectfully offers the following comments regarding the proposed Damkar Lands development immediately west of Twelve Mile Coulee Road NW near Tuscany Way NW.

The main concerns that the TCA would like to raise involve increased traffic along Twelve Mile Coulee Road, issues around the turn into and out of the development, maximum building height, and emergency response.

Traffic and Access Concerns: This development as currently proposed contains 474 parking stalls. The increase in traffic coupled with the adjacent Church presents a potential for delays as well as access in and out of Damkar Court at Twelve Mile Coulee Road. The TCA asks that a traffic study be completed prior to approval to ensure that the current infrastructure can support this vehicle increase now and in the future.

Maximum Building Height: The TCA has received several concerns from the community residents about the height of this development being immediately adjacent to Twelve Mile Coulee and overlooking the Watermark Development. Any considerations or adjustments to limit the height, and thus the impact on the westward view, is greatly appreciated.

Emergency Response: Since this is planned to be a seniors oriented development, there could be an increased need for emergency services responding to this site. The TCA asks that the Planning Services Department consider emergency response times and service availability as part of the approval process to ensure adequate coverage.

The Tuscany Community Association appreciates being able to provide comments and asks that we continue to be included throughout the process.

Sincerely,

Tim Heger
Chair, Planning and Development Committee, Tuscany Community Association
(planning@tuscanyca.org)

GROWING A SAFE, HEALTHY AND ENJOYABLE COMMUNITY

Tuscany Community Association
P.O. Box 27054, Tuscany RPO
Calgary AB T3L 2Y1
www.tuscanyca.org

Stefan Kunz

From: dan twidale [REDACTED]
Sent: August 5, 2020 1:58 PM
To: Stefan Kunz
Subject: [EXTERNAL] - File Number 05618459 Application Number PL20200050/51

Do not open links or attachments unless sender and content are known.

Stefan , I am resident of Watermark Villas and our property is adjacent to the subject land application. We purchased our Villa in 2017 and paid premium for **luxury design and finishes , quiet country living , and unobstructed mountain views**. These values are consistent throughout Watermark and are aligned with all future development by MacDev , who utilize quality home builders design such as Wolf Homes and NuWest , amongst others. The basis for our subject lands to remain designated as Residential Three District is to ensure the community values are preserved as documented above in bold fonts.

The proposed design of the subject land application falls far short of these values for the following reasons:

- 1) Trico is not a luxury home builder and the design is not compatible with this community. The finishes are more aligned with affordable housing which will materially erode assessed property values in this community. The proposed compounds and structures should not be permitted based on height and design.
- 2)The proposed density is unacceptable for such a small acreage size and is not compatible with this community based on noise , traffic .
- 3) Twelve Mile Coulee is incapable of providing safe access as it exists today (lacking signalization and crosswalks) for the high volumes of traffic during peak periods. Intermunicipal efforts to improve this road have failed miserably. The TIA recommendations are flawed and incomplete as stated.
- 4) If RVC requires affordable senior living , locate it somewhere else. Do not amend the CS of this community to accomodate this application.

--

Dan Twidale
[REDACTED]

Stefan Kunz

From: dan twidale [REDACTED]
Sent: August 19, 2020 5:35 PM
To: Stefan Kunz
Subject: [EXTERNAL] - File number 05618459 Application number P120200050/51

Do not open links or attachments unless sender and content are known.

I am NOT in favour of this rezoning & project progressing as proposed for the following reasons:

Building Height: 4 buildings up to 6 stories high. These buildings will collectively be more imposing than the church and likely be as high or possibly higher at 6 stories. The church is blocking mountain views for Villa residents and has not integrated well to the community.

ii. Residential Density. Approximately 500 residential units. This density is 20 to 40 times higher than neighbouring communities (assuming 2 residents per unit = 1,000 residents and this does not include on-site staff) and is enormously disproportionate to any other seniors/residential community in Rocky View County.

iii. Vehicle traffic on 12 mile coulee road. There is parking planned for 474 cars, not including surface parking OR church/campus parking. All these cars entering and leaving the one and only access road into our community will cause a significant impact to safety, noise and volume. Signalization and crosswalks are a significant gap in this area as it currently exists without tripling the load. Has anyone done a proper analysis on traffic volumes in this area? The TIA completed for this developer is a joke.

iv. Hill slope stability. We need to be assured that residents below and around the construction will not be impacted by any hill instability issues or water run-off issues that have plagued the previous construction of the Church/Campus.

v. Utility interconnection. What assurances do residents have that the utility interconnections of water, sewer, and storm sewer has the capacity to handle these large volume increases. Increased volumes usually necessitate physical upgrades and increased wear and tear to existing facilities increasing costs to all. How will this be addressed? Consider for a moment what has happened to Cambridge Park Estates in Rocky View County which is experiencing water shortages (thanks for the reference Margaret!) . <https://www.cbc.ca/news/canada/calgary/water-rocky-view-county-cambridgealberta-utilities-commission-1.5661828>

vi. Integration with Neighbouring Communities. Four buildings up to 6 stories high do not integrate – period; regardless of ponds, stone veneers, wood beams and park benches. Affordable housing does not belong in this neighbourhood and will have lasting detrimental effect to property assessments of existing homes.

vii. Common Area usage. The Watermark and neighbouring communities were designed for a specific concentration of residences which all residents understood by purchasing and moving here. Having a high concentration of additional residents who have access to and use of common area facilities was surely not anticipated by any resident and there is no assurance at this time that contributions can be expected and ongoing, leaving the continuous obligations to existing residents.

viii. Unprecedented Development. Should this huge project proceed as is, it will set a precedent for Rocky View County that any community is a potential candidate for such a project proceeding.

--

Dan Twidale
 [REDACTED]



Stefan Kunz

From: [REDACTED]
Sent: August 9, 2020 12:32 PM
To: Stefan Kunz
Cc: Division 8, Samanntha Wright; vanaalstdave@gmail.com
Subject: [EXTERNAL] - Comments regarding Damkar Lakes - Seniors-Oriented Residential CS Amendment

Do not open links or attachments unless sender and content are known.

Reference: File #05618459 Application PL20200050/51

Dear Mr. Kunz:

We would like to provide our comments in opposition to the amendments to the Watermark at Bearspaw Conceptual Scheme. We have been residents in Bearspaw (Bearspaw Meadows Bay) since 2005. Since becoming residents, the sale of the Damkar property to McDonald Developments occurred, and through the period of consultation and development we've been witness to a blatant lack of interest in local residents opinions and concerns about the Watermark development.

Throughout this development there have been continuous amendments with what has felt like little or no and consultation, or interest in the desire for our community to remain "country residential" as well as a safe and quiet community. Residents in this area strongly opposed any high density development, yet somehow we now have a condo complex overlooking our small community, along with housing density that was higher than promised by the county representatives at the time (both elected and bureaucrats) adding significant traffic and population to our community!

In this proposal to amend it recognizes the following: "The existing County Plan designates the Plan Area as Country Residential within the Bearspaw community. As such, development in this location shall conform to the Bearspaw ASP or, alternatively, propose an amendment... The existing County Plan designates the Plan Area as Country Residential within the Bearspaw community. As such, development in this location shall conform to the Bearspaw ASP or, alternatively, propose an amendment." (page 6 of proposal) How can a 500 unit development on 12 acres possibly be considered "country residential" and conforming to the BASP?

Besides the density issue, we are also very concerned with the safety of our community residents. The current roadways and traffic controls are already feeling the strain of the significant number of new residents at the intersection of 12 mile coulee and 80 ave and 12 mile coulee and Tuscany Way. It goes without saying that this level of density, along with the church traffic are going to create extreme pressure on 12 mile coulee road, and the connectors in this area. In this proposal on pages 26 and 27 where it discusses the Traffic Impact Assessment – it suggest that the "For opening day horizon, including the Plan Area, the site access at 12 Mile Coulee Road and Damkar Court should operate within acceptable capacity parameters to the 2039 horizon. The two intersections along 12 Mile Coulee Road at Tusslewood Drive NW and Tuscany Way NW may require signalization by 2028, even without the development of the Plan Area. The TIA, however, expects both intersections to operate within capacity with signalization, considering anticipated volumes from the Plan Area." (page 27) As a "country residential" area, we would expect the residential density to remain low enough that traffic signals should never be warranted.

We are not opposed to senior residential development. We ARE opposed to one that is at such an unrealistically high density for this area and within the BASP. If you have any questions about these comments, please contact either of us by email, or at the numbers below.

Regards,

Sue and Dave Van Aalst



Stefan Kunz


From: Ken Waddell [REDACTED]
Sent: August 17, 2020 5:48 PM
To: Stefan Kunz
Subject: [EXTERNAL] - Re Density in Bearspaw

Do not open links or attachments unless sender and content are known.

Mr. Kunz. I believe there are areas in Bearspaw that can easily support higher density and the Damkar is one of those.

Ken Waddell
Bearspaw

Maria-Anna Wampler
150 Waterside Court
Rocky View, Alberta
T3L0C9



Planning Services Department
Rocky View County – 262075 Rocky View Point
Rocky View County, AB
T4A 0X2

Email: skunz@rockyview.ca

Attention: Mr. Stefan Kunz

Re: File Number: 05618459
Application Number: PL20200050/51
Div 8

Dear Mr Kunz:

I have several concerns about this development proposal that warrant your attention.

We are not opposed to development in Bearspaw, however we support development on the subject lands that are:

- Consistent with “Country Residential” as defined in the Bearspaw Area Structure Plan. Inconsistency would lead to increased traffic creating safety, access and noise concerns. Would place a tremendous strain on public services including schools, police, fire and ambulance services.
- Is not accessible via Blueridge Rise, Bearspaw Road or Bearspaw village Road (which are designated local roads) but rather have sole access directly off Highway 1A/12 Mile Coulee Road intersection so as to avoid increased traffic congestion which creates safety, access and noise concerns.
- Does not include commercial and retail development as they would further exacerbate traffic and safety issues and lead to increased crime rates.
- Aligns with existing policy
- Considers impact on local school system
- Maintains community safety for its residents.

“Country Residential” lifestyle is paramount to us and we have made a significant financial investment in our property to attain this style of living. I feel file number: 05618459 put this lifestyle at risk and will devalue our investment and standard of living if the project were to go forward.

We thank you in advance for your consideration of this response.

Regards,

Maria - Anna Wampler


Signature

[Handwritten Signature]

Date

September 7th / 2020

Michael Wampler
150 Waterside Court
Rocky View, Alberta
T3L0C9



Planning Services Department
Rocky View County – 262075 Rocky View Point
Rocky View County, AB
T4A 0X2

Email: skunz@rockyview.ca

Attention: Mr. Stefan Kunz

Re: File Number: 05618459
Application Number: PL20200050/51
Div 8

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- Considers impact on local school system
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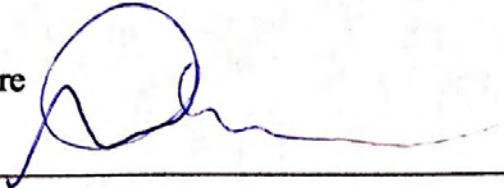
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We thank you in advance for your consideration of this response.

Regards,

Michael Wampler

Signature



Date

Sept 7th / 2020

Stefan Kunz

From: Max Wang [REDACTED]
Sent: August 14, 2020 11:38 AM
To: Stefan Kunz
Subject: [EXTERNAL] - Fwd: Damkar Lands - 500 Residential units by Blueridge Estate at 12 Mile Coulee Road

Do not open links or attachments unless sender and content are known.

Dear Mr. Kunz,
I was told that you are handling the file. Please see our statement of concern and objection to the development, and request to reject the project application.
Thanks!

From: "max wang" [REDACTED]
To: "development" <development@rockyview.ca>
Sent: Friday, August 14, 2020 12:36:45 AM
Subject: Damkar Lands - 500 Residential units by Blueridge Estate at 12 Mile Coulee Road

Dear council and development officers

We are absolutely shocked to receive a letter from the County asking to review the proposed development of high density 500 units within 12 acres of land of Water Mark next to the new church by 12 Mile Coulee Road.

This type of closely spaced 4 -storey apartment style buildings is a total mismatch with this area's overall landscape and building styles, and it is not appropriate for the surroundings. It will also dramatically increase the traffic on the 12 Mile Coulee Road.

The originally approved Water Mark master development plan allows only 617 units over the entire 316 acres of land and this amendment is almost doubling the unit number within 12 acres!

Blueridge Estate residents are very upset by this amendment, and we request the County not to approve this plan.

Thanks!

C. Max Wang and Jane Song
7 Blueridge Place
[REDACTED]

The Damkar lands - Senior-Oriented Residential

File Number: **05618459**

Application Number: **PL20200050/51**

Email to: skunz@rockview.ca

From:

Changqing (Max) Wang, Hongjian Song

7 Blueridge Place, T3L 2N5

Cell 403 973 3137

To:

Senior Planner

Planning Services Department,

Rocky View County,

262075 Rocky View Point,

Rocky View County, AB. T4A 0X2

Dear Stefan Kunz,

We are **NOT** in favour of the redesignation of the subject lands as referenced above from R-3 to Directly Control and the project progressing as proposed.

We have many concerns in respect of this project as listed below:

- **Project Creep**
 - Residents of Watermark and abutting areas were always aware of a senior's development proposed for the Damkar Lands. The project was thought to be much smaller in scope both physically and visually and integrated into the abutting communities. As stated in the Damkar April 2020 development proposal, the project will: *carefully integrate the natural environment, maintain views of the Rocky Mountains, leverage its proximity to the Bow River Valley and the City of Calgary, while incorporating innovative and aesthetically pleasing development standards, visually enhancing the broader Bearspaw community.* The sheer magnitude and concentration of residential units in no way can accomplish this. The result is a project which is more invasive rather than integrative.
- **Housing Density & Population**
 - The extreme concentration and number of residential units conflicts with the guiding principles of the Rocky View County plan (2018), specifically:
 - Encourage a 'moderate' level of residential growth that preserves and retains the County's rural character.
 - The Environment in maintaining the rural landscape and character of dark skies and open vistas.
 - Undertake a wide range of measures to support the conservation of land, water, watersheds, energy and other natural resources.

- It is difficult to accept these guiding principles as having been seriously considered in light of an intensified project such as a four building, six story, 500 unit, high-density development which speaks to none of these guiding principles.
- This project takes residential density 15 to 20x over the greater Watermark Community and 3 to 4x that of the Residential Density Policy (2.0 upga up to 40.6 upga)!
- **Traffic Impacts**
 - Enormous traffic load increases from 1000 residents (477+ parking spaces), and a 44,000 sq ft Church/Campus with parking for a 800 seat sanctuary. 12 mile Coulee road the only feeder into abutting communities including Tuscany, Blue Ridge, Blazer Estates, Bearspaw Village, Lynx Ridge, Watermark will be bursting with vehicular traffic.
- **Infrastructure Loading (Water/Sewer)**
 - Given that the existing customer base of Blazer Water Systems were asked to curtail their discretionary water usage August 2020 it seems highly likely that there will be a necessary infrastructural upgrade required to service 1000 additional residents based on original assumptions of community demands and expansion. Although words of assurance were given to inquiring residents that any upgrades are the burden of the developer, past experience with Blazer Water Systems dictates skepticism as in the past Blazer Water systems has submitted rate increases 4-5x in excess of what is considered rate shock by the AUC.
 - It is also highly likely that the existing wastewater supply and treatment will require upgrades as stated in the approved Conceptual Scheme: *Communal wastewater treatment and water services will be provided to the Damkar Parcel under certain conditions*. Given that the original Blazer water/waste water systems forecasts anticipated an increased of 100 residential senior units (GRA rate application 2016) which has become 500 senior units, it is a reasonable assumption that these “conditions” will present much, much sooner and likely result in a disproportionate burden falling to the existing rate/customer base.
- **Project integration & Aesthetics**
 - It is beyond sensibilities that a four building, up to 6 story, high density development with absolutely no thought to a transition zone can integrate in anyway with the neighbouring communities of: Blue Ridge, Tuscany, Watermark, Bearspaw Village and Lynx Ridge.

A senior's aging-in-place development concept is a worthwhile effort and a necessary endeavour for our aging population. Many residents moved to Watermark and neighbouring communities with the understanding and acceptance of the senior's project progressing. Unfortunately, the execution of this project, its magnitude, impact and consequences to existing residents makes the endeavour awkward and unwelcome. On this basis the project should be declined.

Sincerely,

C. Wang and H. Song

The Dakar lands - Senior-Oriented Residential
File Number 05618459
Application Number PL20200050/51

From:
Warters, Roderick P and Wendy J
115 Hillside Terrace
Calgary. AB T3L 0C9

Dear Stefan Kunz,

We are writing this letter, as official comments, to the proposed development referenced above.

We have serious concerns about this proposed new development. This falls on the heels of the recent development of the Church/Campus next door, which is not viewed as an asset to Watermark Community. Changing the designation from R3 to Direct Control will allow this development to completely ignore the existing culture and ambience of the Watermark and surrounding Bearspaw community.

We will outline each of our concerns below.

Housing density: The housing density proposed is not consistent with any development in the Watermark or Bearspaw Community. (zoned R3). There will be more units in this proposal than in the entire existing Watermark development. There is little benefit to the existing community structure to having such a high- density residential project. This will add considerably more strain on all community infrastructure.

Number of Private Residences: Originally, the proposal was for a Seniors Development. Now there appears there will be "private residences" amongst the Seniors-Oriented Residence. This is not consistent with the original proposal from the Dakar Family Legacy which stated it would be "a residential project that caters to seniors". It would "provide varying levels of care" where "they could live out their retirement". This now suggests this may not be a Retirement Community at all. It includes "Private Residential Units" not "Private Seniors Residential Units". Is this development purely for seniors? or not? Will it be used as a residence for student housing for the adjacent Church/Campus?

Building height: Any development over 2-3 stories would be completely unacceptable. It would directly negatively impact the nature and culture of the Watermark community. Watermark was promoted and sold as an “Executive community with unsurpassed amenities surrounded by Rocky Mountain views. Urban density gives way to spacious homesites and a more relaxed pace of living”

The new Church/Campus and this new development are not consistent with this vision!

Traffic: The Church/Campus will attract 700 people/service. With 1 service on Saturday evening, 3 services on Sundays and various weekly classes and workshops, this will significantly increase traffic. The new 500 unit Senior-oriented residential project will only add to the traffic congestion. Traffic controls will need to be put in place. The only entrance to both these facilities is from Crowchild Trail to Twelve Mile Coulee Road. This will add significantly to the traffic concerns we are already experiencing getting off Crowchild Trail and the flow of traffic on Twelve Mile Coulee Road. Several sets of lights will need to be installed to manage flow in and out of the Church/Campus and the Senior-oriented Residential development.

Parking in the Community: There is concern there will be insufficient parking at the Church/Campus, and within the proposed Senior- oriented residential development. This could be more problematic on weekends. Parking on residential streets in Watermark will not benefit our community. Sufficient parking for a “Max Case” needs to be included in their plans.

Common Area usage: It appears the new development and the Church all have access to the Common areas of Watermark, including the Plaza, BBQs, walkways and playgrounds. This will add considerably to the foot traffic and congestion in the neighbourhood. We already have many visitors from other communities coming to use our facilities. None of these visitors contribute financially to the care and maintenance of the pathways, lawns, playgrounds, BBQ's, basketball courts etc.

HOA fees: Since this new development, and the Church, have blanket access to all our common areas and facilities, they should be contributing to our HOA fees. All costs for sidewalk clearing, path clearing, mowing of public areas, playground and plaza maintenance should be shared by

those parties that utilize them. The HOA fees from Watermark should not increase because of these two developments.

Sewage treatment: There is considerable concern on how our one small sewage treatment facility will now be able to handle several hundred church visitors and another 500 full time residential units from this proposal. Are there back-up prevention provisions in place?

There will be considerably more truck traffic to the Watermark sewage treatment facility in the centre of our community, to deal with the additional waste. Watermark residents should never be impacted by the increased usage of the sewage system by the Church/Campus and the Senior-oriented residential project, nor should their fees increase.

Aesthetically pleasing: From the community of Watermark, this new development should be aesthetically pleasing, which means we should not see it on the horizon! The buildings should be moved further to the east and landscaped accordingly to minimize the view of the new project from the existing Watermark community. There is no need to build multiple 3 to 6-story buildings, right on the edge of the Watermark community, to tower over the existing homes in Watermark.

The new Church/Campus **is not** aesthetically pleasing and does not enhance the existing community due to its excessive height.

Property values: There is considerable concern that this new Senior - oriented residential development along with the Church/Campus has negatively impacted the property values in the Watermark community.

Integrate with the Watermark Community: This is a direct quote from the Damkar family website. "Community interface will be sensitive and seamlessly integrate with the neighbouring Watermark Community."

That is not what happened with the Church/Campus! It is not a seamless integration with the community. The Watermark Community was treated very disingenuously. Modifications to the height of the Church/Campus were increased after the final plans were approved with no consultation with the Watermark community. There is concern that this project will treat the Watermark Community with the same disregard.

This new development should have NO negative impact on the Watermark Community!

Sincerely,
Rick and Wendy Warters

Stefan Kunz

From: Arlene Weidner [REDACTED]
Sent: September 15, 2020 10:15 AM
To: Stefan Kunz
Cc: Merrill Knudtson
Subject: [EXTERNAL] - Damkar Lands

Do not open links or attachments unless sender and content are known.

Good morning Stefan....apologies for not knowing who specifically to direct our letter to, so you'll note we have also included Dominic Kazmierczak, Supervisor Planning (Policy), Planning Services. Thank you for your letter of July 24, 2020 providing us with the notice of application re the land immediately to the north of us. We have owned a condo in Watermark Villas since 2016.

Attached please find a letter indicating our concern with the cumulative impacts of the significant proposed changes to the Watermark Conceptual Scheme. If you have any specific questions, or require additional information, please let us know.

Sincerely,
Arlene Weidner
Merril Knudtson

September 13, 2020

Dominic Kazmierczak
Supervisor Planning (Policy), Planning Services
Rocky View County
Phone (03) 520-6291
dkazmierczak@rockyview.ca

Re: Damkar Lands - Seniors-Oriented Residential CS Amendment
File Number: 05618459
Application Number: PL20200050/51

Dear Mr. Kazmierczak

We are writing to express our serious concerns re the proposal by Trico Homes to build a special care facility of up to 500 units and 1000 residents next to the new Center Street Church just off Twelve Mile Coulee Road.

As current owners of a Watermark Villas condo, we chose this location in 2016 in order to be in a less populated area yet close to Calgary, with a wonderful view of the mountains. However this proposal would create a residential density up to 20 times higher than Watermark and 40 times higher than the rest of Bearspaw.

We have reviewed the proposal on the Damkar Legacy Project (Appendix 9: Conceptual Scheme Amendment) and the vision and goals of the project are laudable. However the overarching concern is the magnitude of this proposed change relative to the Watermark Conceptual Scheme, and redesigning the land from an R3 to Direct Control. While the document identifies the areas of greatest concern, eg. density, traffic, water, utilities etc., one wonders if the collective impact of the many significant changes occurring in the area have been realistically assessed.

Approving this proposal would essentially be a betrayal to the current residents of Watermark and adjacent areas who have already made a significant commitment to the development of these communities. This could set a precedent that could be repeated throughout the County.

Thank you for the opportunity to provide input into this important decision.

Sincerely,



Arlene Weidner and Merrill Knudtson
54 Watermark Villas

cc: Stefan Kunz
skunz@rockyview.ca

September 15, 2020

Sent via Email to: skunz@rockyview.ca
Dkazmierczak@rockyview.ca
SWright@rockyview.ca

To: Stefan Kunz, Rocky View County

CC: Dominic Kazmierczak, Supervisor Planning (Policy), Planning Services, Rocky View County
Samantha Wright, Councillor, Division 8, Rocky View County

Re: Application to Amend the Watermark Bearspaw Conceptual Scheme to Redesignate Lands from Residential Three District to Direct Control District

File No: 05618459

Application Number: PL20200050/51

Division: 8

Thank you for the extension granted for the solicitation of comments and submissions on application PL20200050/51. As Watermark Villa residents this has given us time to consider the merits of the project proposed as well as the likely negative impacts on the surrounding neighborhoods.

We are **NOT** in favor of the applicants request to Amend the Watermark Bearspaw Conceptual Scheme to Redesignate Lands from Residential Three District to Direct Control District for the following reasons:

- 1) The density proposed is significantly higher than the immediate surrounding areas as well as else where in Rocky View County and therefore not compatible.
- 2) The Restrictive Covenant binding the lands described as the "Damkar Lands" allow for a church, senior citizen's home and 10 single family residents in accordance with the Dakar's vision of their legacy gift to God and their community. The application wording to allow the development of four multi-family dwelling buildings including a seniors housing facility and private residential dwelling units feels like a disregard for the Damkar's vision of providing care for seniors.
- 3) When we purchased our property, we had to sign an acknowledgement for the proposed development of both the church and the senior's housing. What is being proposed is substantially different than what was signed off on.
- 4) The proposed 4 residential buildings up to 6 stories high will not meet the Rocky View County Planning (Policy) building height restrictions. Since a height variance was already granted for the Church on the same property this is setting a precedent for all of Rocky View County
- 5) Traffic projections are unrealistic. Access to the property is limited to 12 Mile Coulee Road which although recently twined is already strained servicing the existing communities of Tuscany, Blue Ridge Estates, Watermark and Watermark Villas, Lynx Ridge and Bearspaw Village.

Add to that the increase traffic for the Centre Street Church under construction and another 500 units and there will be serious traffic, cycling and pedestrian issues.

Consideration/consultation with the City of Calgary needs to happen as 12 Mile Coulee Road is owned by the city and not the MD of Rocky View.

- 6) Emergency services availability for the proposed additional density of up to 500 units and 1,000+ residents raises concerns. MD of Rocky View provides rural emergency services (fire, police, medical) for residents over a wide area resulting in longer wait times than in urban area. And although reciprocity agreements exist between the City of Calgary and the MD of Rocky View, all emergency calls will go to the nearest Rocky View County service even if Calgary is physically closer.
- 7) Infrastructure strains on water and sewer services. Existing services and infrastructure under Blazer Water Systems Ltd are already experiencing strains on the availability and sufficiency of the water supply. Adding density of another 500 units to an already strained infrastructure would be short sighted without MD of Rocky View having a detailed plan to ensure sufficient water supply and sewage services for all its residents.

In summary, we are not against development on the "Damkar Lands" if they were in accordance with the current Rocky View County Planning Rules. We are however very much **AGAINST** application PL20200050/51 as the applicant is attempting to redesignate/rezone in a way that is not compatible with the neighborhood or the county.

From: Carol & Bob Westcott
27 Watermark Villas

Stefan Kunz

From: Patricia Wiechnik [REDACTED]
Sent: August 17, 2020 1:42 PM
To: Stefan Kunz
Subject: [EXTERNAL] - File Number 05618459, Application # PL20200050/51

Do not open links or attachments unless sender and content are known.

Stefan Kunz,

We received the notice about the application to change to The Damkar Lands next to the church.
Our concerns are the following:

- Why are they able to change the original plans from Senior Housing to Multi family.
(After Covid 19 cases were high in seniors housing obviously they are wanting to change their original plans)
- The Church as it stands with huge windows is going to cause light issues at night plus now with them wanting to increase the size of the buildings to the north the light will be like living in downtown Calgary.
- This is not a community like by the University of Calgary. Multi Family with high rise buildings.
- The Church traffic alone when they start having events there will cause traffic problems on 12 Mile Coulee Road.
- The pedestrian traffic will also increase around the quiet community.

This type of development belongs in the towns in Rocky View County.

In closing , we as Villa owners are totally against a development of this type in Rocky View County.

Yours Truly,
Russell & Patricia Wiechnik

Stefan Kunz

From: Connie Wignall [REDACTED]
Sent: August 11, 2020 4:28 PM
To: Stefan Kunz
Subject: [EXTERNAL] - Planning Services Dept.

Do not open links or attachments unless sender and content are known.

File#05618459
Application#PL20200050/51

I am concerned about the impact of such density.
I am concerned about the water supply.
I am concerned about the impact on bordering residential areas namely, the Estates of BlueRidge and the single family homes on Spyglass Way.
Lastly,I question the motive behind the redesignation from Residential Three District to Direct Control District.

Thank you,
Connie Wignall
#98 Watermark Villas
Calgary,T3L0E2

Stefan Kunz

From: Connie Wignall [REDACTED]
Sent: August 16, 2020 4:48 PM
To: Stefan Kunz
Subject: [EXTERNAL] - File #05618459

Do not open links or attachments unless sender and content are known.

Application#PL20200050/51

Re:Provision of Water

Stefan, I sent you comments and one of my concerns was water.

Further to that comment, I would draw your attention to the significant lower levels in the “ponds” and the non existent “waterfalls” This situation in Watermark has persisted for months without resolution.

The same water provider will supply water [etc.to](#) 500 more units. REALLY!

I have attached a series of pictures that show the “ponds” are mud holes and the dry rock piles were formerly “waterfalls”.

Seriously concerned,
Connie Wignall
#98 Watermark Villas
Calgary, T3L0E2

























Stefan Kunz

From: [REDACTED]
Sent: August 20, 2020 9:52 AM
To: Stefan Kunz
Cc: Gloria Wilkinson
Subject: [EXTERNAL] - Damkar lands

Do not open links or attachments unless sender and content are known.

How can this person even consider this high density? This is greater than anything even in Calgary.

What will it do to RVC road network?

Where will the water come from? Will there be a treatment plant that meets the conditions of the Bow River Water Management Plans?

Will they install a full sewage treatment plant like at Bonnybrook?

How will the slopes be handled?

How will the wastewater and stormwater management be handled – again, under the Bow River plans?

This is in opposition to the RVC growth plan to reduce the residential tax base and increase the commercial/industrial tax base.

Gloria Wilkinson

Stefan Kunz

From: Lydia Stimac [REDACTED]
Sent: August 13, 2020 3:54 PM
To: Stefan Kunz
Subject: [EXTERNAL] - Damkar lands development

Do not open links or attachments unless sender and content are known.

I am writing to comment on the proposal to build a seniors multi resident facility. I am a resident of the community of Tuscany who lives very close to 12 mile coulee road. My primary concern is that 12 mile coulee traffic will increase exponentially due to this build. As it is, that road can not efficiently handle that amount of traffic. Tuscany is a community of almost 20,000 people and by doing this it greatly impacts one of the 3 entry/exits of our community putting a strain on many of the long term residents of our community. The initial application for this development was no where near the size of this new proposal and it is very disappointing that it would be considered now. This build will also decrease the value of our homes in the vicinity by obstructing our mountain view by the 3 large buildings in the proposal. The area is of larger estate homes and putting a high density group of buildings is not compatible with the area aesthetics .

I strongly appose this application as it is written and hope that it will be declined.

Lydia Wojtkiw

Brianda Barber Wood
119 Hillside Terrace
Calgary, AB T3L 0C9

September 7, 2020

Stefan Kunz
Senior Planner, Planning Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2

Via Electronic Mail

RE: File Number 05618459
Application Number PL20200050/51
Division 8

Dear Mr. Kunz:

I am writing to register my firm opposition to the proposed amendment of the Watermark at Bearspaw Conceptual Scheme and the associated re-designation of the subject lands from Residential Three District to Direct Control District.

I am not opposed to the development of seniors housing in Bearspaw. On the contrary, I believe that the concept of allowing seniors to age in their own community is vital for the good of our society. However, the population density proposed by this project is not in keeping with the surrounding area. The proposed number of units far exceeds the estimate of 151 future units/beds required to allow **existing community members** to age in place over the next ten years, as stated in the study cited in the proposal. The needs of Rocky View County seniors could absolutely be met by a development with significantly lower density and lower building height.

The primary appeals of our community are features such as lower density in relation to the city, reduced traffic and light pollution and the country residential feel of Bearspaw. Constructing multi-storey, industrial usage buildings are not in keeping with the existing character of our community. There is absolutely no way a 3 to 6 storey building can be dressed up to blend in with a community of low density, single family dwellings.

Other concerns I have with this proposed project include, but are not limited to:

-Destruction of the unique and prestigious residential character of the Watermark community and corresponding property values

- The identification of relevant stakeholders is flawed. All residents of Bearspaw, specifically Watermark and Blue Ridge, should be included in the notification area as, if it is approved, this project will set a density and zoning precedent for future developments in our division.
- The transportation impact assessment should be either adjusted or repeated to account for the effects of Covid-19 isolation on traffic patterns. 12 Mile Coulee Road is already the single point of entry into our community. It is a busy road that will be brought to a halt by adding 474 more vehicles to the usage pool.
- My understanding is that a designation of "Direct Control" could result in any type of development such as multi-family residential dwellings not aimed at seniors. This will impact our school capacity. As well, Bearspaw is a safe, close-knit, family-oriented community. If a development is permitted to allow short-term rentals this will destroy that sense of knowing your neighbours.
- Watermark Amenities: Watermark residents pay a significant monthly fee into our HOA, much of which is used to maintain the common areas of the neighbourhood. These common areas were designed to accommodate the low density of Watermark, not the additional high density of the proposed project in addition to the church. Children enjoy riding their bicycles from morning until night on our pathway system during the summer. Combining the existing traffic on the paths with 500+ senior-aged pedestrians is a safety issue.

For the reasons stated above, the re-designation of the subject lands from Residential Three District to Direct Control District should not be approved.

Sincerely,

Brianda Barber Wood

Travis Wood
119 Hillside Terrace
Calgary, AB T3L 0C9

September 7, 2020

Stefan Kunz
Senior Planner, Planning Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2

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Sincerely,

Travis Wood

Planning Services Department
Rocky View County
262075 Rocky View Point
Rocky View County AB T4A 0X2

August 14, 2020

Re: File # 05618459

Application # PL20200050/51

The Damkar Lands- Seniors-Oriented Residential

To whom it concerns:

Thank you for the opportunity to comment on the proposal to redesignate the subject lands from Residential Three District to Direct control District. We understand the request has been submitted in order to fulfil the Damkar's vision for seniors housing on this land.

The Damkars Legacy Project literature and drawings depict a large development. We would suggest that a 4-6 storey building, as is being proposed for the building closest to Twelve Mile Coulee Road, would be difficult to "adapt to natural topography to preserve views for tenants and neighbours" as noted in the documents. A four-storey building seems very formidable in this area, to imagine something taller (such as six storey) than that seems even more out of character and context with the Watermark area.

Watermark has been thoughtfully developed and is a beautiful community in Rocky View county. New development within or next to Watermark should reflect the same high standards of development.

One of our concerns is the traffic that will be generated with the up to 500 units in total that are being planned. The traffic exiting Tuscany Way onto Twelve Mile Coulee Road currently will back up several car lengths if someone is waiting to turn south onto Twelve Mile Coulee Road. A high-density development of this nature will increase the traffic passing through that intersection and cause further delays.

Our primary concern with what we see in the proposal is the acknowledgement that design details will be determined in the development permit phase. We don't know if this means that the plans could change dramatically (increased density, larger buildings) once this large development is approved.

"Many design details such as building height will be determined in the future Development Permit stage, however preliminary renderings have been developed to best illustrate how the project may look."

Thank you for the opportunity to comment on this proposal.

Sincerely,

Julie Wood
Paul Ruchlewicz
81 Tuscany Ridge Circle NW
Calgary AB T3L 0E5

Note: page 29 of

<https://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Planning/UnderReview/ProposedCS/Proposed-CS-Damkar-Seniors-Residential.pdf>

Tuscany Ridge Circle NW is incorrectly named Tuscany Ridge Terrace NW

Stefan Kunz

From: Gary Wotton [REDACTED]
Sent: September 1, 2020 7:40 AM
To: Stefan Kunz
Subject: [EXTERNAL] - File # 05618459 and Application PL20200050/51 Comments
Attachments: Note to Blazer Customers about water management (002).pdf

Do not open links or attachments unless sender and content are known.

Stefan,

As an affected landowner living in Watermark, here are some of the major concerns I have with this project.

1. Concerned about the stress on the current water system that the project may have on our community. It is my understanding if this project receives the approvals they seek, that Blazer (our service provider) would be responsible for their water and sanitary services and that could potentially add up to a 1000 more people not to mention we are not at full capacity in watermark yet. Can the current system handle this? If not and the system needs to be expanded, who pays for that? If the current system is adequate to potentially add this many people along with future Watermark Development, will our water pressure have issues? We just received this letter from Blazer which adds to my concerns.
2. Concerned about the increase in traffic especially when everyone shows up for visits on weekends.
3. Bad experience with the church. Was made to look like it was just a small building on the hill but turned out to be this huge building overlooking watermark.....can't miss it from miles away.
4. Water drainage when heavy rains hit. Last year during construction of the church the water and heavy silt mix poured down off the hill onto our roadways and straight into our ponds discoloring our water. This year our pumps used for the waterfalls have stopped working and need to be replaced and I wonder if there is a connection. How will they prevent water from continuously coming down off that hill? Significant retaining walls required.
5. Height and quantity of buildings.

Regards,

Gary Wotton
154 Waterside Court

Stefan Kunz

From: AY [REDACTED]
Sent: August 17, 2020 11:57 PM
To: Stefan Kunz; sam@wrightforbearspaw.com
Subject: [EXTERNAL] - Re: File Number 05618459/Application Number PL20200050/51
Attachments: Damkar Seniors MultiFamily Development (County Info).PDF

Do not open links or attachments unless sender and content are known.

Dear Mr. Kunz,

We are **strongly opposed** to this proposed amendment. (File Number 05618459/Application Number PL20200050/51)

We do not feel that adequate consultation has occurred with neighbouring communities, given the various **negative impacts** including:

- Water use and potential impact on water utility rates
- Impact on sewage services
- Light pollution
- Use of neighbouring community green space (particularly since the Watermark community pays for their upkeep)
- Impact of multi-family residential dwelling on local school enrollment (i.e. Bearspaw School), class sizes, services, parking and traffic along the road during drop-off and pickup
- Impact of multi-family residential dwelling on use of local community centre (i.e. Bearspaw Lifestyle Centre) and services
- Increase in traffic and congestion on 12 Mile Coulee Road, particularly given the especially short turning lanes on to Highway 1A as well as the incredibly short length of the turning signal (going westbound on Highway 1A from northbound 12 Mile Coulee Road), which will only contribute the congestion and long wait times to turn westbound on 1A
- Overall increase in traffic on 12 Mile Coulee Road without any widening of lanes, creation of bike lanes, or crosswalks for pedestrians

We would support a smaller scale senior centre, similar to the one that was originally proposed. We recognize that some of the aforementioned issues would still be present, but it would be at a much smaller scale (e.g. at an assisted living facility, the residents wouldn't typically drive cars and contribute to the congestion). However, **this amendment is frankly deceitful on the part of the developer** and not only magnifies the impact of additional residents in our area but creates new issues to consider (e.g. they wouldn't be using the green spaces, impact on school and community centre use, accessibility to local businesses such as groceries, pharmacies..etc).

Again, we are **strongly opposed to the proposed amendment** and do not wish for it to be approved.

If there is any other information required to strengthen our opposition to this amendment, please let us know.

Thank you for your time.

Alfred & Trisha Yeung.

Stefan Kunz

From: AY [REDACTED]
Sent: August 31, 2020 11:05 PM
To: Stefan Kunz; Samanntha Wright
Subject: [EXTERNAL] - Re: PL20200050-051 Comments
Attachments: Note to Blazer Customers about water management (002).pdf

Do not open links or attachments unless sender and content are known.

Dear Mr. Kunz,

Thank you for acknowledging receipt of our concerns and feedback about this proposed amendment. (File Number 05618459/Application Number PL20200050/51).

We received a notice from Blazer Water Systems Ltd on August 27th, which I have attached for Council's reference. It outlines Blazer's concern about water usage, namely:

"This results in extreme spikes which deplete the balancing volumes available in Blazer's main water reservoir, and this is becoming a cause for concern for the security of our water supply."

In the link that was provided, under section 9.1 (Water Servicing) there is an assurance from the Developer that "The Watermark parcel carries two licenses to obtain water from the Bow River with enough capacity to service the approved Watermark Community and proposed development concept".

However, if there is already concern about security of the water supply due to intermittent irrigation spikes in the Watermark community - which isn't even yet fully developed - how will the Blazer Estates Water Plan be able to support the multi-unit project as proposed in the amendment? There will certainly be water usage restrictions and/or an increase in rates for the residents in Watermark as a consequence if the proposal is approved.

I would urge Council to recognize this when considering the amendment proposal.

Thank you.

Alfred.

On Monday, August 24, 2020, 01:31:41 PM MDT, <skunz@rockyview.ca> wrote:

Hello,

Thank you for your comments regarding this application. I have received your correspondence, and wanted to provide some information regarding the next steps. If you are unfamiliar with the process, I've provided a link with more information below.

<https://www.rockyview.ca/BuildingPlanning/SubdivisionRedesignation/Redesignation.aspx>

Stefan Kunz

From: Albert Zhang [REDACTED]
Sent: September 14, 2020 4:49 PM
To: Stefan Kunz
Subject: [EXTERNAL] - Application #PL20200050/51 The Damkar Lands Development

Do not open links or attachments unless sender and content are known.

Hi, Stefan,

As a resident of Watermark at Bearspaw, I am sending this email to raise my concerns and objections with regard to the proposed amendment for developing the Damakr Lands (Ref. PL20200050/51).

- The proposed development will include buildings up to six stories, which will significantly alter the landscape of the community. The residents have already raised serious concerns over the height of the church being built and how close it is to the neighbouring single family homes. This new development will make the situation worse for other families.
- One of the primary reasons for us to choose Watermark at Bearspaw is its lower density. Adding 500 units on the hillside will significantly increase the density, including foot traffic at Watermark neighbourhood and trails. The increased traffic will likely result in additional maintenance costs for existing Watermark homeowners / HOA.
- The proposed new development will add significant traffics to 12 Mile Coulee Road.
- The new development will affect Blazer's ability to handle the peak day demand for potable water.
- The proposed multiple family units will add constraints to the existing wastewater treatment plant. If any upgrades are required, it will increase the construction traffic within the developed community.
- The development was originally proposed as a Seniors residence complex, and now it includes residential units. No details were given as to how many residential units would be included.

We are very concerned that this new development will have detrimental impacts to the existing neighbourhood and negatively affect the property values for the families of Watermark at Bearspaw. Therefore we would be strongly opposed to this proposed development.

I would sincerely appreciate if the County could take our concerns into consideration when evaluating this proposed amendment. If you need any additional information, please kindly contact me via email or at the number below.

Sincerely,

Albert Zhang
[REDACTED]

PLANNING POLICY

TO: Council

DATE: May 18, 2021 **DIVISION:** 8

TIME: Morning Appointment

FILE: 05618459 **APPLICATION:** PL20200050

SUBJECT: Redesignation Item – Residential

Note: This application should be considered in conjunction with Conceptual Scheme amendment application PL20200051 (agenda item E-2).

APPLICATION: To redesignate the subject lands from Residential, Rural District to Direct Control District to allow the development of a 350 unit residential community catering to seniors.

GENERAL LOCATION: Located immediately adjacent to the city of Calgary, approximately 1.2 kilometres (0.75 miles) south of Highway 1A, and on the west side of 12 Mile Coulee Road.

LAND USE DESIGNATION: Residential, Rural District (p4.0).

EXECUTIVE SUMMARY: Council gave first reading to Bylaw C-8055-2020 on July 14, 2020. The bylaw has been amended to reflect changes to the Land Use Bylaw and proposal since that time. The application aligns with all statutory plans including relevant policies of the Interim Growth Plan, County Plan, Bearspaw Area Structure Plan (BASP), and the Watermark Conceptual Scheme (WCS); the proposed Direct Control District also provides an appropriate implementation framework for the development. In accordance with the policies of the WCS, an amendment to the Conceptual Scheme (PL20200051 – E-5) has been submitted with this redesignation application to update the planning framework for redesignation, subdivision, and development to proceed.

Noting the concerns of The City of Calgary, Council may wish to consider the tabling of this item (Option 2) to allow for further collaboration and potential resolution of these concerns. If proceeding with approval of second reading, it should be determined whether the proposal is considered to be regionally significant, and motions are available below for Council to provide direction on referral to the CMRB.

ADMINISTRATION RECOMMENDATION: Administration recommends approval in accordance with Option #1.

OPTIONS:

Option #1: Motion #1 THAT Bylaw C-8055-2020 be amended in accordance with Attachment 'C'.

Motion #2 THAT Bylaw C-8055-2020 be given second reading, as amended.

If Council wishes to refer Bylaw C-8056-2020 (Watermark Conceptual Scheme amendments) to the CMRB:

Motion #3A THAT consideration of third and final reading of Bylaw C-8055-2020, as amended, be tabled until a decision has been rendered by the Calgary Metropolitan Region Board on Bylaw C-8056-2020 (Watermark Conceptual Scheme amendments).

If Council wishes to not refer Bylaw C-8056-2020 (Watermark Conceptual Scheme amendments) to the CMRB:

Motion #3B THAT Bylaw C-8055-2020 be given third and final reading, as amended.

Option #2: Motion #1 THAT Bylaw C-8055-2020 be tabled to allow additional time for continued collaboration with the City of Calgary.

Option #3: THAT application PL20200050 be refused.

AIR PHOTO & DEVELOPMENT CONTEXT:



APPLICATION EVALUATION:

The application was evaluated based on the technical reports submitted with the application and the applicable policies and regulations.

APPLICABLE POLICY AND REGULATIONS:	TECHNICAL REPORTS SUBMITTED:
<ul style="list-style-type: none"> • <i>Municipal Government Act</i>; • Interim Growth Plan; • Municipal Development Plan (County Plan); • Rocky View / City of Calgary Intermunicipal Development Plan; • Bearspaw Area Structure Plan; • Watermark Conceptual Scheme; • Land Use Bylaw; and, • County Servicing Standards. 	<ul style="list-style-type: none"> • Traffic Impact Assessment (TIA) prepared by Bunt & Associates, dated April 8, 2020; • Damkar Seniors Housing Conceptual Scheme Amendment Utility Servicing Design Brief, prepared by CIMA+, dated April 2020; • Damkar Senior Housing Memo prepared by Blazer Water System, dated June 27, 2020; • Preliminary Stormwater Management Report prepared by Westoff Engineering, dated April 14, 2020; • Phase 1 Environmental Site Assessment prepared by Almor Engineering Associates in 2006.

POLICY ANALYSIS: This report focuses primarily on the compatibility with relevant statutory plans while the associated conceptual scheme amendment application focuses on the technical aspects of the proposal.



Interim Growth Plan

The IGP includes key Region-Wide Policies on collaboration (3.2.2), and sourcewater protection (3.2.3) to be considered for new ASP's and amendments to existing ASP's. The proposed ASP amendment is site-specific in this case; therefore, the Applicant has addressed these matters through specific policies in the proposed Conceptual Scheme amendment; the updated Conceptual Scheme would be appended to the ASP and in doing so, would be considered part of the statutory ASP requirements.

The proposal is considered to align with the Intensification and Infill Development Type policies within Section 3.4 of the IGP, as it achieves higher density in central core areas and utilizes existing infrastructure.

In addition, the proposal is consistent with the Mobility Corridors policies in Section 3.5 because the proposal sufficiently demonstrates that the land use, built form, and density optimizes the proximity and adjacency to regionally significant mobility corridors; it also provides mitigation measures and policies to address identified/potential adverse impacts on regionally significant mobility corridors. Specifically, Policies 8.1.1 to 8.1.7 of the proposed Conceptual Scheme amendment require that necessary upgrades are implemented at time of development.

Interim Regional Evaluation Framework Submission

Per section 4, submission criteria, of the Interim Regional Evaluation Framework (IREF), a Municipality shall refer to the Calgary Metropolitan Region Board:

c) All amendments to MDPs, IDPs, ARPs and ASPs proposing employment areas and/or 50 or more new dwelling units;

The proposed amendment would increase the number of units permitted on the site from 67 (as currently identified in the Watermark CS) to 350 units. Although no policies in the Bears paw ASP specifically require that conceptual schemes (or conceptual scheme amendments) be appended to the ASP by amendment to the ASP, this has been the practice for all conceptual schemes previously adopted by Council. Appending the conceptual scheme through an amendment to the ASP gives it statutory weight and would appear to necessitate referral to the Calgary Metropolitan Region Board following second reading of the bylaw.

However, Council may also wish to note Section 4.2.2 d. of the IREF; this states that member municipalities do not need to refer statutory plan amendments to the Board where the municipality has determined the amendments not to be regionally significant. As the existing Watermark Conceptual Scheme always identified these lands for senior-living type development, Council may take the position that there is limited merit in referring the proposal to the Board; the proposal is consistent with the intent of the statutory conceptual scheme, and is simply implementing the higher level vision of an already approved plan.

Calgary / Rocky View Intermunicipal Development Plan (IDP)

The subject lands are identified in Map 1: Plan Area and Map 4: Growth Corridors/Areas as a residential growth corridor for the County. Per policy 8.1.2, County growth corridors should be developed in accordance with relevant statutory plans.

In accordance with Section 15.0 of the IDP, the application was circulated, along with supporting technical information, to the City for comment. The City's comments are included in Attachment 'B' and there is overall opposition to the application proceeding at this time. The City also requested additional information, which was provided, although with less than 30 days to review. However, Administration considers that the Applicant has addressed The City's concerns sufficiently to ensure compliance with the IDP and other relevant statutory plans.



Section 6.0, Interface Planning policies in the IDP identifies transition tools that may be used to mitigate impacts on adjacent sites and provide an appropriate transition. The transition tools include density, open space, landscaping, berming, topography, stormwater management facilities, road alignment/access and site/building design. While no negative impacts to the existing development in the City of Calgary is anticipated, the Applicant held additional open houses and completed an aesthetic re-design of the proposed buildings to address and incorporate feedback from residents in the area.

County Plan

The subject lands are identified as a residential growth area with an existing area structure plan in Map 1 (Managing Growth) of the County Plan. Section 10 speaks to the variety in appearance and character of country residential communities. The Plan lists common characteristics of country residential development describing these areas as primarily dispersed low-density development (most common form in the Bearspaw area), but also including a variety of lot sizes; therefore, the proposed WCS amendment reflects this support for varying lot sizes, and the higher densities proposed within the development appear appropriate in providing a transition from urban development in Calgary to lower density to the west as developed through the existing WCS.

Bearspaw Area Structure Plan (BASP)

The proposal has been assessed in accordance with the BASP. The lands are identified on Map 3: Concept Plans as Development Priority Area 2 & 3, where conceptual schemes are required. Policy 8.1.14 of the ASP sets out criteria for all conceptual schemes to consider. Figure 7: Future Land Use Scenario identifies the lands as country residential and Policy 8.1.20 states that proposals contemplating parcels less than 4.0 acres in size shall be supported by conceptual schemes. The adopted Watermark Conceptual Scheme adequately addresses the BASP criteria and provides a policy framework for residential development on the Damkar lands. The proposed conceptual scheme amendment is consistent with the vision of the Watermark Conceptual Scheme, and by extension the BASP, through the attachment of Appendix 9: Damkars Legacy Project.

Land Use Bylaw

The redesignation component of this application would give effect to the Conceptual Scheme amendments by redesignating the subject lands from Residential, Rural District (R-RUR) to Direct Control District for the development of four senior's oriented buildings.

The proposed district provides the appropriate regulatory framework for the intended uses on the site and would implement the vision of the Damkar Conceptual Scheme amendment. The purpose and intent of this District is to permit the development of a comprehensively planned, medium-density, multi-dwelling condominium residential housing development, a portion of which would include a dedicated Senior's Community. The district sets out available uses, development regulations (including building height restrictions) and subdivision regulations.

The application has been evaluated in accordance with the Rocky View / City of Calgary Intermunicipal Development Plan, Bearspaw Area Structure Plan, and Watermark Conceptual Scheme. The proposal is consistent with the above noted plans and Administration recommends approval.

ADDITIONAL CONSIDERATIONS:

The subject site is located immediately west of the city of Calgary, one mile south of Hwy 1A, and adjacent to and west of 12 Mile Coulee Road. A religious assembly use is located immediately south and forms part of the Damkar family legacy project. The subject land is within an area of the County that has experienced significant residential development through the development of the Watermark community. As a result, the majority of the lands within this area have been fragmented into residential parcels with a gross density of two units per acre, with the exception of the subject lands, which currently remain undeveloped. The land consists of generally flat lands that slope from northeast to the western portion of the parcel. The proposed access to the site is through the existing 12 Mile Coulee Road to the east.



ROCKY VIEW COUNTY

Respectfully submitted,

Concurrence,

“Brock Beach”

“Kent Robinson”

Acting Executive Director
Community Development Services

Acting Chief Administrative Officer

JA/sI

ATTACHMENTS:

ATTACHMENT ‘A’: Application Information

ATTACHMENT ‘B’: Application Referrals

ATTACHMENT ‘C’: Bylaw C-8055-2020 and Schedule A

ATTACHMENT ‘D’: Map Set

ATTACHMENT ‘E’: Public Submissions



ATTACHMENT 'A': APPLICATION INFORMATION

APPLICANT: B & A Planning (Chris Andrew)	OWNERS: Trico Developments (1990) Ltd										
DATE APPLICATION RECEIVED: April 16, 2020	DATE DEEMED COMPLETE: January 15, 2021										
GROSS AREA: ± 4.97 hectares (± 12.29 acres)	LEGAL DESCRIPTION: Lot 4, Block 1, Plan 1712232 within SE-18-25-02-W05M.										
SOILS (C.L.I. from A.R.C.): 4W 4 – Severe limitations to cereal crop production due to excessive wetness/poor drainage. 2C 2 – Slight limitations to cereal crop production due to adverse climate.											
HISTORY: <table> <tr> <td>June 10, 2014</td><td>An amendment to the Watermark Conceptual Scheme to add Appendix 8: Damkar Lands was adopted by Council.</td></tr> <tr> <td>October 1, 2013</td><td>The County Plan was adopted.</td></tr> <tr> <td>February 28, 2012</td><td>The Rocky View County / City of Calgary Intermunicipal Development Plan was adopted.</td></tr> <tr> <td>July 14, 2009</td><td>The Watermark Conceptual Scheme was adopted by Council.</td></tr> <tr> <td>January 18, 1994</td><td>The Bearspaw Area Structure Plan (Bylaw C-4129-1993) was adopted by Council.</td></tr> </table>		June 10, 2014	An amendment to the Watermark Conceptual Scheme to add Appendix 8: Damkar Lands was adopted by Council.	October 1, 2013	The County Plan was adopted.	February 28, 2012	The Rocky View County / City of Calgary Intermunicipal Development Plan was adopted.	July 14, 2009	The Watermark Conceptual Scheme was adopted by Council.	January 18, 1994	The Bearspaw Area Structure Plan (Bylaw C-4129-1993) was adopted by Council.
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July 14, 2009	The Watermark Conceptual Scheme was adopted by Council.										
January 18, 1994	The Bearspaw Area Structure Plan (Bylaw C-4129-1993) was adopted by Council.										
PUBLIC & AGENCY SUBMISSIONS: The application was circulated to 1,013 adjacent landowners; 118 letters were received in response (see Attachment 'E'). The application was also circulated to a number of internal and external agencies, with received comments listed in Attachment 'B'.											



ATTACHMENT 'B': APPLICATION REFERRALS

AGENCY	COMMENTS
<i>Province of Alberta</i>	
Alberta Transportation	<p>This will acknowledge receipt of your circulation regarding the above noted proposal, which at the time of subdivision must meet the requirements of Sections 14 and 15 of the Subdivision and Development Regulation, due to the proximity of Highway 1A. The department is currently protecting Highway 1A to a Multi-lane standard at this location.</p> <p>The above noted subdivision proposal does not meet Section 14 or 15 of the Regulation. The department has concerns about operational and safety impacts to the highway should this subdivision be approved.</p> <p>Therefore, in accordance with the rationale provided below, the department is unwilling to provide authorization to the subdivision authority to vary the requirements of Section 14 of the Regulation until the following issues are addressed:</p> <ol style="list-style-type: none"> 1. The department expects that the municipality will mitigate the impacts of traffic generated by developments approved on the local road connections to the highway system, pursuant to Policies 8.37, 8.38, and 8.39 of the South Saskatchewan Regional Plan, and Section 622(1) of the Municipal Government Act. <p>In order to facilitate the mitigation of these impacts of development on the provincial highway system, the department recommends off-site levies for transportation infrastructure pursuant to Section 648(2)(c.2) of the Municipal Government Act.</p> <p>The department further notes willingness to work with the municipality on any requirements of Section 3.1 of the Off Site Levy Regulations for "transportation infrastructure" should the municipality choose to adopt off-site levies for transportation infrastructure.</p> <ol style="list-style-type: none"> 2. The existing intersection of Highway 1A and 12 Mile Coulee Road is presently at capacity and is not capable of supporting traffic from additional development. Until such time that Rocky View County and the City of Calgary have reached agreement with respect to upgrading the intersection, subsequent subdivision and development of the land will not be supported.
<i>Public Utility</i>	
ATCO Pipelines	<p>The Engineering Department of ATCO Pipelines, (a division of ATCO Gas and Pipelines Ltd.) has reviewed the above named plan and has no objections subject to the following conditions:</p> <ol style="list-style-type: none"> 1. Any existing land rights shall be carried forward in kind and registered on any newly created lots, public utility lots, or other properties. 2. ATCO Pipelines' requires a separate utility lot for its sole use.



AGENCY	COMMENTS
	<p>3. Ground disturbances and surface works within 30 meters require prior written approval from ATCO Pipelines before commencing any work.</p> <ul style="list-style-type: none"> • Municipal circulation file number must be referenced; proposed works must be compliant with ATCO Pipelines' requirements as set forth in the company's conditional approval letter. • Contact ATCO Pipelines' Land Department at 1-888-420-3464 or landadmin@atco.com for more information. <p>4. Road crossings are subject to Engineering review and approval.</p> <ul style="list-style-type: none"> • Road crossing(s) must be paved and cross at a perpendicular angle. • Parallel roads are not permitted within ATCO Pipelines' right(s)-of-way. • If the road crossing(s) requires a pipeline alteration, the cost will be borne by the developer/owner and can take up to 18 months to complete. <p>5. Parking and/or storage is not permitted on ATCO Pipelines' facility(s) and/or right(s)-of-way.</p> <p>6. Encroachments are not permitted on ATCO Pipelines' facility(s) and/or right(s)-of-way.</p> <p>7. ATCO Pipelines recommends a minimum 15 meter setback from the centerline of the pipeline(s) to any buildings.</p> <p>8. Any changes to grading that alter drainage affecting ATCO Pipelines' right-of-way or facilities must be adequate to allow for ongoing access and maintenance activities.</p> <ul style="list-style-type: none"> • If alterations are required, the cost will be borne by the developer/owner. <p>9. Any revisions or amendments to the proposed plans(s) must be re-circulated to ATCO Transmissions for further review.</p>
Adjacent Municipality	
City of Calgary	<p>The City of Calgary has reviewed the above noted application in reference to the Rocky View County/City of Calgary Intermunicipal Development Plan (IDP) and other applicable policies. The City of Calgary Administration does not support the application and has the following comments for your consideration.</p> <p>Rocky View County is currently reviewing the Bearspaw Area Structure Plan (the ASP). The ASP outlines the subject lands as country residential. The proposed development is a significant increase in intensity which does not align with the intent of country residential. The City of Calgary is interested in how a significant increase in development intensity adjacent to our boundary has impact on City resources (transit, transportation, recreation, services and infrastructure). This continues to highlight the need for our municipalities to develop a cost-sharing agreement for municipal services. The City does not support this application as it is pre-</p>



AGENCY	COMMENTS
	<p>mature and requires a holistic amendment to the Bearspaw ASP that evaluates the impacts on City services. The City requests that further administrative collaborations and discussions can occur and that the outcome of these discussions be brought forward to the Intermunicipal Committee.</p> <p>The proposed application falls within the City of Calgary source watershed within an area of high vulnerability, as identified by the City of Calgary Source Watershed Vulnerability Index.</p> <ul style="list-style-type: none"> • Areas with a high vulnerability rating: Contaminants likely to be mobilized and transported downstream during most runoff-producing precipitation or snowmelt events. The time for runoff to reach the Bow River or Elbow River is short, requiring prompt action to be effective. Spills and other accidental releases would likely enter watercourses or connected aquifers if not contained within a few hours. <p>The City of Calgary Intermunicipal Development Plan provides the policy structure to address lands that are considered significant for source water where section 11 focuses on watershed management with the goal to responsibly manage watersheds within the Policy Area (The City of Calgary and Rocky View County, 2012, p. 28). The IDP further includes objectives and policies to support the goal. The first objective speaks to ensuring that both municipalities manage water quality as it is important for the drinking water supply, agricultural operations and the overall health of the watershed. The City is intent on protecting the watershed and potable water sources.</p> <p>In addition, the City has the following detailed comments:</p> <ol style="list-style-type: none"> 1. Appropriate interface policies as outlined in the Intermunicipal Development Plan need to be reflected in the conceptual scheme. 2. Note that The City will not revisit the Master Servicing Agreement with Bearspaw School to accommodate the proposed development through an infrastructure / service extension. The proposed development will not have access to City servicing. 3. Conceptual Scheme policy 9.3.3: on-site stormwater storage will be determined through a stormwater report prepared at the development permit stage. This will determine the size, shape, unit area release rate control and water quality in accordance with the Bearspaw Master Drainage Plan. Given high vulnerability rating of the lands in question, the City of Calgary requests a copy of the report and the opportunity to review against source water protection objectives, when it becomes available. 4. The City requests that Rocky View County submits the Transportation Impact Assessment update (2020) referenced in conceptual scheme for review and comment. 5. Any upgrades or improvements on 12 Mile Coulee Rd NW (geometric, access, traffic control) would be at the developer and or Rocky View



AGENCY	COMMENTS
Internal Departments	<p>County's expense. Access to 12 Mile Coulee Rd NW shall be designed to City standards.</p> <p>6. Improvements to active modes of transportation and linkages into existing pathway networks should occur.</p> <p>In summary, The City of Calgary does not support the proposed application as the application is premature and may have detrimental impact on services and resources for The City of Calgary.</p> <p><i>**Detailed response provided including technical studies.</i></p>
Fire Services & Emergency Management	<p>1. Please ensure that water supplies and hydrants are sufficient for firefighting purposes. Please contact the Fire Service to propose a design for a private hydrant systems if it is required.</p> <p>2. Dependent on the occupancies, the Fire Service recommends that the buildings be sprinklered, if applicable, as per the National Building Code.</p> <p>3. Please ensure that access routes are compliant to the designs specified in the National Building Code and the Rocky View County Servicing Standards.</p> <p>4. Please ensure that there is adequate access throughout all phases of development and that the access complies with the requirements of the National Building Code & NFPA 1141.</p>
Planning and Development Services - Engineering	<p>General</p> <ul style="list-style-type: none"> At a future development stage, the applicant shall be responsible to dedicate all necessary easements and ROWs for utility line assignments and provide for the installation of all underground shallow utilities and street lighting with all necessary utility providers to the satisfaction of the County At a future development stage, the applicant is required to submit a Construction Management Plan for proposed development addressing noise mitigation measures, traffic accommodation, sedimentation and dust control, management of stormwater during construction, erosion and weed control, construction practices, waste management, firefighting procedures, evacuation plan, hazardous material containment and all other relevant construction management details in accordance with County's servicing standards. <p>Geotechnical</p> <ul style="list-style-type: none"> As per the Conceptual Scheme, a preliminary geotechnical assessment was undertaken for the lands including the subject land by Leviton in 2013. As per the Geotechnical Assessment, a relatively shallow groundwater table is present at the site. The excavation may require temporary dewatering. The on-site slopes are considered stable for the current condition.



AGENCY	COMMENTS
	<ul style="list-style-type: none"> At a future development stage, the applicant is required to provide a Geotechnical investigation report for the proposed development. The geotechnical investigation will incorporate evaluation of the soil and groundwater conditions within the project boundaries, geotechnical recommendations for the design and construction of site grading, underground services, stormwater infrastructures, concrete foundations, asphaltic concrete pavement structures and all other related infrastructures and provide all other relevant geotechnical information for the proposed development to the satisfaction of the County. The site has slopes more than 15 %. At a future development stage, the applicant shall submit a Slope Stability Analysis to assess the site grading and determine any setback requirements in these areas. <p>Transportation</p> <ul style="list-style-type: none"> The applicant provided a Traffic Impact Assessment (TIA) for the proposed development prepared by Bunt & Associates dated April 8, 2020. As per the TIA, The proposed development consist of 286 adult housing units and 114 congregate care facility units. The development is proposed to gain an all-turn access via Damkar Court from 12 Mile Coulee Road NW. The TIA considered offsite impacts to the road network and key intersections based on the growth of background traffic as well as with the addition of the proposed development. As per the TIA <ul style="list-style-type: none"> 12 Mile Coulee Rd/Crowchild Tr: Fails to operate at the background and post-development conditions. However, the 12 Mile Coulee/Crowchild Trail intersection is a regional issue, and a long-term solution is identified by the City of Calgary. 12 Mile Coulee Rd NW/Blueridge Rise: Anticipated to operate with substantial delay for the east bound left turn at the background and post-development conditions. The signal analysis indicated no signal is warranted. The long delay for the east bound can be mitigated through the installation of appropriate signage. 12 Mile Coulee Rd/Tusslewood Drive and 12 Mile Coulee Rd/Tuscany Way: Anticipated to require signalization for the background condition and post-development conditions. 12 Mile Coulee Rd/Damkar Court: It is capable of accommodating total post-development traffic through to the 2039 horizon. Thus, no improvements are required. The proposed development includes a pathway along the utility right of way on the north boundary of the site. This will connect the regional pathway system in Watermark to the



AGENCY	COMMENTS
	<p>regional path (under construction) along 12 Mile Coulee Road.</p> <ul style="list-style-type: none"> Intersections of 12 Mile Coulee Rd NW/Blueridge Rise, 12 Mile Coulee Rd/Tusslewood Drive and 12 Mile Coulee Rd/Tuscany Way require to be upgraded at the both, background and post development condition. These intersection fall within the City of Calgary jurisdiction. Should City of Calgary require these intersections to be signalized and upgraded, the applicant shall complete all necessary improvements to the City's satisfaction prior to issuance of future Development Permit. The existing intersection of Highway 1A and 12 Mile Coulee Road is presently at capacity and failing to support the traffic in the current condition. The intersection of Highway 1A and 12 mile is proposed to be improved through Ascension (another development in the area), which will accommodate this development. At a future development stage, the applicant is required to provide payment of the Transportation Off-Site Levy, in accordance with the applicable levy at the time of approval, for the total gross acreage of the lands proposed to be developed. It is to be noted that the applicant shall be responsible for any offsite ROW acquisitions (if required) to support the proposed development <p>Sanitary/Waste Water</p> <ul style="list-style-type: none"> The applicant submitted a Damkar Seniors Housing Conceptual Scheme Amendment Utility Servicing Design Brief, prepared by CIMA+, dated April 2020. As per the Utility Design Brief, the existing offsite sanitary infrastructure is available to service the proposed Seniors Housing development. The Watermark gravity collection system was expanded during the construction of Damkar Court and includes two 200mm PVC mains stubbed into the Site. The stubbed main will be extended to service the buildings. The gravity collection system drains to the Bearspaw Regional Wastewater Treatment Plant located within the Watermark development. A preliminary analysis of the Watermark Wastewater Collection system concluded that there is capacity for the Seniors Housing development concept. At a future development stage, applicant shall provide a detailed sanitary servicing study to confirm the wastewater usage for the proposed development and see if upgrades are required to the existing gravity collection system. The study will also investigate the available capacity of the Bearspaw Regional Wastewater Treatment Plant and identify if upgrades are required at the plant to meet the additional demand of the proposed development. Should upgrades to the Bearspaw Regional Wastewater Treatment Plant and the existing gravity collection system are required, prior to issuance of



AGENCY	COMMENTS
	<p>future DP, the applicant shall enter into development agreement with the County to complete all necessary improvements to support the proposed development.</p> <ul style="list-style-type: none"> It is to be noted that the applicant shall be responsible for any ROW acquisitions and easements required to service the proposed development. <p>Water Supply And Waterworks</p> <ul style="list-style-type: none"> As per the Utility Design Brief, Water servicing for the proposed Seniors Housing development will utilize the water distribution system by Blazer Water Systems Ltd. The water distribution system will provide treated potable domestic water and fire flows to the proposed development. Water distribution mains to service the Seniors Housing development were installed during the construction of Damkar Court and include a dual (looped) 200 mm PVC mains extending from Spyglass Way near the intersection with Watermark Ave. Two 200 mm PVC mains have been stubbed into the Site which will be extended and looped to service the buildings. As per the Damkar Senior Housing memo, provided by Blazer Water System, dated June 27, 2020, Blazer Water System has the capacity to meet the potable water needs of the seniors housing. It is to be noted that the existing capacity of Blazer WTP is insufficient for the fire flow requirements of proposed development. As per the preliminary fire suppression strategy, supplemental fire protection measures such as internal fire suppression sprinklers supplemented by onsite water storage, stormwater storage (storm pond) with drafting hydrant and building construction with fire resistant materials can be implemented to address the shortfall from the water distribution system for fire suppression. At the time of future development permit, the applicant shall submit a detailed water servicing strategy, including further assessment of tie in to the Blazer Water Treatment Plant, fire suppression strategies, water demands for each phase of the development and engineered design drawings. At a future development stage, the applicant will need to enter into a Development Agreement with the County for the construction of the water distribution system, fire suppression infrastructures and all other water infrastructure required to service the development. The applicant will also need to enter into a Development Service Agreement with Blazer Water System to purchase the necessary water capacity for the proposed phase and for the construction of all water-related infrastructure within the water treatment plant. It is to be noted that the applicant shall be responsible for any ROW acquisitions and easements required to service the proposed development for all proposed potable water infrastructure



AGENCY	COMMENTS
	<ul style="list-style-type: none"> All Alberta Environment approvals shall be the sole responsibility of the applicant. <p>Storm Water Management</p> <ul style="list-style-type: none"> As part of the conceptual scheme, the applicant provided a Preliminary Stormwater Management report prepared by Westoff Engineering, dated April 14, 2020. The stormwater management concept for the site proposes integration with the community of watermark and will be directed to Watermark's wet pond D at the controlled release rate. The on-site storage will be provided by three storm ponds appearing as water features located between the buildings that will attenuate the storm event run-off for controlled release offsite. The proposed Damkar Seniors Housing development will meet a Unit Area Release Rate in accordance with Damkar Subdivision Phase 1 Stormwater Management Plan from the Damkar Lands (including the Site) into the existing Watermark Phase 1 minor system. At a future development stage, the applicant will be required provide a detailed stormwater management plan and design drawings for the proposed stormwater management system and all related infrastructure in accordance with the requirements of the Damkar Subdivision Phase 1 Stormwater Management Plan, Master Drainage Plan for the Watermark at Bearspaw development, the County's Servicing Standards, Alberta Environment regulations and best practices. At a future development stage, the applicant will be required to prepare an erosion and sediment control (ESC) plan, prepared by a qualified professional, identifying ESC measures to be taken during construction of proposed infrastructure. The drawings and plans shall be in accordance with the requirements of the County's Servicing Standards and best management practices It is to be noted that the applicant shall be responsible for any ROW acquisitions and drainage easements required to service the proposed development. <p>Environmental</p> <ul style="list-style-type: none"> No environmental constraints are present given that the lands have previously been stripped, graded and serviced.

Circulation Period: April 30, 2020 to May 22, 2020

Agencies that did not respond, expressed no concerns, or were not required for distribution, are not listed.



BYLAW C-8055-2020

A Bylaw of Rocky View County to amend Land Use Bylaw C-4841-97 C-8000-2020

The Council of Rocky View County enacts as follows:

PART 1 – Title

1 This Bylaw shall be known as Bylaw C-8055-2020.

PART 2 – Definitions

2 Words in this Bylaw have the same meaning as those set out in the Land Use Bylaw and Municipal Government Act except for the definitions provided below:

- (1) “Council” means the duly elected Council of Rocky View County;
- (2) “Land Use Bylaw” means Rocky View County Bylaw C-8000-2020, being the Land Use Bylaw, as amended or replaced from time to time;
- (3) “Municipal Government Act” means the Municipal Government Act, RSA 2000, c M-26, as amended or replaced from time to time; and
- (4) “Rocky View County” means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.

~~In this Bylaw, the definitions and terms shall have the meanings given to them in Land Use Bylaw C-4841-97 and the Municipal Government Act, unless otherwise defined in this Direct Control Bylaw.~~

PART 3 – Effect OF BYLAW

3 ~~THAT Schedule B, Land Use Maps, Part 5, Land Use Map No. 67~~ of Bylaw C-8051-2020 C-8000-2020 ~~THAT Part 5, Land Use Map Nos. 56 & 56 South of Bylaw C-4841-97~~ be amended by redesignating Block 1, Plan 1712232 from Residential ~~Three Rural~~ District (p4.0) to Direct Control District as shown on the attached Schedule 'A' forming part of this Bylaw.

4 ~~THAT~~ Block 1, Plan 1712232 is hereby redesignated to Direct Control District as shown on the attached Schedule 'A' forming part of this Bylaw.

5 ~~THAT~~ This Direct Control District shall apply to the portion of the Land Use District Map of Bylaw C-4841-97 C-8000-2020 identified as DC-174.

6 ~~THAT~~ The Regulations of the Direct Control District comprise:

- 1.0 General Regulations
- 2.0 Use Regulations
- 3.0 Development Regulations
- 4.0 Subdivision Regulations
- 5.0 Definitions
- 6.0 Implementation

1.0 GENERAL REGULATIONS

- 1.1 The policies of the Watermark Conceptual Scheme: Appendix 9 shall apply to all applications for subdivision and Development Permit as provided for by this Bylaw.
- 1.2 ~~Parts 1, 2 and 3 of the Land Use Bylaw C-4841-97~~ **Parts 1, 2, 3, 4, 5 and 8 of**



the Land Use Bylaw C-8000-2020 shall apply to all uses contemplated by this Bylaw except where noted as otherwise in this Bylaw.

- 1.3 The Development Authority shall be responsible for the issuance of Development Permit(s) for the Lands subject to this Bylaw.

2.0 USE REGULATIONS

2.1 Purpose and Intent:

The purpose and intent of this District is to permit the development of a comprehensively planned, medium-density, multi-dwelling condominium residential housing development, a portion of which will include a dedicated Senior's Community, in accordance with the provisions of Appendix 9 of the Watermark Conceptual Scheme.

2.2 Uses:

- 2.2.1 Accessory Buildings
- 2.2.2 Commercial Communications Facilities, *Type A*
- ~~2.2.3 Care Facility (Seniors)~~
- 2.2.4 Dwelling, ~~Multi-Family~~ *Multiple Unit*
- 2.2.5 Home-Based Business, *Type 1*
- 2.2.6 Recreation, *Private*
- ~~2.2.7 Residential Care Facility~~
- 2.2.8 Senior's Community
- 2.2.9 Supportive Living
- 2.2.10 Temporary Sales Centre
- 2.2.11 Vacation Rental

3.0 DEVELOPMENT REGULATIONS

- 3.1 Minimum parcel size: 0.5 ha (1.23 ac)
- 3.2 Minimum Yard, *Front* for Buildings: 3 m (9.84 ft)
- 3.3 Minimum Yard, *Side* for Buildings: 6 m (19.69 ft)
- 3.4 Minimum Yard, *Rear* for Buildings: 6 m (19.69 ft)
- ~~3.5 Maximum Height of Buildings: 21 m (68.90 ft)~~
- 3.6 Unless otherwise referenced in (3.6.1), the Maximum Height of Buildings: 18 m (68.90 ft)
 - 3.6.1 Maximum Height of Dwelling, *Multiple Unit*: 15 m (49.27 ft)
- 3.7 Maximum site coverage (all buildings): 65 %
- 3.8 Maximum Density: 400 ~~70~~ units per gross developable hectare (~~40.65~~ 28.45 units per gross developable acre).
- 3.9 The Development Authority may grant a variance to each site's minimum parcel size by a maximum of 5%.
- 3.10 The Development Authority may grant a variance to each site's minimum Yard, Front, Yard, Side and Yard, Rear of 10% if it is determined that such variance



will not have a significant negative impact upon the amenity of adjoining parcels.

- 3.11 A *building* may be occupied by a combination of one or more uses listed in Section 2.2 and each use shall be considered as a separate use, and each use shall obtain a Development Permit. A Development Permit may include several uses and or units within a building.

4.0 SUBDIVISION REGULATIONS

- 4.1 As a condition of subdivision and/or development permit, the owner shall provide:
- 4.1.1 A **Site Development Plan** the details the area to be developed including matters such as, but not limited to, architectural renderings, building sizes & dimensions, signage, access, parking & loading, stormwater management, utility servicing and landscaping provisions.
 - 4.1.2 A **Traffic Impact Assessment**, prepared by a qualified professional, to the satisfaction of the County and The City of Calgary.
 - 4.1.3 A **Stormwater Management Plan**, prepared by a qualified professional, to the satisfaction of the County and all relevant Federal & Provincial Authorities.
 - 4.1.4 A **Utility Servicing Plan**, prepared by a qualified professional, to the satisfaction of the County.
 - 4.1.5 A **Parking & Loading Plan** that details the configuration of all parking lots, including the location of all parking stalls, access points, loading area and vehicle maneuvering. The plan will outline how all parking facilities will provide an efficient circulation pattern. A Parking Assessment prepared by a qualified professional may be submitted to determine appropriate parking/loading requirements if different than Section 30 -Parking and Loading and Schedule 5 -Parking, Schedule 6 - Loading, of the Land Use Bylaw (C-4841-97) as amended, to the satisfaction of the County. The Parking Assessment shall form part of the Parking and Loading Plan.
 - 4.1.6 A **Lighting Plan**, prepared by a qualified professional, that addresses the County's Dark Skies Policy and International Dark Sky Association Guidelines, to the satisfaction of the County.
 - 4.1.7 A **Landscaping Plan** that details specific types & locations of plantings and related pedestrian amenities within the site, prepared by a qualified professional, to the satisfaction of the County.
 - 4.1.8 **Architectural Controls** that address building form & finish and address the relationship of buildings to each other, adjacent roadways and adjoining parcels and documentation demonstrating resident eligibility and usage of accommodation units within the Senior's Facility.
 - 4.1.9 A **Construction Management Plan** which details among other items, erosion, dust, weed and noise control measures and stormwater management during construction, to the satisfaction of the County.
 - 4.1.10 An **Emergency Response Plan** to clarify expectations regarding procedures to be followed for First Responders in the event of and emergency, to the satisfaction of the County.



ROCKY VIEW COUNTY

5.0 DEFINITIONS

- 5.1 ~~Care Facility (Seniors)~~** — means a use where accommodation with moderate-care provisions for residents in a congregate setting. Residents do not require continuous access to professional services or on-site professional services. Room and board services, light housekeeping services, twenty-four (24) hour availability of assistance and oversight with personal care and social and recreation support may be provided. Typical uses include lodges and senior homes.
- 5.2 ~~Dwelling, Multi-Family~~** — means a residential building with three (3) or more dwelling units and private recreation amenities, developed in a multi-floor, apartment-style format with condominium ownership.
- 5.3 ~~Recreation, Private~~** — means a use where sports or recreation, that is privately owned, occurs within an enclosed Building. Typical uses include private clubs or lodges, health or fitness clubs, or private recreation facilities such as bowling alleys, arcades or racquet courts.
- 5.4 Supportive Living** — means a use that provides residents with an assisted living environment in a home-like setting that maximizes their independence and privacy, provides 24-hour on-site scheduled and unscheduled personal care, and support provided by Licensed Practical Nurses and Health Care Aides. Professional services like nursing, rehabilitation and therapeutic services are provided on a scheduled and unscheduled basis through home care. Use may or may not have a secured environment.
- 5.5 Senior's Community** - means a facility that provides independent and/or semi-assisted living arrangements for mature adults in a multi-family dwelling format. Facilities and uses accessory to the Senior's Community may include offices, eating & drinking establishments, recreation facilities (indoor & outdoor), care facilities (seniors), and a community hall.
- 5.6 ~~Vacation Rental~~** — means a dwelling unit that is rented online via a hospitality-service brokerage company that arranges lodging such as Airbnb, Vrbo, TurnKey, HomeAway etc.

6.0 IMPLEMENTATION

- 6.1** This Bylaw comes into effect upon the date of its third and final reading.

~~PART 4 – TRANSITIONAL~~ **Effective Date**

- 7** Bylaw C-8055-2020 **is passed and** comes into force when it receives third reading, and is signed **in accordance with the Municipal Government Act**. ~~by the Reeve/Deputy Reeve and CAO or Designate, as per the Municipal Government Act.~~

Division: 8

File: 05618459 – PL20200050



ROCKY VIEW COUNTY

READ A FIRST TIME IN COUNCIL this 14th day of July , 2020
PUBLIC HEARING WAS HELD IN COUNCIL this day of , 2021
READ A SECOND TIME IN COUNCIL this day of , 2021
READ A THIRD TIME IN COUNCIL this day of , 2021

Reeve

~~CAO~~ Chief Administrative Officer or Designate

Date Bylaw Signed

Schedule 'A'

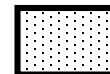
 Bylaw
 C-8055-2020
AmendmentFROM

Residential Two

Rural District (p4.0)

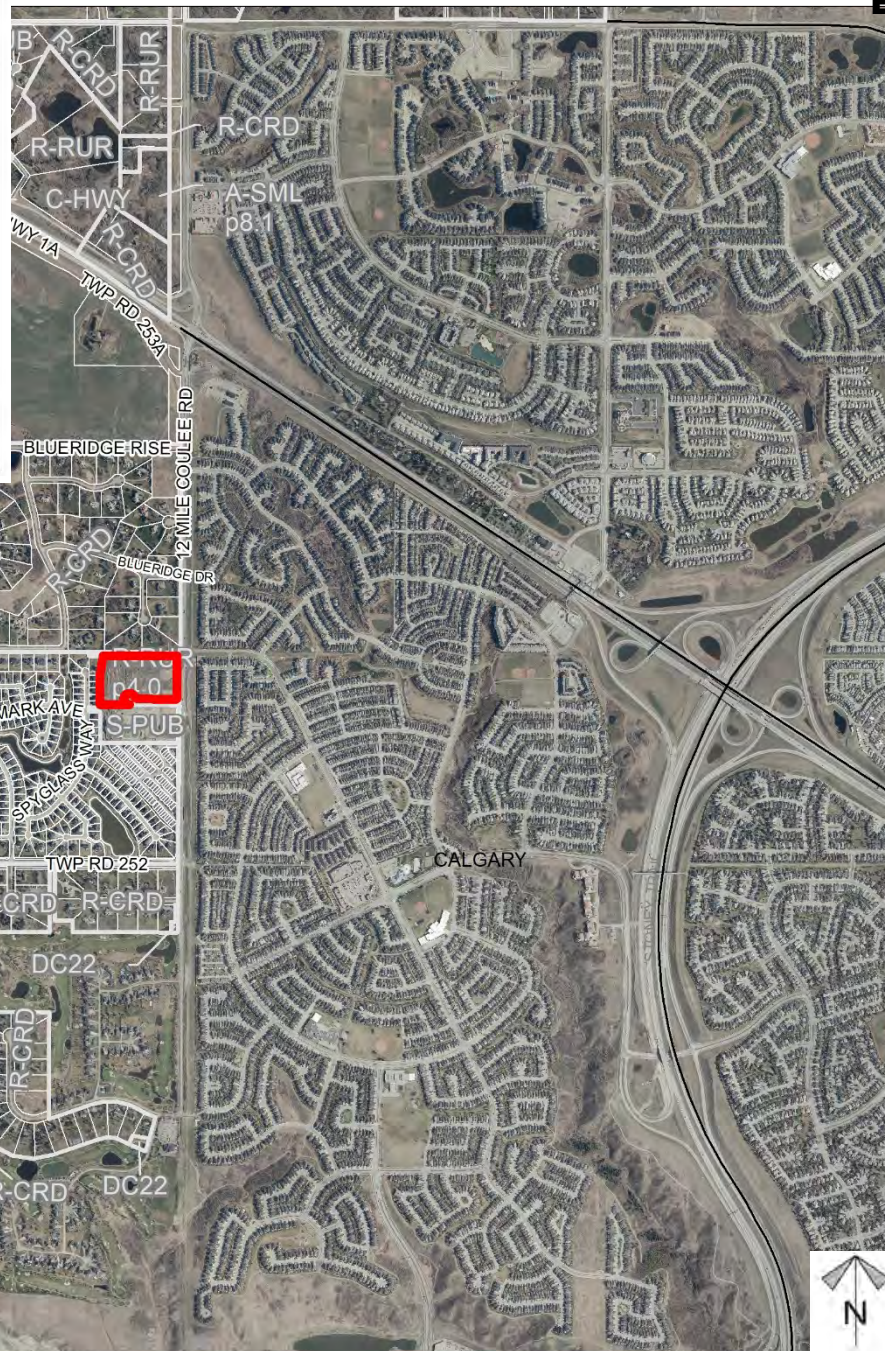
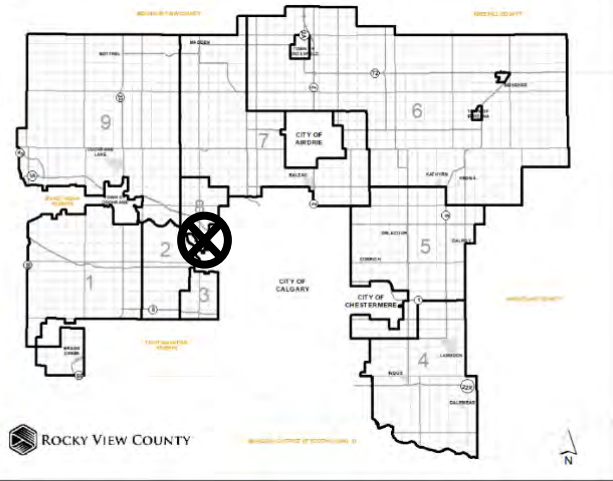
TO

Direct Control District



± 4.97 ha
 (± 12.29 ac)


DAMKAR COURT

Location
& Context



Development Proposal

To redesignate the subject lands from Residential, Rural District to Direct Control District to allow the development of a 350 unit residential community catering to seniors.



± 4.97 ha
(± 12.29 ac)
R-RUR(p4.0) \rightarrow DC

DAMKAR COURT



Figure 8 | Development Concept



CONCEPT ONLY - SUBJECT TO CHANGE AT THE DEVELOPMENT PERMIT PHASE

Conceptual Scheme Amendment:

To amend the Watermark at Bearspaw Conceptual Scheme in order to allow the development of a 350 unit residential community catering to seniors.



Environmental

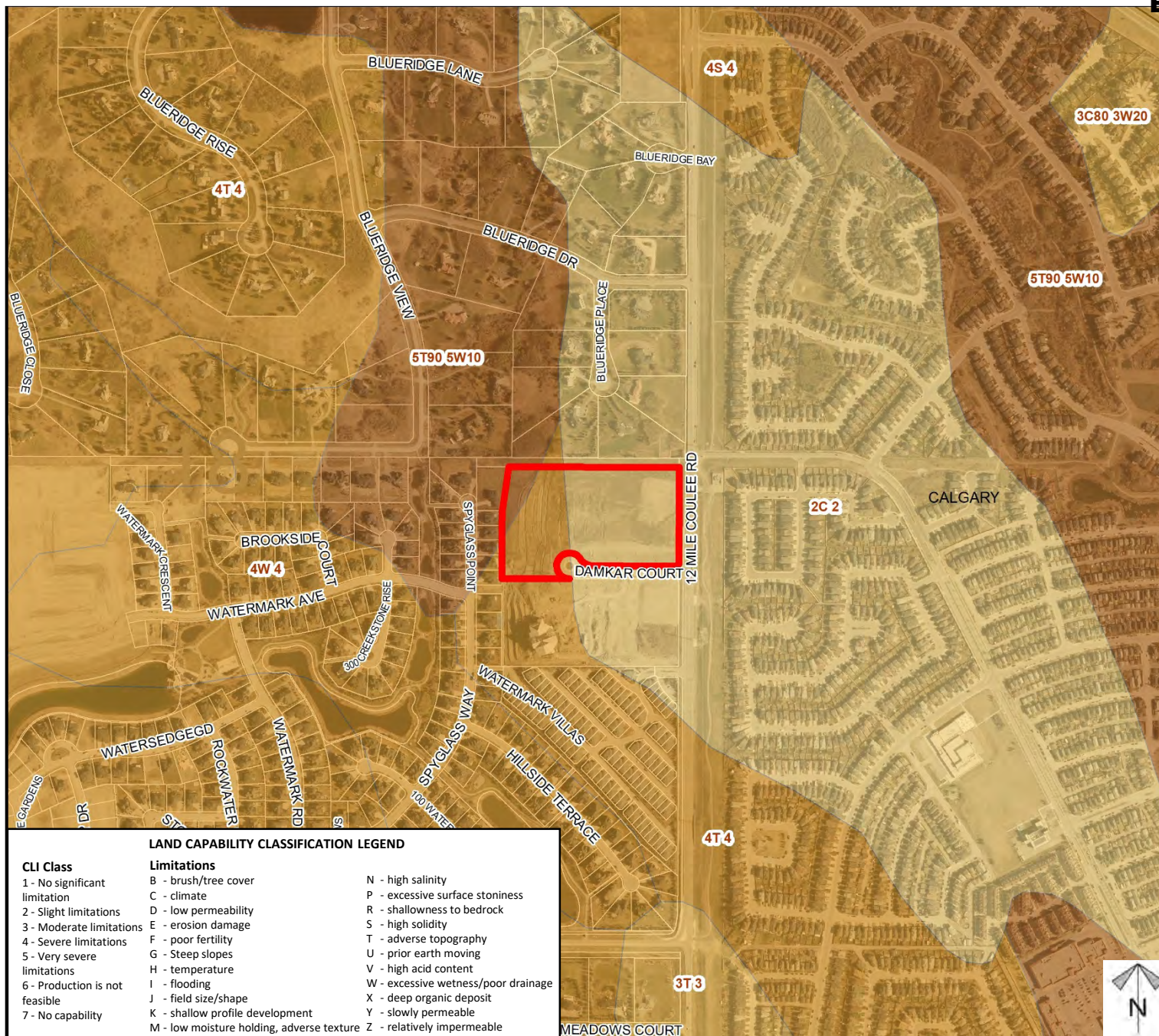


- Subject Lands
- Contour - 2 meters
- Riparian Setbacks
- Alberta Wetland Inventory
- Surface Water

Division: 08
 Roll: 05618459
 File: PL20200050
 Printed: Mar 1, 2021
 Legal: Lot: 4 Block: 1
 Page 5042 of 1084
 25-02-W05M



Soil Classifications



Landowner Circulation Area



Note: First two digits of the Plan Number indicate the year of subdivision registration.

Plan numbers that include letters were registered before 1973 and do not reference a year.

Michelle Mitton

From: TCA Planning <planning@tuscanyc.org>
Sent: May 5, 2021 1:37 PM
To: Legislative Services Shared
Cc: President Tca
Subject: [EXTERNAL] - Bylaws C-8055-2020 and C-8056-2020
Attachments: Damkar Development May 2021.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

Good afternoon,

Please find attached the Tuscany Community Association's submission regarding the above noted proposed Bylaws.

Please contact me should you have any questions or concerns.

Thanks,
Tim Heger
Chair, Planning and Development Committee Tuscany Community Association



May 5, 2021

To: Rocky View Council
262075 Rocky View Point, Rocky View County, Alberta

Re: Application Number PL 20200050/51, File 05618459

The Tuscany Community Association (TCA) respectfully offers the following comments regarding the proposed Damkar Lands development immediately west of Twelve Mile Coulee Road NW near Tuscany Way NW.

The TCA generally supports development but would like to raise concerns regarding increased traffic along Twelve Mile Coulee Road, issues around the turn into and out of the development, maximum building height, and emergency response.

Traffic and Access Concerns: This development as currently proposed contains several hundred parking stalls. The increase in traffic coupled with the adjacent Church presents a potential for delays as well as possible access issues in and out of Damkar Court at Twelve Mile Coulee Road. The TCA asks that a comprehensive traffic study be completed prior to approval of the current proposed development to ensure that the current infrastructure can support this vehicle increase now and in the future.

Maximum Building Height: The TCA has received several concerns from the community residents about the height of this development being immediately adjacent to Twelve Mile Coulee and overlooking the Watermark Development. Any considerations or adjustments to limit the overall height, and thus the impact on the westward view, is greatly appreciated.

Emergency Response: Since this is planned to be a seniors oriented development, there could be an increased need for emergency services responding to this site. The TCA asks that Rocky View Council consider emergency response times and service availability as part of the approval process to ensure adequate coverage.

The Tuscany Community Association appreciates being able to provide comments and asks that we continue to be included throughout the process.

Sincerely,

Tim Heger
Chair, Planning and Development Committee, Tuscany Community Association
(planning@tuscanyca.org)

GROWING A SAFE, HEALTHY AND ENJOYABLE COMMUNITY

Tuscany Community Association
P.O. Box 27054, Tuscany RPO
Calgary AB T3L 2Y1
www.tuscanyca.org

Michelle Mitton

From: alex f [REDACTED]
Sent: May 5, 2021 3:07 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - BYLAW C-8056-2020
Attachments: Damkar Opposition Letter (AF)(May 2021).docx

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

To whomever it may concern,

Please find attached my unconditional and unqualified OBJECTION to this proposed bylaw amendment and proceeding.

Thank you

Alexandra Fedun

The Dakar lands - Senior-Oriented Residential
File Number 05618459
Application Number PL20200051

From:

Alexandra A. Fedun
108 Blueridge View,
Calgary. AB T3L 2N6

May 5, 2021

To: legislative services@rockyview.ca

Re: Bylaw C-8056-2020 – A bylaw of Rocky View County to Amend Land
Use Bylaw C-8000-2020

I am submitting my **unqualified objection** to the application noted above. The development makes no sense at all to me. Why would the County approve a high density set of four large multi-story apartment buildings with over 300 apartments on lands which are right next door to acreages? Why wouldn't this sort of development be built in the City of Calgary, or someplace else that is more compatible? The development makes no sense to me, and it seems the developers making this application don't care at all about the owners of the properties that will be affected by this development.

Also, I actually don't understand what is being proposed to be built as part of the development application. How can people understand the extent to which they should be objecting to a development if they don't fully understand what it is?

Sincerely,

Alexandra A. Fedun

Michelle Mitton

From: AY [REDACTED]
Sent: Tuesday, May 4, 2021 7:25 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - BYLAW C-8056-2020, Planning Application Number: PL20200051
(05618459) BYLAW C-8055-2020, Planning Application Number: PL20200050
(05618459)
Attachments: IMG_DamkarSigned_20210504_0001.pdf
Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

DATE: May 2, 2021

Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: BYLAW C-8056-2020, Planning Application Number: PL20200051 (05618459)
BYLAW C-8055-2020, Planning Application Number: PL20200050 (05618459)

I am a resident of Watermark in Rocky View County.

I am writing to officially record my opposition to the proposed Appendix 9: Conceptual Scheme Amendment.

The size and scope of the proposal currently before Council dramatically exceeds:

- The number of units designated by Rocky View County by-laws and the approved Watermark Conceptual Scheme.
- The total number of units forecast by Rocky View to be needed for seniors across the entire County.

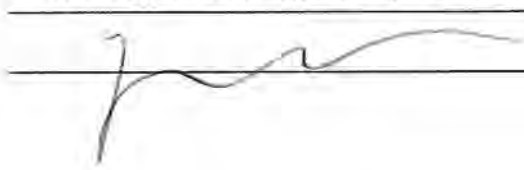
The proposal also calls for a:

- Total scope of development that will require significant upgrades to transportation infrastructure, increased costs for water services and waste treatment and increased demand for limited EMS, fire and police services.

These elements do not meet the development requirements put in place by Rocky View County's elected representatives and are entirely out of alignment with what residents were told to expect in their community.

Rocky View County Council should reject the development as proposed and require the developer to return with a new proposal that meets the by-laws of our community and the expectations set for homeowners.

As County voter and taxpayer, please ensure I am counted as strongly opposed to proposed Appendix 9: Conceptual Scheme Amendment.

Name Alfred Yeung
Address 426 Brookside Crt, Calgary, AB, T3L 0C9
Signature 

DATE: May 2, 2021

Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: BYLAW C-8056-2020, Planning Application Number: PL20200051 (05618459)
BYLAW C-8055-2020, Planning Application Number: PL20200050 (05618459)

I am a resident of Watermark in Rocky View County.

I am writing to officially record my opposition to the proposed Appendix 9: Conceptual Scheme Amendment.

The size and scope of the proposal currently before Council dramatically exceeds:

- The number of units designated by Rocky View County by-laws and the approved Watermark Conceptual Scheme.
- The total number of units forecast by Rocky View to be needed for seniors across the entire County.


The proposal also calls for a:

- Total scope of development that will require significant upgrades to transportation infrastructure, increased costs for water services and waste treatment and increased demand for limited EMS, fire and police services.

These elements do not meet the development requirements put in place by Rocky View County's elected representatives and are entirely out of alignment with what residents were told to expect in their community.

Rocky View County Council should reject the development as proposed and require the developer to return with a new proposal that meets the by-laws of our community and the expectations set for homeowners.

As County voter and taxpayer, please ensure I am counted as strongly opposed to proposed Appendix 9: Conceptual Scheme Amendment.

Name	Trisha Yeung
Address	426 Brookside Crt, Calgary, AB T3L 0C9
Signature	

Michelle Mitton

From: Allen Vanderputten [REDACTED]
Sent: May 5, 2021 11:38 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - BYLAW C-8055-2020, BYLAW C-8056-2020

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

I am writing to officially record my opposition to the proposed Appendix 9 Conceptual Scheme amendment. I am a resident of Bearspaw Point in Rockyview.

The size and scope of the proposal currently before council dramatically exceeds the number of units designated by RVC by-laws and the approved Watermark Conceptual Scheme. The latest conceptual drawing of the proposed development dated April 2021 shows some downsizing of the project which is a step in the right direction however it does not go far enough. A cap of between 100 to 200 units might be more appropriate.

Rocky View County Council should reject the development as proposed and require the developer to return with a new proposal that meets the "rurban" character of Rocky View County and the expectations of the local community.

Allen & Sheila Vanderputten
17 Campbell Drive

Michelle Mitton

From: Amardeep Gill [REDACTED]
Sent: Sunday, May 2, 2021 9:52 PM
To: Legislative Services Shared; Amardeep Gill
Subject: [EXTERNAL] - OPPOSITION TO DAMKAR PROJECT
Attachments: OPPOSITION OF DAMKAR PROJECT.docx

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

Hello,

Please find attached my letter of opposition.

BYLAW C-8056-2020, Planning Application Number: PL20200051 (05618459)
BYLAW C-8055-2020, Planning Application Number: PL20200050 (05618459)

Please email confirmation of receipt.

Thank you,

Amardeep Gill
Watermark Resident

DATE: May 2, 2021

Legislative Services Rocky View County
262075 Rocky View Point Rocky View County, AB T4A 0X2
Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re:

BYLAW C-8056-2020, Planning Application Number: PL20200051 (05618459)

BYLAW C-8055-2020, Planning Application Number: PL20200050 (05618459)

I am a resident of Watermark and am **DIRECTLY** affected by the Damkar Seniors Project. I am **ABSOLUTELY OPPOSED to the application for re-zoning of this project.**

The size of the structures and the proximity to the residential homes are significant and will negatively impact both our property directly and Watermark as a whole. Please find the following reasons that individually and we as a community have researched and are concerned about:

- Bears paw Density. The person/acre density figures (<2) are an important reason why we chose to live in Watermark. With this change in re-zoning of the project and the potential for that density figure to increase up to 40, and this goes directly against what Bears paw low density figures are meant to achieve.
- Hill stability. I have seen the disgusting, dirty and outright negligent outcome of the mud slide during the construction of the Church on the hillside which caused damage to homes on Spyglass Point. Also, we have spoke to other neighbors who are concerned with hill stability considering the type of clay and organic material of the soil will cause eventual slumping/sliding of the planned buildings.
- Water usage. The plan is to tap into the current Watermark water supply. Such an increase in demand for our water causes concern in terms of pricing and availability. A development similar to Watermark has experienced significant issues. Article: <https://www.cbc.ca/news/canada/calgary/water-rocky-view-county-cambridge-alberta-utilities-commission-1.5661828>. Blazer has already sent notices this month of water issues and we were required to reduce our water usage - so how will this exponential increase in residence usage impact our water pressure, water costs, usage etc.
- Traffic: The volume of traffic that will be imposed upon 12 mile coulee road will absolutely overwhelm the current road.
- Sense of security in the community: As parents of young children, we chose Watermark as it is a small safe community. I do not trust that the residents and visitors of the proposed development will not venture below to the parks and paths that we currently pay for through our fees.
- Property Value: All these factors will **significantly** impact the value of the homes in the community.

We request that you take these concerns seriously and **DO NOT approve!**

I am available to discuss if you need more information.

Amardeep Gill

Amardeep Gill

Michelle Mitton

From: Andrea Jennings [REDACTED]
Sent: May 5, 2021 3:56 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - BYLAW C-8056-2020 and BYLAW C-8055-2020
Attachments: Damkar opposition letter.docx

Follow Up Flag: Follow up
Flag Status: Flagged

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May 5, 2021

Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: BYLAW C-8056-2020, Planning Application Number: PL20200051 (05618459)
BYLAW C-8055-2020, Planning Application Number: PL20200050 (05618459)

We are residents of Tuscany Reserve Rise in Calgary, face Twelve Mile Coulee Road, and will be directly impacted by increased traffic volumes, traffic congestion as well as the potential regional shortfall of emergency services that will be caused by the proposed Appendix 9: Conceptual Scheme Amendment. We are also concerned about the extreme loss of natural areas, potential loss of wildlife that inhabits the area, and what we see as disregard the intentions of the Intermunicipal Development Plan in place between Rocky View Country and the City of Calgary.

The latter states that the plan is intended to: “enhance cooperation and achieve coordination wherever possible so that the effect that we have on one another and our residents is positive”. The updated proposed size and scope of the Damkar Seniors Oriented Residential Community is of great concern to us, especially the newest drawings submitted April 2021, and we are writing to formally express our view that this will:

- Require major and costly upgrades to the road infrastructure that serves both Rocky View County and Calgary residents.
- Conflict significantly with what would be considered as an appropriate transition between the municipalities, especially with respect to the height and massing of buildings.
- Reduce the availability of emergency services in our region.
- Impact the natural landscape so much with hundreds and hundreds more people and cars; we also worry about the many local wildlife inhabitants

- Disregard the intent of the Intermunicipal Development Plan; from what we have read and learned, this proposed plan offers very little in terms of positive effect on both Calgary and Rockyview County residents

In view of the agreements in place, by-law requirements and regional impact of the proposed Damkar Seniors Oriented Residential Community, Rocky View County Council should reject the proposed development and require a new right-sized proposal to be created.

Please ensure we are both counted as strongly opposed to the proposed Appendix 9: Conceptual Scheme Amendment.

Andrea Jennings and Shane Mayer
209 Tuscany Reserve Rise NW, Calgary, AB

Michelle Mitton

From: Anne Jennet Coulson [REDACTED]
Sent: May 5, 2021 5:22 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - BYLAW C-8056-2020, Planning Application Number: PL20200051 (05618459) BYLAW C-8055-2020, Planning Application Number: PL20200050 (05618459)

Follow Up Flag: Follow up
Flag Status: Flagged

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May 4, 2021.

To: Rocky View Country Legislative Services
 262075 Rocky View Point
 Rocky View County, AB T4A 0X2
 Via email: legislativeservices@rockyview.ca

BYLAW C-8056-2020, Planning Application Number: PL20200051 (05618459)

BYLAW C-8055-2020, Planning Application Number: PL20200050 (05618459)

I am a resident of Watermark at Bearspaw in Rocky View County and I write to record my opposition to the proposed Appendix 9: Conceptual Scheme Amendment.

The Damkar family specified the purpose of this legacy parcel of land: one church and one senior's housing facility. Their intentions were documented repeatedly (e.g. in the 2009 County Bylaw allocating **57** residential units to the Damkar parcel). The proposal now returning to Council for approval is a much-inflated plan for "*a comprehensively planned, medium-density, multi-dwelling condominium residential housing development, a portion of which will include a dedicated Senior's Community*".

The size and scope of the proposal before Council exceeds the number of units designated by the country by-laws and the approved Watermark Conceptual Scheme, also exceeding the projected number of senior units needed in the County.

To permit four multi-storey buildings of some 500 units would add an estimated 1,000 residents - ten times the original scheme, with the concomitant congestion, traffic, pollution and strain on limited resources. The density of the development as now proposed would be ten times that of the city's Tuscany and Rocky Ridge neighbourhoods and twenty times that of Watermark.

This proposal is an insult to the memory of Ernie and Iris Damkar and would dramatically change the nature of the Bearspaw communities south of Highway 1A, dramatically degrading the quality of life for those residents persuaded to invest in an area of "country-style dwellings".

The county should also bear in mind the considerable and well-founded concerns of existing area residents who feel misled by the proposal and images approved for the church erected on the other portion of the Damkar Parcel. As the images below demonstrate, the Ranch-style walk-out outlined in the planning documents bears very little similarity to the much-larger and taller building now erected which dominates the landscape and towers over the homes directly below.

2014



2021



Further, Rocky View County has been made aware that, at the half-way stage of completion of the Watermark development, the existing water and waste water facilities proved insufficient to meet demand in the Summer of 2020 when residents were instructed to suspend their use of the obligatory landscape irrigation systems. Yet this is the system that is also expected to serve the Damkar parcel properties as well as other proposed medium to high density developments in the area (the Ascension proposal).

These developments do not align with the urban to rural transition zone envisaged by the Calgary Metropolitan Region Board. I share the majority view of Rocky View County residents that urban sprawl should stop at the city limits .

I also share the growing alarm of my fellow residents and taxpayers at the emerging pattern of disdain for citizens' concerns by a number of Rocky View's elected representatives, who appear to offer unconditional and unwavering support for large commercial development projects while attempting to limit the rights of residents to challenge such proposals by inserting a rezoning clause (R3).

In the legal sense, Cui bono?

Rocky View County should reject this inflated proposal and require the developer to meet the existing by-laws and stick to the Damkars' expectation for the use of this legacy parcel. Please ensure I am counted as strongly opposed to proposed Appendix 9: Conceptual Scheme Amendment.

Anne Coulson, 10 Watermark Cres, Calgary T3L 0E9

Michelle Mitton

From: Todd Millar [REDACTED]
Sent: May 4, 2021 8:39 PM
To: Jessica Anderson; Legislative Services Shared
Cc: Barbra Millar
Subject: [EXTERNAL] - Bylaw C-8056-2020

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

Attention: Legislative Services
J Anderson

Re: Bylaw C-8056-2020 - A bylaw of Rocky View to amend land use bylaw C-8000-2020
Application number PL20200051 (05618459)

We are emailing today as per the instructions found in the public hearing documentation recently received. We OPPOSE the proposed bylaw change.

This recent proposal, in and in our opinion, is poorly thought out relative to traffic flow and the adverse impact to citizens of the MD of Rockyview specifically in Blueridge Estates.

We are reminded of, and would ask council to familiarize themselves with the opening statement found in the Rockyview website; *Rural living is rich and rewarding, yet it is important that new residents know that rural life in Rocky View County is very different from life in the city*". We ask council to uphold this position statement and not support development that contravenes this lifestyle..

We, Barb and Todd Millar of 75 Blueridge Rise oppose the amendment and the project based on the significant traffic increase to the area. Even with the twinning of 12 Mile Coulee, the traffic volumes are growing exponentially. Although this may be acceptable for city residences it is certainly not what Blueridge residents would desire.

We respectfully ask council to oppose this amendment and any amendment that encumbers the integrity of country living embodying the MD of Rockyview.

Thank you and again please register our opposition and lack of support to this proposed amendment.

Sincerely

Barb and Todd Millar
75 Blueridge Rise
Calgary, Alberta.

Michelle Mitton

From: Barry Jardine [REDACTED]
Sent: Sunday, May 2, 2021 4:16 PM
To: Legislative Services Shared
Cc: Barry jardine
Subject: [EXTERNAL] - BYLAW C-8056-2020, Planning Application #PL20200051 (05618459) and BYLAW C-8055-2020, Planning Application #PL20200050 (05618459)

Follow Up Flag: Follow up
Flag Status: Flagged

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Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Via email : legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: BYLAW C-8056-2020, Planning Application Number: PL20200051 (05618459)
BYLAW C-8055-2020, Planning Application Number: PL20200050 (05618459)

We are residents of Watermark Villas in Rocky View County.

We are writing to officially record our OPPOSITION to the proposed Appendix 9: Conceptual Scheme Amendment

The Damkar Family legacy clearly left this land for two purposes: a church and the other a seniors' complex.

Per the newspaper Cochrane Today, "The Damkars said they wanted to see a seniors housing facility constructed on the remaining land", NOT seniors oriented, NOT multi-family residential, but a SENIORS' HOUSING FACILITY!

Only one of the 4 proposed buildings is designated for Seniors; 75% of this scheme is for other purposes. For Trico to call this a Multi-family residential community catering to seniors is disingenuous at best.

The size and scope of the proposal currently before Council dramatically exceeds:

- The number of units designated by Rocky View County by-laws and the approved Watermark Conceptual Scheme.

- The total number of units forecast by Rocky View to be needed for seniors across the entire County.

The Proposal also calls for a:

- Total scope of development that will require significant upgrades to transportation infrastructure, increased costs for water services and waste treatment and increased demand for limited EMS, fire and police services.

These elements do not meet the development requirements put in place by Rocky View County elected representatives and are entirely out of alignment with what residents were told to expect in their community.

Rocky View County Council should reject the development as proposed and require the developer to return with a new proposal that meets the by-laws of our community and the expectations set for homeowners.

As County voters and taxpayers, please ensure we are counted as STRONGLY OPPOSED to proposed Appendix 9: Conceptual Scheme Amendment.

Barry & Madelaine Jardine
100 Watermark Villas

Michelle Mitton

From: Barry Davis [REDACTED]
Sent: May 5, 2021 2:59 PM
To: Legislative Services Shared
Cc: Barry; Theodora Lo
Subject: [EXTERNAL] - Opposition of Bylaw C8056-2020 and C8055-2020
Attachments: Letter of Opposition of Bylaw C-8056-2020 and C-8055-2020.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

Hello, please find attached our letter of opposition for the proposed Appendix 9: Conceptual Scheme Amendment (Bylaw C-8056-2020 and C-8055-2020).

Thank you,

Barry

[REDACTED]

[REDACTED]



DATE:

Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: BYLAW C-8056-2020, Planning Application Number: PL20200051 (05618459)

BYLAW C-8055-2020, Planning Application Number: PL20200050 (05618459)

I am a resident of Watermark in Rocky View County.

I am writing to officially record my opposition to the proposed Appendix 9: Conceptual Scheme Amendment.

The size and scope of the proposal currently before Council dramatically exceeds:

- The number of units designated by Rocky View County by-laws and the approved Watermark Conceptual Scheme.
- The total number of units forecast by Rocky View to be needed for seniors across the entire County.

The proposal also calls for a:

- Total scope of development that will require significant upgrades to transportation infrastructure, increased costs for water services and waste treatment and increased demand for limited EMS, fire and police services.

These elements do not meet the development requirements put in place by Rocky View County's elected representatives and are entirely out of alignment with what residents were told to expect in their community.

Rocky View County Council should reject the development as proposed and require the developer to return with a new proposal that meets the by-laws of our community and the expectations set for homeowners.

As County voter and taxpayer, please ensure I am counted as strongly opposed to proposed Appendix 9: Conceptual Scheme Amendment.

Name

BARRY DAVIS & THEODORA CO

Address

21 DOUGLASS POINT

Signature

[Signature]

Michelle Mitton

From: Benjamin Chan [REDACTED]
Sent: May 5, 2021 2:52 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - BYLAW C-8056-2020

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services
Re:

BYLAW C-8056-2020, Planning Application Number: PL20200051 (05618459)

BYLAW C-8055-2020, Planning Application Number: PL20200050 (05618459)

I am a resident in the community of Watermark, and I live at 363 Spyglass Way.

I am writing to officially record my opposition to the proposed Appendix 9: Conceptual Scheme Amendment.

What I've noticed is that the plans have grown substantially from the original proposal and is larger and more dense than previously indicated.

This density will cause negative impacts on things such as:

- Increase in traffic flow on 12 Mile Coulee Rd and additional safety risks due to such large developments concentrated in the area.
- Increased capacity of waste management is not mitigated and for some reason assumes that the Blazer Water treatment facility can manage all of this development. There is nothing in the plans that truly indicate how the requirement for water management is managed other than they will monitor it. That is an insufficient mitigation strategy at the moment.
- Lighting increase which only adds further light pollution in an area where we expected this to be fairly low.

Overall, this development is not being done with the community in mind.

Signed,
Benjamin Chan
363 Spyglass Way
Calgary, AB
T3L 0C9

Michelle Mitton

From: Brian Blondahl [REDACTED]
Sent: April 28, 2021 8:34 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - Planning Applications PL20200051 and PL20200050
Attachments: Opposition to Damkar Lands Senior Proposal.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

Please find attached our objections to this proposal.

Brian Blondahl

April 28, 2021

Legislative Services
Rockyview County
262075 Rockyview Point
Rockyview , Alberta T4A0X2

To; Rockyview Legislative Services

Re: Damkar Lands Development
BYLAW C-8056-2020 Planning Application Number: PL 20200051 (05618459)
BYLAW C-8055-2020 Planning Application Number: PL 20200050 (05618459)

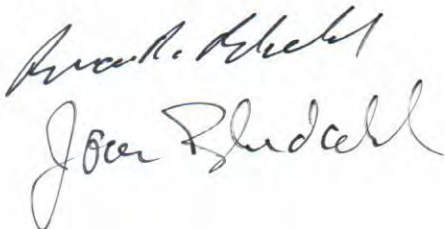
I am a landowner and resident at 96 Blazer Estates Ridge, Rockyview County and I am writing to object to the proposed senior residential development stated above .

This proposal far exceeds the number of units first proposed and communicated to the public and adjacent residents. It doesn't fit the character of Bearspaw and goes well above the the existing density outlined in the County Plan and the Bearspaw Area Structure Plan. This should not go forward. The County does not require that much senior housing for existing Rockyview residents and appears to be an attempt to lure Calgarians into a financially profitable venture. This was not intended by Ernie Damkar.

In addition, this will create tremendous traffic and will require costly unneeded infrastructure such as road ways, water, waste treatment and increased EMS, fire and police services.

Council should reject this proposal and only accept a proposal that is in alignment with County Bylaws and what was discussed in prior communications regarding a "small" seniors home as imagined by Mr Damkar.

Brian and Joan Blondahl - landowners and taxpayers
96 Blazer Estates Ridge
Rockyview County
T3L2N7

The block contains two handwritten signatures in black ink. The top signature is for Brian Blondahl and the bottom signature is for Joan Blondahl. Both signatures are written in a cursive, flowing style.

Michelle Mitton

From: Max Wang [REDACTED]
Sent: April 3, 2021 11:16 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - Bylaw C-7991-2020 - Objection to Ascension and Damkar proposals

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

Dear Council and By-Law Officer,

We are Blue Ridge residents who are deeply concerned for the negative impacts the proposed Ascension and Damkar projects will have on our communities.

It is important for us to be very clear. We are neither NIMBY (not in my back yard) nor antidevelopment. Rather, we are pro Rocky View County. We cherish – and aim to protect – the rural character, lifestyle and values that make Rocky View a special place to live and to raise families.

As they stand today, the Ascension and Damkar proposals do not fit our communities and Rocky View County, as we previously wrote to you in 2020 on a similar subject of objection on Damkar Land (see below), especially for the following issues.

1. *population density completely out of step with other Rocky View County communities.*
2. *a disproportionately large adjacent retail/commercial Market Place development without precedent.*
3. *Approval for a development while the over-riding planning documents of the Municipal. Development Plan and Bearspaw Area Structure Plan are themselves in a review and update process.*
4. *reliance and leverage of existing infrastructure & amenities (water distribution, water access & waste water, parks, & pathways).*
5. *substantial regional traffic draws to the Market Place development resulting in increased traffic volumes, upgrades & management significantly higher than local traffic needs.*

Appreciate your considerations and rejection of the proposals. We would be happy to work out amendments that fit into the existing landscape and characteristics of the neighborhood.

Best Regards,
 C. Max Wang and Jane Song

From: "max wang" [REDACTED]
To: "development" <development@rockyview.ca>
Sent: Friday, August 14, 2020 12:36:45 AM
Subject: Damkar Lands - 500 Residential units by Blueridge Estate at 12 Mile Coulee Road

Dear council and development officers

We are absolutely shocked to receive a letter from the County asking to review the proposed development of high density 500 units within 12 acres of land of Water Mark next to the new church by 12 Mile Coulee Road.

This type of closed spaced 4 -storey apartment style buildings is a total mismatch with this area's overall landscape and building styles, and it is not appropriate for the surroundings. It will also dramatically increase the traffic on the 12 Mile Coulee Road.

The originally approved Water Mark master development plan allows only 617 units over the entire 316 acres of land and this amendment is almost doubling the unit number within 12 acres!

Blueridge Estate residents are very upset by this amendment, and we request the County not to approve this plan.

Thanks!

C. Max Wang and Jane Song
7 Blueridge Place
[REDACTED]

Michelle Mitton

From: Cheryl Carrick [REDACTED]
Sent: May 4, 2021 4:08 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - BYLAW C-8056-2020, Planning Application Number: PL20200051 (05618459) BYLAW C-8055-2020, Planning Application Number: PL20200050 (05618459)

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

Planning Services Department

File Number: 05618459

Application Number: PL20200050/51

Division 8

I, Cheryl Carrick, residing at 6 Spyglass Point, **strongly oppose** the Trico Homes request to redesignate the lands they propose to develop (SE-18-25-02-W05M, Lot 4, Block 1, Plan 1712232) for the Damkar Senior Residences, from a Residential 3 to a District Control zone for the following reasons:

1. The proposed multi-building, 500 unit, special care facility is much larger than we were advised when we purchased our lot in 2014. The Rocky View County | 2018-2019 | Land Use Bylaw C-4841-97 states that developments should not materially interfere with the use, enjoyment or value of neighbouring parcels of land. The proposed development is far too large to be located in what is essentially a low to medium density residential community and will certainly significantly impact our enjoyment and value of our property.
2. The residential density of the 500-unit proposal is approximately 20 to 40 times higher than the residential density of the neighbouring Watermark community. This far too large a difference and will ultimately put enormous strain on the common facilities of the Watermark community which were paid for by the Watermark residences. Consequently, the project should not be approved.
3. The conceptual plan prepared by Trico proposes 4 residential buildings from three to six stories high. The land has been zoned R3 which, according to the Rocky View County | 2018-2019 | Land Use Bylaw C-4841-97, limits the height of buildings to 10 m. Any building over three stories will almost certainly be taller than 10 m and should not be approved. Trico is proposing to change the Land Use zoning from R3 to a Direct Control District zone as part of the effort to "achieve the overarching vision of the Damkar family". The overarching vision of the Damkar family should not be any part of the basis for a decision to re-zone this land. In fact, given that

the original 2008 and 2011 studies proposed 57 to 60 single-family residential units, I suspect that the smaller scale project is much closer to the original Damkar family vision.

4. Four buildings, up to 6 stories high, do not integrate into the neighbourhood, regardless of any design elements they may have.
5. The church was given permission to increase the maximum height requirement. Even though it about half the height and width of the proposed senior residences, it dominates the Watermark Community. The actual church does not look like the artist rendering in the package provided to you from Trico Homes. It seems as though Trico Homes is misrepresenting the actual impact on our community. I have attached a picture of the actual size and placement of the church.
6. This proposed special care facility will be a large commercial business with numerous staff and 24 hour operations. Normally large commercial facilities of this nature are not embedded in residential neighbourhoods. If they are, the adjacent neighbourhood is generally also multi-story, high-density residential and/or commercial property. For example, the Sage Hill Retirement Residence in NW Calgary is a 180 unit, four story facility located next to a very large shopping mall, as well as multi story condo units. Other large seniors' residences in Calgary are also generally located in high density/commercial neighbourhoods. If they are embedded in a low density neighbourhood, they tend to be smaller single-story buildings. Given that this proposal is not compatible with the low to medium density of the surrounding neighbourhoods, it should not be approved.
7. The Plan Area will integrate the stormwater system with Watermark community system. Watermark already experiences road flooding during severe storms, and our storm water systems do not always handle the spring melt run-off. This is not due to plugged grates at street level. When cleared by shovels, the area below the street level remains blocked. The complete freezing of the storm water systems seems to indicate the systems pipe are small enough to have water freeze underground and block the entire system by the time spring arrives. As already indicated by the spring melt and severe storms, the stormwater system seems to be too small to fully manage current demands. This large development will only exacerbate the problem and, as such, should not be approved.
8. Watermark will be responsible to provide services such as sewer and clean water to this Plan Area. As stated by Trico Homes, an additional water pump has been installed to meet future demand. We have not seen proof of this, and what it hasn't fully explained are the following issues:
 - a) Will the system be able to maintain the quality of the potable water if there is such a large increase in demand on the system? System analysis can be wrong. Can they guarantee that any unexpected costs, which could arise due to the large increase in demand, will be covered by them if upgrades are found to be required? If not, will Rocky View County pay for any needed upgrades if the system cannot handle the demand? If neither Trico Home or the County is willing to take on unforeseen problems, due to this very large expansion, it should not be approved.
 - b) How will the much higher water demand affect the current water pressure? I have been assured by MacDonald Corporation and by Blazer Water Systems that 70 PSI of pressure will be maintained. Is this true? Do we have recourse to have the water system improved by Trico Homes if pressure does drop? If not, the proposed senior resident should not be approved.

- c) With increased demand on waste treatment, how often will solid waste need to be removed from the water treatment facility? Constant removal of solid waste from the Blazer Water Treatment Plant will greatly impact the enjoyment of properties near this facility and should not be approved.
 - d) Trico Homes claims that the planned pond collection areas are designed for severe weather run-off. How will the run-off be managed if these ponds overflow? Poor water run-off management will impact the homes directly below the development, as well as the homes that presently experience street flooding in the spring season and in severe storms. If Rocky View County or Trico Homes is not willing to pay for any flooding damage caused by this project, it should not be approved.
9. The soil on the proposed site is silt and clay, with water found between 3.2 and 6.4 meters. This kind of soil, with high water content, makes the building of very large structures very difficult. I question whether the development will ever be stable, or if we will have problems similar to what the community of GlenEagles, in Cochrane, had. There, homes suffered structural problems due to landslides. Much more work was needed to be done in order to stabilize those slopes, at the expense of the homeowners. Mud has already slide down the hill in Watermark, requiring massive clean-ups of the homes bordering the property of the church. Not only would mud slides be an issue on this property, but if the proposed large structures are not stable, particularly on the slope nearest the homes on Spyglass Point, the result could be catastrophic. Engineers claimed that GlenEagles was structurally sound as well. Wet silt and clay soils are likely to remain unstable.
10. There will be a large increase traffic and parking resulting in the following concerns:
- a) Although Trico Homes will provide underground parking, all the buildings are on a slope. Will any part of the parkades be visible from the Watermark community? Where will the additional parking needed for visitors and large numbers of staff be located?
 - b) Senior Residences require a large staff, which come and go as needed for the residence. What is being done to mitigate this very large increase in traffic? The church, which can hold 800 people, will also have very large numbers of people attending different events. Has this been taken into consideration as well?
 - c) The Cochrane Fire Department is located 20 minutes away from Watermark Community, whereas the fire department in Tuscany would be able to respond in 2 minutes according to Google Maps. With 1000 or more possible residents and staff at this facility, and the possibility of having an additional 800 or more people attending events in the adjacent church, fire safety is of great concern. The City of Calgary would have every right to annex Watermark for safety reasons as they have the capability to provide quicker response time, to a large number of people.
 - d) The only road we have for evacuations is 12 Mile Coulee Road and there is no exit from the community until we are past this high-density complex. If there is an emergency, the greatly increased traffic along 12 Mile Coulee Road will make evacuations much slower and difficult. Much has been said about an exit in lower Tuscany, but nothing has materialized yet.
 - e) Increased traffic due to staff changes, visitors and tenants will result in higher noise levels both day and night. This is a commercial enterprise, selling their services, regardless of how

Trico Homes would like to classify it. This would interfere with the use, and enjoyment our home and therefore should not be approved.

11. I also wonder how a complex this large can even attempt to be 'Dark Sky Friendly' as required in Rocky View County. It is one of the reasons I bought in Rocky View County. The large number of lights left on at night for safety, would already be non-compliant to the Dark Sky Friendly requirements. The light emitting from a complex of this size would be immense, especially as it must remain lit for medical personal at all times. As it is, the Center Street Church NW Campus parking lot's light-poles send enough light at night to read by, with only a few of them turned on. They are brighter, and more numerous than The City of Calgary's streetlights along 12 Mile Coulee Road. I dread the day when all of them are turned on. It will light up most of the Watermark Community. I cannot see how a project, multiple times bigger than the Center Street Church, can protect the integrity and the intent of Rockyview's Dark Sky Policy.
12. Should this project proceed, it will set a precedent that any community in Rocky View County can be subjected to projects of this scale. It would effectively break the trust that buyers, looking for properties throughout Rocky View County, would need in order to make Rocky View County their home.

In closing, I would like to state that I bought in the Bearpaw rural area because of the low density. That was the driving motivation of purchasing here, rather than in Calgary. As I had concerns about what was planned for the Church and the Senior Residences on the Damkar Land Area, we contacted Rocky View Country Planning Division, MacDonald Development Corporation, and the home builder. We particularly focused on the height and maximum residential requirements of that particular Plan Area, in regard to permittable sizes. We feel we completed all due diligence in regard to the land use across the street from us and should be able to expect that the information provided to us would be honoured. We would not have purchased a house in the area if we thought plans could be changed so easily, to such an extreme scale in size. The value of my property, and my enjoyment of my home and community depends on maintaining the low to medium density.

SEE ATTACHMENTS – (I kept photos to original size so that there would not be any distortions.)

Picture of Actual Church



Imagine having at about twice the height and almost twice the width as the proposed plans call for.

Picture of Trico Homes Artist Rendering



The distance portrayed here between the buildings and the existing homes, the sizes of the structures, and the steepness of the slope are not truthfully represented

Michelle Mitton

From: Claude Laliberte [REDACTED]
Sent: May 5, 2021 12:43 AM
To: Legislative Services Shared; Claude Laliberte; Jessica Anderson
Subject: [EXTERNAL] - RE: OBJECTION: Bylaw C-8056-2020, Planning Application Number: PL20200051 (05618459) Amend Land Use Bylaw C-8000-2020

Follow Up Flag: Follow up
Flag Status: Flagged

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Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2

To: Rocky View County Legislative Services
Re: Objection: Bylaw C-8056-2020, Planning Application Number: PL20200051 (05618459)
Amend Land Use Bylaw C-8000-2020

Dear Jessica Anderson,

We are residents of Watermark in Rocky View County.

I am writing to officially record my opposition to the proposed Watermark at Bearspaw Conceptual Scheme for a multi-residential community “catering” to seniors.

Our key concerns are related to the revised scope for this project that has changed significantly from a small senior housing project from its inception to a high-density multi-residential complex that happens to have few units for seniors.

The proposed amendment fails to adequately address the following impacts it may have on our community:

1) Traffic and Watermark Park Maintenance

The change in residents from seniors to non-senior will greatly impact Watermark infrastructure maintenance cost and 12- mile coulee traffic pattern.

The traffic model needs to be updated and is also highly inaccurate as the church traffic pattern (will also be used for community events) is only theoretical at this point. Consequently, a more detailed study is required prior approving any development to properly understand all these variables that will impact the road upgrade requirements and timeline to prevent road safety incidents.

As well, I am wondering how the traffic model will consider the fact the main building for seniors could be used for residents in the future as there is nothing to prevent future owners to rent or sale the units to non-seniors.

The additional traffic from the new proposed Tuscan development shall also be included.

2) Consultation on Watermark Wastewater Plant use- name change to a Regional waste- water plant

The lack of transparency and consultation on an issue that will directly impact all Watermark residents is quite concerning and shall be addressed as soon as possible. Furthermore, there seems to be a conflict of interest as the Watermark developer currently owns and maintains the waste- water facility and the County needs to accelerate the number of users to increase the plant profitability prior acquiring the plant. This is quite concerning as the Ascension proposal (another high-density proposal) was also suggesting to use the Watermark wastewater processing plant and expand the facility.

There is no detailed study that can confirm at this time with certainty the fully developed Watermark community and this new development will not require a plant expansion or additional trucking in the middle of our community. This needs to be addressed for this submission and Watermark residents need to be consulted.

3- Density of development and Building height

****The density of the proposed plan has grown from 114 residents/ 57 units to 700 residents/350 units and from a Senior's housing project to a multi-residential community "catering" to seniors without any consultation with the residents on the change in vision for this development.****

The proposed project is not an appropriate transition between rural and urban land use. The original proposal called for low rise buildings similar in height to those in neighboring Watermark and adjoining acreages and would be more appropriate.

The density of this proposed development is up to over 40 units per acre. This would be 10 times the density of adjacent City of Calgary communities and 20 times that of adjoining Watermark.

Such a high-density development outside of an urban core area would set an undesirable and unwanted precedent for high-density development in rural areas as Rocky View County.

The design shall ensure it is much lower than the adjacent Church and the current light pollution we have with the church needs to be addressed.

4) RVC long term planning

Any development approval prior completing a 20- and 50-year development framework will most likely affect the quality of all early decisions. It would be prudent to settle on this long- term plan prior accepting any developer submissions and also to revise the plan based on post pandemic new realities. People will be looking for more open spaces, larger lots, and more recreational outdoor space.

The long-term plan shall consider a regional concept that provides for continuity of ecosystems and wildlife habitat along the Bow River valley. If RVC residents wanted to live in a high-density community with limited open spaces, they would move to Calgary.

Ensuring Bearspaw low density development and maintaining the big open spaces will become a significant selling feature and differentiator after the pandemic. Let us keep this vision and market what makes RVC so different and enviable to many.

5) Conclusion

As it stands now, the proposal should be denied entirely by Council and the original intent of a much smaller senior ONLY residence complex with open spaces and view of the Rockies for all to enjoy shall be considered.

As County voter and taxpayer, please ensure I am counted as strongly opposed to this proposal as it stands now. I am looking forward to the Fall election where our voices can be heard as well.

I am really concerned on how these submissions are managed as it seems we have one notification every 2 weeks. I am also concerned with the time allowed for our review and how un-accessible the information package and related studies are.

I would recommend the county considers making all this information available on line one month ahead of time to add transparency to the hearing process going forward. Directing questions to one representative is ineffective and expecting residents to come to the County to read material during a Pandemic is not responsible.

Regards,

Claude Laliberte
68 Waters Edge Gardens
Calgary Alberta
T3L 0C9

Michelle Mitton

From: Connie [REDACTED]
Sent: May 5, 2021 2:59 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Re: BYLAW C-8056-2020, Planning Application Number: PL20200051 (05618459) BYLAW C-8055-2020, Planning Application Number: PL20200050 (05618459)
Attachments: Letter Rocky View County CA-Damkar May 4-21.PDF
Follow Up Flag: Follow up
Flag Status: Flagged

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Please find attached my letter of opposition to the proposed BYLAW C-8056-2020, Planning Application Number: PL20200051 (05618459), BYLAW C-8055-2020, Planning Application Number: PL20200050 (05618459)

Regards,

Constanza Amezcuita
11 Watermark Villas
Calgary AB T3L 0E2

May 4, 2021

FROM: Constanza Amezquita

11 Watermark Villas

Calgary, AB T3L 0E2

TO: Legislative Service

Rocky View County

262075 Rocky View Point

Rocky View County, AB, T4A 0X2

Re Bylaw C-8056-2020, Planning Application Number PL20200051 (05618459)

Bylaw C-8055-2020, Planning Application Number PL20200050 (05618459)

We are residents of the community of Watermark Villas in Rocky View County, and we live at 11 Watermark Villas, Calgary AB T3L 0E2

Opposed to Amendment

We are opposed to the proposed Appendix 9: Conceptual Scheme Amendment. We have not been fully informed and have not had adequate time to review this project. Based on our review to date of the project documents, we can see that the proposed amendment fails to adequately address the following impacts it may have on us, our family and our community:

Unprecedented Development

Such a high density development outside of an urban core area would set an undesirable and unwanted precedent for high density development in rural areas of Rocky View County.

Unacceptable Density

The proposed project is not an appropriate transition between rural and urban land use. The proposed density is unmistakably high density urban and would be incompatible with the transitional development already in place (country residential acreages) to the north and northwest of the proposed development.

The original proposal called for low rise buildings similar in height to those in neighboring Watermark and adjoining acreages and would be more appropriate than a high density development that belongs in an urban core. The density of this proposed development is up to over 40 units per acre. This would be 10 times the density of adjacent City of Calgary communities and 20 times that of adjoining Watermark.

Provision of adequate transit, police, fire fighting, and potable and waste water services that would be required are not addressed.

Unacceptable Building Height

Four multi storey buildings up to 5 stories in height are proposed. These buildings would be an estimated 45-55 feet high or more, even higher than the adjacent Centre Street Church. The height and mass of these buildings is incompatible with the surrounding country residential land use. This kind of development belongs in an urban core area, not in a transition zone between urban and country residential.

Obstructed Views

Rocky View County has a priceless and irreplaceable heritage - the views and vistas of the Rockies along Bow Valley corridor. The scale of the proposed development and heights of the buildings would block views and negatively impact everyone who lives in or travels through this part of the county. We do not need or want such a high density development in this area.

Increased Traffic, More Congestion

The proposed development would substantially increase the traffic volume on Twelve Mile Coulee Road and connecting roads. The intersection at Crowchild Trail and Twelve Mile Coulee Road is already congested.

More Pollution

It is inevitable that a new urban development housing approximately 1000 people would result in the contamination of existing surface and groundwaters. Pesticides, herbicides, petroleum products and other chemicals would be washed into the drainage which feeds into the ponds in Watermark and then into the Bow River. Degradation of the environment would occur beyond the limits of the proposed development.

Negative Impact on Livability

The encroachment of a high density development into a rural area of Rocky View would have a negative impact on the neighboring residents' quality of life and their property values. The wildlife habitat would be further stressed by a high density urban development.

We would choose to live in this complex only if it was developed as originally proposed. We would want to live in a lower density development that harmonizes with and respects the rural character of Rocky View and preserves the priceless mountain views for all.

Piecemeal Development & Lack of Long-term Vision

Rocky View County needs to put a stop to piecemeal development along the Bow Valley corridor and think more strategically, not just in terms of a Bearspaw Area Structure Plan, but in terms of a much more comprehensive and longer time frame plan for the Bow River valley. It's time for a regional structural concept that preserves the priceless vistas in this area and provides for continuity of ecosystems and wildlife habitat along the Bow River valley.

In Rocky View County's next election we will support councilors who will reject more piecemeal development and who will embrace a long term vision for sustainability of natural systems along the Bow River corridor.

Signed,



Michelle Mitton

From: Anne Blackwood [REDACTED]
Sent: May 4, 2021 9:41 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Bylaw C-8056-2020, Planning Application Number: PL20200051 (05618459); Bylaw C-8055-2020, Planning Application Number: PL20200050 (05618459)
Attachments: [EXTERNAL] - Bylaw C-8056-2020, Planning Application Number: PL20200051 (05618459); Bylaw C-8055-2020, Planning Application Number: PL20200050 (05618459)
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May 4, 2021

Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: Bylaw C-8056-2020, Planning Application Number: PL20200051 (05618459)

Bylaw C-8055-2020, Planning Application Number: PL20200050 (05618459)

We are residents in the community of Watermark and live at 213 Blueridge View.

We are writing that we are **opposed to** the proposed Appendix 9: Conceptual Scheme Amendment. The project will negatively impact our neighbourhood in many ways and these impacts are amplified by concerns with other projects being considered in our area.

Evaluation of All Proposed Projects in the Area

There are 2 large projects being considered in the Blueridge/Watermark area, either of which will dramatically change the communities surrounding them. These projects are Ascension and Damkar. How is it possible to evaluate each project in isolation when they will have compounding impacts on all shared issues identified as concerns by residents? Additionally, the guiding documents of the new Rocky View County Municipal Development Plan and updated Bearspaw Area Structure Plan are themselves under review and development by the County. These documents will provide the framework in which Area Structure Plans such as Damkar should be considered. These governing documents should be finished before evaluating such significant projects that will change the very nature of Bearspaw and Rocky View County.

Density

The proposal calls for:

- Residential housing development whose density and population is far higher than neighbouring Rocky View communities. Proposed density is in fact 20x the density of neighbouring Watermark and 10x the density of surrounding Calgary communities such as Tuscany, Royal Oak and Rocky Ridge.
- Total scope of development that will require significant upgrades to key infrastructure (roads, water, sewage). Who will be responsible for these costs?
- 4 multi-story buildings up to 5 stories high; these buildings are in opposition with expected transition zones between municipal boundaries and between different land use zones.

These elements do not meet the County's definition of itself as a "rural municipality" and fail to achieve the principles of the County Plan including "encouraging a 'moderate' level of residential growth that preserves and retains the County's rural character."

Nature and Viability of the Damkar Project

In a study conducted by Rocky View County, Senior's Needs Assessment 2015, it was anticipated that an additional 151 seniors units were required by 2025. The original planning for the Damkar project, including the 2009 County Bylaw, allocated 57 residential units for seniors to the Damkar parcel; this was consistent with the wishes of the Damkar family. What is now being proposed is a multi-family, seniors' orientated facility including up to 500 units and an estimated 1000 residents. During the most recent information session conducted by the Developer, we had conversations with a Developer representative about the increase in project size. We were informed that the project size has ballooned so dramatically to increase project profitability. This is inconsistent with the original Damkar project scope and reason for this project to exist.

Conclusion

The Damkar project – its underlying assumptions, scope and scale and expected outcomes – requires updating, review and reconsideration. As it stands, the proposed Appendix 9: Conceptual Scheme Amendment should be denied entirely by Council.

As County voters and taxpayers, please ensure we are counted as strongly opposed to the proposed Appendix 9: Conceptual Scheme Amendment.

Signed,

Craig & Anne Blackwood

Michelle Mitton

From: dan twidale [REDACTED]
Sent: April 29, 2021 10:49 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - BYLAW C-8056-2020

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DATE: April 29th 2021

Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: BYLAW C-8056-2020, Planning Application Number: PL20200051 (05618459)
BYLAW C-8055-2020, Planning Application Number: PL20200050 (05618459)

I am a resident in the community of Watermark Bearspaw, and I live at 101 Watermark Villas.

I am writing to officially record **my opposition** to the proposed Appendix 9: Conceptual Scheme Amendment. The project will affect me in the following manner.

1) Building Height

There are 4 multi story buildings up to 6 stories high. These buildings will collectively be more imposing than the church and likely be as high or very likely higher at up to 6 stories. The first building is placed very close to 12 Mile Coulee Road and will have an extremely imposing dominance over the western horizon. The multi story buildings are completely out of context with expected transition zones between county and rural and are not reflective of what would be expected to be an appropriate transition between municipal boundaries. Even though the church is an imposing structure, they made an effort to place their structure further down the slope and reduce their height to minimize the impact to existing residents mountain views. I recommend that Trico redesign the project as single storey facilities with similar design as the Villas. This will blend in with the community and avoid any further obstruction of mountain views to residents of Watermark and Tuscany.

2) Density

Is the density proposed on this site what you would consider rural or country? The City of Calgary's Municipal Development plan has a minimum density of 8 units per acre. Tuscany, Royal Oak, Rocky Ridge are 4 – 6 units per acre. The density of this proposed development is up to over 40 units per

acre – 10x the density of the surrounding City of Calgary communities and 20x that of neighbouring Watermark. The amount of additional population increase could reasonably be in excess of 1,000 residents on only 12 acres, roughly the same land size as the neighbouring church! Original Damkar vision for this property was 10 detached luxury homes , not urban affordable housing. The proposed conceptual scheme is completely out of place with neighbouring community.

Unprecedented Development. • Should such a high density project proceed as is, will it set a precedent for Rocky View County that any community is a potential candidate for such a project proceeding, especially along the borders of Calgary. This is not what I signed up for when I made the decision to live in this area.

3) Traffic

The cumulative effects on traffic congestion have not been accurately represented by Bunt and Associates. 12 Mile Coulee Road is currently a dangerous arterial road as constructed with absence of signalization , crosswalks , noise suppression, sidewalks and bicycle lanes. The recent widening of this road has resulted in dangerous road surface conditions and no solution for noise suppression and privacy the expansion introduced. When considering not only this development but other developments such as Ascension , Rockland , Tuscany , Lynx Ridge , Bearspaw ,Watermark and others using 12 Mile Coulee road , the traffic and noise has become increasingly unbearable. There is parking planned for 474 cars, not including surface parking OR church/campus parking. All of the cars entering and leaving the one and only access road into our community will cause a significant impact to safety, noise and volume. The developer have not addressed any of the traffic needs required for expansion.

4) Water/WasteWater

The original scope of this project has gone from 57 units to 500 units, almost a 10 fold increase. • More assurances are required in regards to current capacity, future capacity additions and future rate impacts for existing users of Blazer Water and the Wastewater Treatment plant given the additional expansion of units and other developments seeking interconnection (Ascension)? This is currently a debt ridden regulated utility where existing customers pay a premium price for below average services. A tax increase to fund the acquisition of this utility and expand it's capacity is unacceptable and a disservice to taxpayers.

5) Viability

In a study conducted by RVC, Senior's Housing Needs assessment 2015, it was anticipated that an additional 151 seniors units were required by 2025. This project exceeds the entire County requirement by over 3x? What are the intentions then for the additional capacity being built if there are not enough seniors in the county to fill the available units? Trico conceptual scheme for this property and design reflects other developments they have constructed such as the one on Macleod Trail for affordable housing. Seniors and multi family affordable facilities do not mix together or blend in with this community.

6) Servicing

How will residents of this development use a bus? Who will provide transit? Is there any transit? Is there sufficient fire and policing anticipated to service this project. Who pays for this?

Livability of my community

The increased density traffic, commercial activity will take away from our quality of life. Numerous families have built “outdoor Living” and recreation enhancements to enjoy. This development (and others under consideration) will affect backyard recreation/socializing (when we get to do that again)! For those that have experienced the stadium lighting from the neighbouring church, which is in conformity with the “dark skies” policy of the county, what assurances are there that this development will not create a similar or worse intrusion of excessive lighting given the footprint of the buildings.

Timing

This Damkar proposal is happening at a time when the guiding documents of the new Rocky View County Municipal Development Plan and updated Bearspaw Area Structure Plan are themselves under review and development by the County. These updated documents will provide the framework in which Area Structure plans such as Damkar should be considered. Would it just be good planning to finish these governing documents first? Damkar without these framework documents is a project without necessary updated context of what residents are saying about development in their community.

Dan Twidale


Michelle Mitton

From: Dave Collyer [REDACTED]
Sent: Saturday, May 1, 2021 8:08 PM
To: Legislative Services Shared
Cc: Dave Collyer; Samanntha Wright; Pat Collyer
Subject: [EXTERNAL] - Letter of Objection - Damkar Seniors'-Oriented Residential Project (Bylaws C-8056-2020 and 8055-2020)
Attachments: Damkar Letter to Rocky View County_FINAL_May 1 2021.pdf
Follow Up Flag: Follow up
Flag Status: Flagged

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Rocky View County Legislative Services,

Please find attached a letter **opposing** the proposed Bylaws to be reviewed by Council at the Public Hearing scheduled for May 18, 2021.

Please include this letter in the agenda package for the Public Hearing.

Thank you,

Dave and Pat Collyer
31 Watermark Avenue
Calgary, AB

May 1, 2021

Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB
T4A 0X2

Via Email: legislativeservices@rockyview.ca

Dear Rocky View County Legislative Services:

**Re: Letter of Objection
Damkar Seniors'-Oriented Residential Project
Bylaw C-8056-2020, Planning Application PL20200051 (05618459)
Bylaw C-8055-2020, Planning Application PL20200050 (05618459)**

We are residents of the community of Watermark in Rocky View County, residing at 31 Watermark Avenue. We are writing to provide our input regarding the subject applications and ***to express our very strong opposition to the proposed Amendments to the subject Land Use Bylaws.***

First, we would like to express our concerns regarding the lack of due process and a fair opportunity for directly impacted residents to review and express their views regarding the subject applications. More specifically we highlight the following process issues:

- The Notice of Public Hearing on May 18th, 2021 was posted on the County website on April 20th and was received by residents via mail from the County several days later. Notice was received from the Developer (Trico Homes) on April 26th. While these notification periods may satisfy the requirements of the Municipal Government Act, they do not afford affected residents a reasonable timeframe in which to review and provide input to the proceeding.
- The proposed Conceptual Scheme for this project that is currently on the public record (including the version on the Rocky View County website) is dated April 2020. Following their Winter 2020 public engagement process, Trico Homes issued a public communication indicating that some revisions were planned to the Conceptual Scheme and proposed Bylaw amendments to reflect this public input. Any such revisions are not yet in the public domain and are therefore not available to members of the public to review. It is completely inappropriate from a due process perspective for the County to accept a "redline" Conceptual Scheme update from the Developer and issue it with the Council agenda only a few days prior to the Public Hearing. How can this be viewed as a fair process for residents endeavouring to responsibly participate in a public process to have their informed views heard by their elected representatives?
- With all due respect, our assessment is that County administration is not critically and objectively assessing the merits of the applications coming before Council, and they are particularly not providing Council with an assessment of the cumulative impact of

multiple development applications on traffic, water supply, waste water handling, density, etc. In this particular case, the concurrent Damkar and Ascension proposals are being considered in their respective “silos”, whereas the impact on the County and residents will be driven by the overall impact of these potential projects + adjacent development in the City of Calgary + development south of Watermark. The lack of broader review, combined with the fact that the Bearspaw Area Structure Plan is incomplete, raises very serious questions about the integrity of the planning framework within which decisions regarding these proposed Bylaw Amendments are being made by Rocky View County. As residents and taxpayers in Rocky View County, we should expect a rigorous, thorough and comprehensive review of the cumulative effect of these proposals by both Administration and Council, rather than the burden of same being shifted onto local residents.

Turning to the specifics of the proposed amendments to the subject bylaws, our concerns are:

- ***Density and Collateral Impacts***

Residents purchased in Watermark with the expectation that the Damkar parcel would be developed in a manner consistent with the clearly expressed intentions of the Damkars, those being a development comprising a church and/or a small-scale seniors' facility and nothing more. In fact, the 2009 Bylaw (C-6798-2009) specifically allocated 57 residential units to the Damkar parcel. The proposed development (April 2020 Conceptual Scheme), which is now comprised of four buildings (each of three to five storeys) and 500 total units, bears no resemblance to the Damkar vision, nor to the provisions of the Bylaw which informed residents when they purchased in the Watermark community. The resultant scale and surface footprint is also clearly incompatible with the nature and character of the neighbouring communities, as demonstrated by the image below.

Figure 10 Preliminary Utility Servicing



- ***Intended Use***

The intended use for the proposed development appears to have evolved considerably from the original intention of the Damkars that it be solely for seniors, first to a seniors'-oriented living facility (June 2014 Bylaw amendment), and then to a multi-residential community catering to seniors (Notice of May 18 Public Hearing). Again, this is not in keeping with the expectations of directly impacted local residents and frankly provides no clarity as to the target market and use of the residential development. Furthermore, this issue is significantly exacerbated by the Developer's application to amend the land use from R-3 to Direct Control. In the absence of any clarity as to what "seniors'-oriented" or "multi-residential community catering to seniors" actually means in a land use planning context, one can only assume that the Developer is seeking significant latitude as to what is actually built on the Damkar parcel. How can this be construed in any way to reflect the interests of local communities and residents of the County?

- ***Visual Impact***

In considering this proposal, Council should heed the lessons learned from the adjacent church development on the Damkar parcel. Despite representations by the planners and the church members, many expressions of concern by neighbouring residents and review by the County, the actual church development bears little (if any) similarity to what residents believed was approved by Council. Unfortunately, the church is now a visually offensive and intrusive structure overlooking the adjacent communities of Watermark and Blueridge. This arises largely due to its height and location right at the very edge of the slope directly overlooking residences in Watermark.



This mistake certainly should not be repeated, but the renderings for the Damkar residential project are eerily similar to those provided for the church, as shown below.





Reducing the height of the buildings in proximity to Watermark and Blueridge to a maximum of two storeys (inclusive of any walkout), moving the westernmost building well back from the edge of the slope and including a large buffer zone between the development and the adjacent communities are essential design elements if this project is to move forward. Let's not make the same mistake again!

- ***Traffic Impacts***

Traffic volumes on 12 Mile Coulee Road are becoming increasingly problematic. Two specific locations are of particular concern related to safety - the left turn lanes from Hwy 1A turning south onto 12 Mile Coulee Road are inadequate and traffic backs up into the primary traffic lanes on 1A during busy periods, and the intersection of 12 Mile Coulee Road and Tuscany Way is problematic when turning left from Tuscany Way onto 12 Mile Coulee. The overall addition of traffic from the church, this proposed residential development, the proposed Ascension development and other growth in the area has not been properly assessed on a cumulative basis by the Developer or by the County.

- ***Integration of Utility Services and Amenities with the Watermark Community***

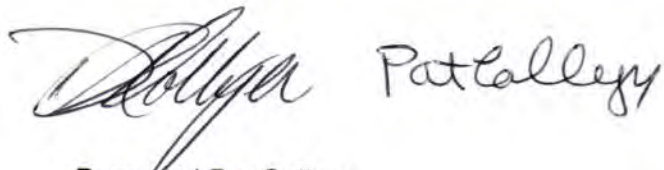
It is understood that the longstanding plan is that utility services (water, sanitary, stormwater) will be integrated with the neighbouring community of Watermark. This is acceptable, provided that there is sufficient capacity available within the existing system and that any incremental cost burden is borne by the Developer and the new users of these systems. It should also be expected that there will be comparable amenities in this proposed development for the use and enjoyment of Watermark residents, recognizing that the residents of the Damkar development will inevitably make use of amenities in Watermark being maintained at a substantive cost to Watermark residents on an ongoing basis.

We note that the above concerns were raised by ourselves and other Watermark residents during the Developer's engagement process and have not yet been satisfactorily addressed. We expect they will be given serious consideration by Council at the upcoming Public Hearing.

In summary, we acknowledge there are benefits in having a seniors' living facility of the appropriate size and scale located adjacent to our community. That is the Damkar legacy and it is the understanding upon which we purchased in Watermark. However, the current proposal and the proposed amendments to the subject Bylaws bear very little resemblance to what was

contemplated by the Damkars and understood by local residents. For these reasons, and given the numerous concerns outlined above, these applications should be denied by Rocky View Council.

Thank you for the opportunity to provide input regarding the subject application.

Handwritten signatures of Dave and Pat Collyer. The signature on the left is 'Dave' and the one on the right is 'Pat Collyer'.

Dave and Pat Collyer
31 Watermark Avenue
Calgary, AB

DATE: APRIL 28/2021

Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: BYLAW C-8056-2020, Planning Application Number: PL20200051 (05618459)

BYLAW C-8055-2020, Planning Application Number: PL20200050 (05618459)

I am a resident of BEARSPAW in Rocky View County.

I am writing to officially record my opposition to the proposed Appendix 9: Conceptual Scheme Amendment.

The size and scope of the proposal currently before Council dramatically exceeds:

- The number of units designated by Rocky View County by-laws and the approved Watermark Conceptual Scheme.
- The total number of units forecast by Rocky View to be needed for seniors across the entire County.

The proposal also calls for a:

- Total scope of development that will require significant upgrades to transportation infrastructure, increased costs for water services and waste treatment and increased demand for limited EMS, fire and police services.

These elements do not meet the development requirements put in place by Rocky View County's elected representatives and are entirely out of alignment with what residents were told to expect in their community.

Rocky View County Council should reject the development as proposed and require the developer to return with a new proposal that meets the by-laws of our community and the expectations set for homeowners.

As County voter and taxpayer, please ensure I am counted as strongly opposed to proposed Appendix 9: Conceptual Scheme Amendment.

Name

DEBBIE BILBEN

Address

31 BEARSPAW MEADOWS BAY

Signature

DBilben

Michelle Mitton

From: Delia Antrum [REDACTED]
Sent: May 4, 2021 9:02 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Bylaw C-8056-2020
Attachments: Bylaw C-8056-2020 DA.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

Good day,

Please find attached my letter of opposition to the development covered by Bylaw C-8056-2020
Can you please reply to this email to indicate you have it.

Thank you.
Delia Antrum
75 Watermark Villas

DATE: 4 MAY 2021

Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: BYLAW C-8056-2020, Planning Application Number: PL20200051 (05618459)

BYLAW C-8055-2020, Planning Application Number: PL20200050 (05618459)

I am a resident of WATERMARK in Rocky View County.

I am writing to officially record my opposition to the proposed Appendix 9: Conceptual Scheme Amendment.

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As County voter and taxpayer, please ensure I am counted as strongly opposed to proposed Appendix 9: Conceptual Scheme Amendment.

Name DELIA ANTRUM T3L0E2
Address 75 WATERMARK VILLAS RVC AB
Signature D. Antrum

Michelle Mitton

From: devinder gill [REDACTED]
Sent: May 5, 2021 4:27 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Bylaw C-8056-2020, Planning Application Number PL20200051 (05618459) Bylaw C-8055-2020

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

Hi,
 I am opposing this development. Please find attached my opposing concerns.

REgards,
 Devinder

May 4, 2021
 FROM: Devinder Gill
 TO: Legislative Services
 Rocky View County
 262075 Rocky View Point
 Rocky View County, AB, T4A 0X2
 Re Bylaw C-8056-2020, Planning Application Number PL20200051 (05618459)
 Bylaw C-8055-2020, Planning Application Number PL20200050 (05618459)
 We are residents of the community of __Rocky Ridge_____in Rocky View County, and we live at 299 Rocky Ridge Drive NW_____.

Opposed to Amendment

We are opposed to the proposed Appendix 9: Conceptual Scheme Amendment. We have not been fully informed and have not had adequate time to review this project. Based on our review to date of the project documents, we can see that the proposed amendment fails to adequately address the following impacts it may have on us, our family and our community:

Unprecedented Development

Such a high density development outside of an urban core area would set an undesirable and unwanted precedent for high density development in rural areas of Rocky View County.

Unacceptable Density

The proposed project is not an appropriate transition between rural and urban land use. The proposed density is unmistakably high density urban and would be incompatible with the transitional development already in place (country residential acreages) to the north and northwest of the proposed development. The original proposal called for low rise buildings similar in height to those in neighbouring Watermark and adjoining acreages and would be more appropriate than a high density development that belongs in an urban core.

The density of this proposed development is up to over 40 units per acre. This would be 10 times the density of adjacent City of Calgary communities and 20 times that of adjoining Watermark. Provision of adequate transit, police, fire fighting, and potable and waste water services that would be required are not addressed.

Rocky Ridge

299 Rocky ridge Drive NW

Unacceptable Building Height

Four multi storey buildings up to 5 stories in height are proposed. These buildings would be an estimated 45-55 feet high or more, even higher than the adjacent Centre Street Church. The height and mass of these buildings is incompatible with the surrounding country residential land use. This kind of development belongs in an urban core area, not in a transition zone between urban and country residential.

Obstructed Views

Rocky View County has a priceless and irreplaceable heritage - the views and vistas of the Rockies along Bow Valley corridor. The scale of the proposed development and heights of the buildings would block views and negatively impact everyone who lives in or travels through this part of the county. We do not need or want such a high density development in this area.

Increased Traffic, More Congestion

The proposed development would substantially increase the traffic volume on Twelve Mile Coulee Road and connecting roads. The intersection at Crowchild Trail and Twelve Mile Coulee Road is already congested.

More Pollution

It is inevitable that a new urban development housing approximately 1000 people would result in the contamination of existing surface and groundwaters. Pesticides, herbicides, petroleum products and other chemicals would be washed into the drainage which feeds into the ponds in Watermark and then into the Bow River. Degradation of the environment would occur beyond the limits of the proposed development.

Negative Impact On Livability

The encroachment of a high density development into a rural area of Rocky View would have a negative impact on the neighbouring residents' quality of life and their property values. The wildlife habitat would be further stressed by a high density urban development.

We would choose to live in this complex only if it was developed as originally proposed. We would want to live in a lower density development that harmonizes with and respects the rural character of Rocky View and preserves the priceless mountain views for all.

Piecemeal Development & Lack of Long-term Vision

Rocky View County needs to put a stop to piecemeal development along the Bow Valley corridor and think more strategically, not just in terms of a Bearspaw Area Structure Plan, but in terms of a much more comprehensive and longer time frame plan for the Bow River valley. It's time for a regional structural concept that preserves the priceless vistas in this area and provides for continuity of ecosystems and wildlife habitat along the Bow River valley. In Rocky View County's next election we will support councillors who will reject more piecemeal development and embrace a long term vision for sustainability of natural systems along the Bow River corridor.

Signed,

Devinder Gill_____

Michelle Mitton

From: Eddie Lui [REDACTED]
Sent: Sunday, May 2, 2021 10:20 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - Ascension/Damkar Development Objection
Attachments: SCN_0002.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

Attached please find my letter of objection for the above captioned proposed development.

--

Eddie

DATE: May 2 / 2021

Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: BYLAW C-8056-2020, Planning Application Number: PL20200051 (05618459)
BYLAW C-8055-2020, Planning Application Number: PL20200050 (05618459)

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I am writing to officially record my opposition to the proposed Appendix 9: Conceptual Scheme Amendment.

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Rocky View County Council should reject the development as proposed and require the developer to return with a new proposal that meets the by-laws of our community and the expectations set for homeowners.

As County voter and taxpayer, please ensure I am counted as strongly opposed to proposed Appendix 9: Conceptual Scheme Amendment.

Name

EDDIE LUI

Address

44 Waters Edge Gardens, Calgary, Ab T3L 0C9

Signature

Eddie Lui

Michelle Mitton

From: Elizabeth Bennett [REDACTED]
Sent: Monday, May 3, 2021 5:58 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Bylaw 8056-2020 and Bylaw 8055-2020

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

Name: Elizabeth Bennett
Address: 25 Watermark Villas, Calgary T3L 0E2

Dear Sirs,

I am a resident of Watermark Villas in Rockyview County and am completely opposed to the proposed changes to the Bylaws cited above.

The land in question is immediately adjacent to my address and therefore will impact my daily experience of life in Rockyview County.

The initial proposal was for a modest Senior's Facility to fulfill the wishes of the Damkar family which I felt to be a commendable objective. Now there are a number of developers who have completely hijacked this proposal and want to expand the residential density to ten times that of the surrounding area (500 residential units when Watermark Villas are 50 units). They are parading this obviously commercial venture as if it is still the original Damkar proposal and basking in the goodwill the original proposal created even though what is now proposed does not resemble the original one in the least.

I object to this kind of density increment for numerous reasons:

-it does not align with any previous development standards in Rockyview County -it will put a severe strain on both the water supply and sanitation capabilities of the existing Bearspaw Water Facility -it will result in a huge increase in local traffic with only one entrance and exit from the proposed development and no traffic light on Twelve Mile Coulee -the experience of the rezoning of the Church adjacent to Watermark Villas has already had a negative impact on the Villas as a result of increased lighting -the change from R-3 to Direct Control District is much more significant than the change in zoning at the Church and will give the developers the power to do whatever they see fit in the proposed development

I respectfully ask you to consider what you want for the County. Surely you will not sacrifice the rural aspect of most of the district strictly to augment your tax base at any cost.

Yours truly,

Elizabeth Bennett

Michelle Mitton

From: Eric Collins [REDACTED]
Sent: April 22, 2021 5:53 PM
To: Legislative Services Shared
Cc: Sutherland Ward
Subject: [EXTERNAL] - Bylaw C-8056-2020

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

I oppose this development as it is at the intersection of 12 Mile Coulee and Tuscany Way NW which is a primary access to Tuscany and will be detrimental to Tuscany traffic. This access point is my primary access to my home and is used daily. It already suffers from high traffic and future increases from the church just south of the intersection.

These developments really need to stop being proposed at major intersections like this as it does a disservice to all residents.

Eric Collins
671 Tuscany Dr NW
Calgary, AB T3L 3A7

Sent from my iPad

Michelle Mitton

From: Garrett Dueck [REDACTED]
Sent: April 22, 2021 12:29 PM
To: Legislative Services Shared
Cc: Division 8, Samanntha Wright; ward.sutherland@calgary.ca
Subject: [EXTERNAL] - BYLAW C-8056-2020

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

Good day,

I OPPOSE the proposed bylaw to amend land use bylaw C-8000-2020 for the following reasons:

1. Too much proposed development is occurring along 12 mile coulee road adjacent to Tuscany. This is not the vision living in Bearspaw, nor should the city of Calgary and the jurisdictional lines of Rocky View County be blurred by developers wishing to contribute to urban sprawl.
2. The infrastructure in the area cannot support this type of development. In addition to several condo type structures housing numerous families/seniors, roadways, water and sewer services may be heavily impacted in addition to roadways/intersections. This will result in further costs to residents in Bearspaw/Calgary and will likely impact people wishing to live in the area.
3. Existing residents along Tuscany and within Watermark will have views impacted considerably with such large structures to be constructed along the ridge. This again goes against the conceptual scheme that people moving/living in the area invested in.
4. There is absolutely no demand for senior type housing in this area that I am aware of. These facilities already exist nearby. It will likely turn into residential family condo use or a mixed use facility.
5. A huge development is already being planned north of this area, as well as a huge development being built by the city of Calgary south west of the area. This is not what the vision of living in Bearspaw is or should be. Attention should be focused on growing north of the city of Calgary for commercial and residential properties, not west.

Sincerely,
Garrett Dueck
212 Waterside court

Michelle Mitton

From: Garrett Laudel [REDACTED]
Sent: May 5, 2021 3:46 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - BYLAW C-8055-2020 and BYLAW C-8056-2020: Reject & Oppose - Damkar Lands Applications

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

Good afternoon,

Pursuant to the subject, I am sending this email as my wife and I wholeheartedly object to and oppose the proposed development and the application to redesignate the lands from Residential Three District, to Direct Control District, as well as the application to amend the Watermark at Bearspaw Conceptual Scheme to allow the development of a multi-residential community complex. In 2019, we purchased our home in Tuscany, directly offsetting the Damkar plot of Land. As did many families, we chose this area and community, for the beautiful sunsets, views of the mountains and rolling hills, the quiet and safety, and above all else, the privacy and peacefulness we are afforded. To now understand that; all of the aforementioned items are at risk, due to the proposed redesignation/rezoning of the Damkar Lands, for a massive residential development, is extremely concerning.

There are a myriad of reasons why this proposed development should be rejected, including, but not limited to:

1. Congestion & Change in Community Scope – this massive influx of Residents will turn what is a quiet and peaceful community, to a much busier and noisy area. The high-density housing that is proposed, over-reaches any expectation that current residents would have for the area.
2. Impeding Views – many people bought their homes/property for the breath-taking views of the rolling hills and mountains. This development will end up casting shade and shadows into all of the surrounding yards and homes, drastically reducing direct sunlight and solar access.
3. Traffic – this influx of road traffic, on not only 12-Mile Coulee Road, but into Tuscany, will be notably increased in volume. The infrastructure is already at a high-use capacity, but with a gigantic Residential Complex being built, the noise, traffic, and congestion will be extensive.

To go into a little more detail, I would like to further emphasis the concerns, being: overdevelopment and project scale, character of the local landscape, and, the safety and privacy of surrounding homes, acreages and luxury properties.

The proposed development does not respect local context, in particular, the scale and proportions of surrounding buildings. The proposed dwelling is a massive four building, tiered/barrack style housing development, and its proportions are significantly larger than the neighbouring low density detached properties and acreages. The current highly dense proposal would result in overdevelopment of the area and

would be unlike any other neighbouring property, therefore the scale and design of the development will be entirely out of character, to the detriment of the local environment.

The development proposal to build four sizable, visually unappealing buildings on this plot of land is unreasonable and does not fit with current residential amenities and services, roadways, and character of the landscape. The aesthetic character of the landscape and land use is currently one of low lying, detached homes, luxury homes in the community of Watermark and low-density acreages.

Most of all, the current proposal is extremely detrimental to the privacy of current homeowners. The proposed residential buildings and suites would completely overshadow and overlook the surrounding community, intruding on current homeowners' private homes, backyards and gardens. Windows and balconies on the proposed residences would overlook our property and the property of our neighbors and surrounding homes. The current proposed development of a 4-storey high building(s) greatly compromises the safety of homeowner's personal space, impacting our daily life in a negative way. This intrusion on privacy is unwarranted, exceedingly invasive and not welcomed.

In conclusion, I oppose, and request that the Rocky View County Council reject these applications. Thank you.

My legal name is Garrett Laudel, my address is 77 Tuscany Ridge Circle NW, Calgary, AB T3L 0E5.

Best Regards,

Garrett Laudel
[REDACTED]

Michelle Mitton

From: Gary Wotton [REDACTED]
Sent: Monday, May 3, 2021 11:27 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - BYLAW C-8055-2020
Attachments: Note to Blazer Customers about water management (002).pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

As an affected landowner living in Watermark, here are some of the major concerns I have with this project.

1. Concerned about the stress on the current water system that the project may have on our community. It is my understanding if this project receives the approvals they seek, that Blazer (our service provider) would be responsible for their water and sanitary services and that could potentially add up to a 1000 more people not to mention we are not at full capacity in watermark yet. Can the current system handle this? If not and the system needs to be expanded, who pays for that? If the current system is adequate to potentially add this many people along with future Watermark Development, will our water pressure have issues? We just received this letter from Blazer which adds to my concerns.
2. Concerned about the increase in traffic especially when everyone shows up for visits on weekends. How will residents of this development hop a bus? Who will provide transit? Is there any transit? Is there sufficient fire and policing anticipated to service this project. Who pays for this?
3. Bad experience with the church. Was made to look like it was just a small building on the hill but turned out to be this huge building overlooking watermark.....can't miss it from miles away.
4. Water drainage when heavy rains hit. Last year during construction of the church the water and heavy silt mix poured down off the hill onto our roadways and straight into our ponds discoloring our water. This year our pumps used for the waterfalls have stopped working and need to be replaced and I wonder if there is a connection. How will they prevent water from continuously coming down off that hill? Significant retaining walls required.
5. Height and quantity of buildings. Is the density proposed on this site what you would consider rural or country? The City of Calgary's Municipal Development plan has a minimum density of 8 units per acre. Tuscany, Royal Oak, Rocky Ridge are 4 – 6 units per acre. The density of this proposed development is up to over 40 units per acre – 10x the density of the surrounding City of Calgary communities and 20x that of neighbouring Watermark. The amount of additional population increase could reasonably be in excess of 1,000 residents on only 12 acres, roughly the same land size as the neighbouring church!
6. Does this development make sense right now? In a study conducted by RVC, Senior's Housing Needs assessment 2015, it was anticipated that an additional 151 seniors units were required by 2025. This project exceeds the entire County requirement by over 3x? What are the intentions then for the additional capacity being built if there are not enough seniors in the county to fill the available units?

7. This Damkar proposal is happening at a time when the guiding documents of the new Rocky View County Municipal Development Plan and updated Bearspaw Area Structure Plan are themselves under review and development by the County. These updated documents will provide the framework in which Area Structure plans such as Damkar should be considered. Would it just be good planning to finish these governing documents first? Damkar with out these framework documents is a project without necessary updated context of what resident's are saying about development in their community.

Regards,

Gary Wotton
154 Waterside Court Watermark

The recent and current warm spells of weather have significantly increased demand on the Blazer water system. Most of this is, of course, as a result of increased watering of yards by residents in the area. Normally this would not be a problem as the Blazer system is designed to deal with summer peaks spread over 5 days, and the design assumption is that demand for irrigation water is spread evenly through the week.

Unfortunately, this design assumption is not proving to hold true, as it seems that many Blazer's customers have elected to operate their irrigation systems on the same days. This results in extreme spikes which deplete the balancing volumes available in Blazer's main water reservoir, and this is becoming a cause for concern for the security of our water supply.

If the irrigation demand was more appropriately spread out through the week, there would not then be an issue in ensuring water availability for drinking water purposes, irrigation purposes and firefighting security. Therefore, Blazer is hereby implementing measures to try to better spread out the demand for irrigation water through the week. We ask that the occupants of each home play their part to ensure the security of your water supply and do each of the following as they apply to your home. We ask that you reprogram your irrigation system and make changes to your gardening practices on the following basis:

- a) Only water your lawns twice a week, with those days spaced evenly through the week; e.g. Monday and Friday or Tuesday and Saturday and so on;
- b) If you have an odd numbered street address, operate your irrigation system only as needed and a maximum of two days per week on either Sunday, Tuesday, Thursday, and/or Saturday;
- c) If you have an even number street address, operate your irrigation system only as needed and a maximum of two days per week on either Monday, Wednesday, and/or Friday (in 2021 we will flip the sequencing to maintain equity);
- d) Reduce the time that each irrigation zone is on so that the lawns in particular, are being watered using no more than 1 inch of water per week, i.e. ½ an inch per irrigation day;
- e) Put out a container (or purchase a rain gauge and use that) on your lawn, and measure the amount of water being applied, limit the application to ½ an inch per irrigation day, and;
- f) If you see water from your irrigation system running down the street gutters, you are wasting water by applying too much, too quickly.

Please ensure that you are only applying one inch of water a week to your lawns, anything more than that is unnecessary and wasteful, and the excess water simply ends up in the stormwater system. This is the recommendation from the City of Calgary: *"Apply water low and slow, for short intervals (5-8 minutes) to ensure all water is being absorbed. Reapply at these short intervals until water starts to run off or pool."* <https://www.calgary.ca/uep/water/water-conservation/lawn-and-garden/watering-101-mature.html>

You should also note that irrigating in the heat of the day is ineffective and wasteful, as the water tends to evaporate in the heat rather than providing any benefit to the roots of your lawn. Evening, overnight and early morning are the best times to operate your irrigation systems.

Your cooperation in implementing these measures as quickly as possible will be of benefit to yourselves and all the other customers of Blazer.

Best wishes,

DaLee J. Erdely
General Manager
BLAZER WATER SYSTEMS LTD.

Michelle Mitton

From: Geoff Antrum [REDACTED]
Sent: May 4, 2021 8:39 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Bylaw C-8056-2020
Attachments: Bylaw C-8056-2020 GA.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

Good day,

Please find attached my letter of opposition to the development covered by Bylaw C-8056-2020
Can you please reply to this email to indicate you have it.

Thank you.

Geoff Antrum

[REDACTED]
75 Watermark Villas

DATE: 4 MAY 2021

Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: BYLAW C-8056-2020, Planning Application Number: PL20200051 (05618459)

BYLAW C-8055-2020, Planning Application Number: PL20200050 (05618459)

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Rocky View County Council should reject the development as proposed and require the developer to return with a new proposal that meets the by-laws of our community and the expectations set for homeowners.

As County voter and taxpayer, please ensure I am counted as strongly opposed to proposed Appendix 9: Conceptual Scheme Amendment.

Name

GEOFFREY ANTRUM

Address

75 WATERMARK VILLAS RVC AB T3L 0E2

Signature

Geoff Antrum

Michelle Mitton

From: Gayle & Gerry [REDACTED]
Sent: May 5, 2021 1:09 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - BYLAW C-8056-2020, Planning Application Number: PL20200051 (05618459); BYLAW C-8055-2020, Planning Application Number: PL20200050 (05618459)
Attachments: May 5, 2021 letter regarding Rocky View Country Bylaws C-8056-2020 and C-8055-2020.pdf
Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

Attached please find a letter from Gerard Meagher and Gayle McPhee regarding BYLAW C-8056-2020, Planning Application Number: PL20200051 (05618459); and BYLAW C-8055-2020, Planning Application Number: PL20200050 (05618459)

Regards,
Gerard Meagher and Gayle McPhee

May 5, 2021

Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2

Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: BYLAW C-8056-2020, Planning Application Number: PL20200051 (05618459)
BYLAW C-8055-2020, Planning Application Number: PL20200050 (05618459)

We are residents in the community of Watermark, and we live at 50 Watermark Villas. We oppose the land use redesignation application and proposed Conceptual Scheme amendment as being significantly incompatible with the existing uses for this neighbourhood. In addition, serious concerns exist with regard to the number of units proposed, the availability of satisfactory and sufficient water supply, sewage disposal and greatly increased traffic levels on an already stressed Twelve Mile Coulee Road.

The public relations exercise about this being “a multi-residential community catering to seniors” is a sham where the owners (six property development companies) have no clear commitment to seniors housing and in fact are attempting to get approval to build four large apartment buildings housing 350 units and an additional 700 to 800 residents.

Compatibility with the Neighbourhood

This proposed development is incompatible with the neighbourhood and the Bearspaw community. The size of the project speaks for itself. Like many others, we left the City of Calgary to avoid increased densification and to live in a peaceful rural setting. The Centre Street Church, with its construction, related social activities and traffic we have accepted. In fact, there is a Restrictive Covenant binding the lands described as the “Damkar Lands” which provides that the lands shall only be used for the following purposes:

- “(a) a church; or
- (b) a senior citizen’s home; or
- (c) a church and a senior citizen’s home; and
- (d) single family residences, provided that no more than ten (10) lots in total may be used for single family residences with the Servient Lands.”

Those are the representations that were made to us and upon which we relied before becoming citizens of Rocky View and members of the Bearspaw community. The application to amend the Watermark at Bearspaw Conceptual Scheme and redesignate these lands bears absolutely no resemblance to the existing neighbourhood and will drastically alter and harm this community. It is also contrary to the provisions of the legally binding Restrictive Covenant on the “Damkar Lands” and which must have had at least the tacit approval of the MD of Rocky View to limit development on these lands.

May 5, 2021
Page 2

Density

This is a scheme to develop a densification which is unprecedented in this community and must be rejected. The multi-story buildings are completely out of context with expected transition zones between urban and rural and are not reflective of what would be expected to be an appropriate transition between municipal boundaries.

The City of Calgary's Municipal Development plan has a minimum density of 8 units per acre. Tuscany, Royal Oak, Rocky Ridge are 4 – 6 units per acre. The density of this proposed development is up to 30 units per acre – 6x the density of the surrounding City of Calgary communities and 15x that of neighbouring Watermark. This development is not an appropriate transition from urban to rural lands and sets an extremely bad precedent for future developments in similar circumstances.

Water Supply and Sewage Disposal

There have been ongoing concerns about the availability and sufficiency of the water supply as it currently exists without further strain on these resources. In the past 5 years the water charges for Blazer Water Systems Ltd. who service the Watermark community have almost doubled. Moreover, MacDonald Development Corporation, which has been involved in the provision of water services to this community, is far from completing all phases of the Watermark development. The provision of these services must be fully and clearly provided for before any other developers should expect to be able to access the existing infrastructure and resources. It is the duty and responsibility of MacDonald Development Corporation and the MD of Rocky View to ensure sufficient water supply and sewage disposal services for the fully completed Watermark community.

The scope of this project has increased seven times from 57 units to 350 units. There are serious questions about the future capacity of Blazer Water Systems and the Macdonald Watermark Treatment Plant to service the completed Watermark community, much less adding on the proposed Damkar project and the proposed Ascension project.

Increased Traffic Volumes

The traffic projections by the developers are extremely unrealistic. Already Twelve Mile Coulee Road is experiencing high traffic volumes servicing Tuscany (with 2 entrances), Blue Ridge Estates, Watermark and Watermark Villas, the Lynx Ridge communities and Bearspaw Village and related communities. There are serious traffic, cycling and pedestrian issues with no traffic controls or cross walks. Also, the potential increase in traffic from the Centre Street Church has not even started to add to the congestion. Anecdotally, based on observations of the existing Centre Street Church campus in Calgary, this traffic increase is not just Sunday morning "go to church" traffic but is daily and continuous based on the numerous services and activities provided by the Church to its members. To add traffic related to 350 new units with approximately 800 residents, together with the traffic related to the proposed Ascension project, is well beyond the capacity of the existing road infrastructure and will create even more dangerous traffic situations than currently exist.

May 5, 2021
Page 3

Fire, Police and Emergency Services

A clearer and more substantial commitment to existing and future fire, police and emergency services is required. According to various news reports, policing in rural areas is inadequate and RCMP resources are already stretched to the limit. The Watermark community has already lost one home to fire even though a City of Calgary fire station is located approximately 6 blocks from the site. Lastly, it is not satisfactory that emergency medical services "are expected from facilities in Calgary and/or Cochrane." Expectations and/or uncertainty is not an acceptable plan.

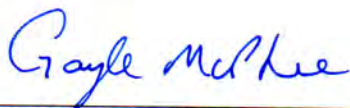
Viability

In the Seniors Needs Assessment December 2015 for Rocky View County it was anticipated that an additional 150 seniors units would be required by 2025. This project alone proposes to double the requirement for the entire County of Rocky View. Also, the Ascension project is promoting additional seniors units in order to obtain development approval. Finally, just this week Rocky View has approved a development at Bragg Creek which also includes seniors housing. The obvious conclusion is that this Damkar project for "a multi-residential community catering to seniors" is unnecessary.

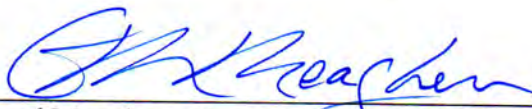
Rocky View County Council should reject the development as proposed and require the developer to return with a new proposal that meets the needs of our community and the expectations set for homeowners. The development of these lands should more closely conform with the surrounding communities of Watermark, Blue Ridge Estates and Tuscany.

As County voters and taxpayers, please ensure we are counted as strongly opposed to proposed Appendix 9: Conceptual Scheme Amendment.

Yours truly,



Gayle McPhee – Property Owner, 50 Watermark Villas



Gerard Meagher – Property Owner, 50 Watermark Villas



Michelle Mitton

From: Glen Fischer [REDACTED]
Sent: Monday, May 3, 2021 7:37 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - BYLAW C-8056-2020
Attachments: Rocky View County letter re Damkar Lands Nov 24 2020.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

Good morning.

I oppose the captioned bylaw.

I have attached a copy of a letter I sent to Rocky View County in November 2020 regarding this development outlining my concerns.

If you wish to contact me I can be reached by return email or at the phone number below.

Regards,
Glen Fischer
28 Watermark Villas
[REDACTED]

November 24, 2020

Glen Fischer
28 Watermark Villas
Calgary, AB, T3L 0E2

Rocky View County
262075 Rocky View Point
Rocky View County, AB, T4A 0X2

Planning Services Department
Attention: Dominic Kazmierczak

Re: File Number 05618459
Application Number PL20200050/51
Objection to Change of Land Development Designation

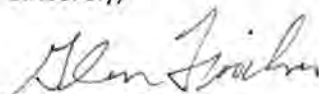
Dear Sirs;

In August of this year I forwarded a letter of objection to you regarding the captioned application. Since then I have reviewed the information provided by the developer (Trico) at their November 12th open house. I have commented back to the developer and wish to re-iterate my concerns to Rocky View County. I am a landowner and resident adjacent to the proposed development.

1. 12 Mile Coulee Road is currently a fairly busy road for existing residents. The developer quotes a study that indicates two additional sets of traffic lights would be installed in the 2028 time frame. The installation of these is not a sure thing and may be far too late to mitigate the issues caused by this large development. The addition of a development of this size, added to the new church traffic, with single access onto 12 Mile Coulee Road will result in significant increase to traffic volume, noise and safety issues.
2. While the developer has reduced the height of the development by one story, the proposed structure height is still significantly higher than anything in this district. It is not appropriate for this neighbourhood and I don't think it will be complementary to the overall develop plan for the district.
3. My concerns about water and sewer service capacity have been addressed by the developer and it appears with some upgrades to the sewer capacity this will not be a concern.
4. My view has not changed on the population density of the proposed development. The existing developments surrounding the proposed development have a much lower population density and the existing landowners acquired the properties partly because of this lower density.

In summary, the size of the proposed development is not appropriate or complementary to the existing Blue Ridge and Watermark areas, and I urge the County to not approve the land designation change.

Sincerely,



Glen Fischer

Michelle Mitton

From: Gordon Carrick [REDACTED]
Sent: May 4, 2021 4:12 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - BYLAW C-8056-2020, Planning Application Number: PL20200051
(05618459) BYLAW C-8055-2020, Planning Application Number: PL20200050
(05618459)
Attachments: Damkar Lands Comments - May 4, 2021.docx
Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

Please find attached my comments on the Trico Homes proposal to amend the Damkar Lands - Seniors-Oriented CS land use zoning, File Number: 05618459, Application Number: PL20200050/51.

Regards,

Gordon Carrick

Planning Services Department
File Number: 05618459
Application Number: PL20200050/51
Division 8

I, Gordon Carrick residing at 6 Spyglass Point in Watermark, strongly oppose the Trico Homes request to redesignate the lands they propose to develop for the Damkar Senior Residences from R3 to a District Control zone for the following reasons:

1. The proposed multi-building, 500 unit, special care facility is much larger than we were advised when we purchased our lot in 2014. The Rocky View County | 2018-2019 | Land Use Bylaw C-4841-97 states that developments should not materially interfere with the use, enjoyment or value of neighboring parcels of land. The proposed development is far too large to be located in what is essentially a low to medium density community and will certainly significantly impact our enjoyment and value of our property. It is interesting to note that the original 2008 study assumed that the Damkar lands would consist of 60 single-family residential units and a subsequent 2011 update assumed a total of 57 single-family residential units on this parcel. Clearly the increase to a 500 unit special care facility is an enormous change in the scale of the project and should not be approved.
2. The conceptual plan prepared by Trico proposes 4 residential buildings from three to six stories high. The land has been zoned R3 which, according to the Rocky View County | 2018-2019 | Land Use Bylaw C-4841-97, limits the height of buildings to 10 m. Any building over three stories will almost certainly be taller than 10 m and should not be approved. Trico is proposing to change the Land Use zoning from R3 to a Direct Control District zone as part of the effort to "achieve the overarching vision of the Damkar family". The overarching vision of the Damkar family should not be any part of the basis for a decision to re-zone this land. In fact, given that the original studies proposed 57 to 60 unit single-family residential units, I suspect that the smaller scale project is much closer to the original Damkar family vision.

The church was given permission to increase the maximum height requirement. Even though it is not as high this proposed development, it looms over the Watermark Community. The actual church does not

look like the lovely artist rendering in the package provided to you from Trico Homes. It seems as though Trico Homes is misrepresenting the actual impact on our community. I have attached a picture of the actual size and placement of the church.

3. The residential density of the 500 unit proposal is approximately 20 times higher than the residential density of the neighboring Watermark community and 40 times higher than the rest of Bearspaw. This is far too large a difference and will have major impacts on 12 Mile Coulee Road traffic, community usage patterns including pathways, parks and ponds, water/sewage utilities, views and desirability of Watermark as a quiet country respite from city living. As a consequence, the re-zoning should not be approved.
4. This proposed special care facility will be a large commercial business with numerous staff and 24 hour operations. Normally large facilities of this nature are not embedded in residential neighborhoods. If they are, the adjacent neighborhood is generally also multi-story, high-density residential and/or commercial property. For example, the Sage Hill Retirement Residence in NW Calgary is a 180 unit, four story facility located next to a very large shopping centre, as well as multi story condo units. Other large seniors' residences in Calgary are also generally located in high density/commercial neighborhoods. The Silvera Aspen Lodge in Bridgeland is a good example. Given that this proposal is not compatible with the low to medium density of the surrounding neighborhoods, it should not be approved
5. The Plan Area will integrate the stormwater system with the Watermark community system. Watermark already experiences road flooding during severe storms, and during the spring our storm water systems do not always properly handle the run-off. This is not due to plugged grates at street level. When cleared by shovels, the area below the street levels remains blocked. The stormwater system seems to be too small to fully manage current demands. The complete freezing of the storm water systems indicates the system's pipes are small enough to have water freeze and block the entire underground system by the time spring arrives. This large development will only exacerbate the problem.
6. Watermark will be responsible to provide services such as sewer and clean water to this Plan Area. As stated by Trico Homes, an additional

water pump has been installed to meet future demand. What they haven't fully explained are the following issues:

- a) Will the system be able to maintain the quality of the potable water if there is such a large increase in demand on the system?
 - b) How will the much higher water demand affect the current water pressure? I have been assured by MacDonald Corporation and by Blazer Water Systems that 70 PSI of pressure will be maintained. Is this true?
 - c) With increased demand on waste treatment, how often will solid waste need to be removed from the water treatment facility? Constant removal of solid waste will greatly impact the enjoyment of properties near this facility.
 - d) Trico Homes claims that the planned pond collection areas are designed for severe weather run-off. How will the run-off be managed if these ponds overflow? Poor water run-off management will impact the homes directly below the development.
7. There will be a large increase traffic and parking resulting in the following concerns:
- a) Although Trico Homes will provide underground parking, all the buildings are on a slope. Will any part of the parkades be visible from the Watermark community? If so, the project should not be approved. Where will the additional parking needed for visitors and staff be located?
 - b) Senior residences require a large staff, which come and go as needed to support the facility. Increased traffic due to staff movements, visitors and tenants will result in higher noise levels and traffic congestion on 12 Mile Coulee Road both day and night. This will impair our enjoyment of our property and access to and from Watermark.
 - c) The only road we have for evacuations is 12 Mile Coulee Road and there is no exit from the community until we are past this high-density complex. The Cochrane Fire Department is slow to

respond to emergencies because it is located 20 minutes away from Watermark Community. This was evident in the response to a fire we had in our community. The fire department in Tuscany would have been able to respond much quicker. If a fire does happen at this site, how would Rocky View County be able to handle it, and more importantly, how would we get out if we need to evacuate? Much has been said about an exit in lower Tuscany, but nothing has materialized yet.

8. The soil on the proposed site is silt and clay, with ground water found between 3.2 and 6.4 metres. We need to be assured that residents below and around the construction site will not be impacted by any hill Instability or water run-off issues that have plagued the previous construction of the Church. Similar soil conditions resulted in significant stability problems in the Gleneagles community just outside of Cochrane.

In closing I would like to state that we bought our property in Watermark primarily because of the low residential density. During our due diligence process, we contacted the Rocky View Country Planning Division, the MacDonald Development Corporation, and our homebuilder. We particularly focused on the height and maximum residential requirements of that particular Plan Area, in regard to permissible sizes for the church and the proposed senior facilities. We feel we completed all due diligence in regard to the land use across the street from us and should be able to expect that the information provided to us would be honoured. We would not have purchased a house in the area if we thought plans could be changed so easily. The value of our property and the enjoyment of our home depends on maintaining the low to medium density we currently have.

Existing Church Construction



Conceptual Drawing



Michelle Mitton

From: Fred Bouchard [REDACTED]
Sent: Saturday, May 1, 2021 6:00 PM
To: Legislative Services Shared; Fred Bouchard
Subject: [EXTERNAL] - OPPOSITION TO BYLAW C-8056-2020 PLANNING APP NO PL20200051 05618459 AND C-8055-2020 PLANNING APP NO PL20200050 05618459
Attachments: DAMKAR LTR IRIS.pdf; DAMKAR LTR ROGER.pdf
Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

Attached please find two signed letters of opposition to the above applications. Please have them submitted prior to the May 5th deadline. Thank you.

May 1, 2021

Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: BYLAW C-8056-2020, Planning Application Number: PL20200051 (05618459)

BYLAW C-8055-2020, Planning Application Number: PL20200050 (05618459)

I am a resident of Bearspaw Village in Rocky View County. I am writing to officially record my **opposition** to the proposed Appendix 9: Conceptual Scheme Amendment.

The size and scope of the proposal currently before Council dramatically exceeds:

- The number of units designated by Rocky View County by-laws and the approved Watermark Conceptual Scheme.
- The total number of units forecast by Rocky View to be needed for seniors across the entire County.

The proposal also calls for a:

- Total scope of development that will require significant upgrades to transportation infrastructure, increased costs for water services and waste treatment and increased demand for limited EMS, fire and police services.

These elements do not meet the development requirements put in place by Rocky View County's elected representatives and are entirely out of alignment with what residents were told to expect in their community.

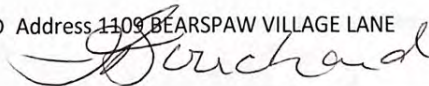
Rocky View County Council should reject the development as proposed and require the developer to return with a new proposal that meets the by-laws of our community and the expectations set for homeowners.

As County voter and taxpayer, please ensure I am counted as **strongly opposed** to proposed Appendix 9:

Conceptual Scheme Amendment.

Name IRIS BOUCHARD Address 1109 BEARSPAW VILLAGE LANE

Signature _____



Michelle Mitton

From: Powell, Jamie [REDACTED]
Sent: April 28, 2021 1:32 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - re Bylaw C-8056-2020 and C-8055-2020
Attachments: RVC letter 4 2021.pdf

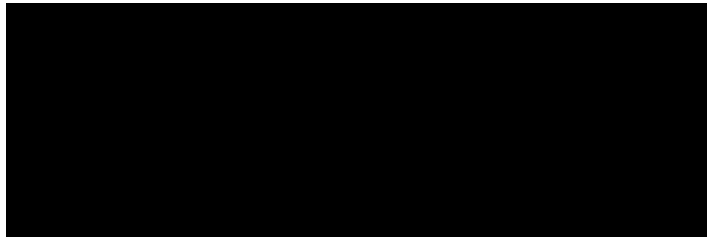
Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

Hello, please find a letter of opposition for the proposed Damkar project listed above. I am a resident of Watermark and I have concerns around the population density, the building height, traffic, and especially the water capacity and usage.

Thank you and please feel free to reach out to me for further comment.

Jamie



DATE:

Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: BYLAW C-8056-2020, Planning Application Number: PL20200051 (05618459)

BYLAW C-8055-2020, Planning Application Number: PL20200050 (05618459)

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- The total number of units forecast by Rocky View to be needed for seniors across the entire County.

The proposal also calls for a:

- Total scope of development that will require significant upgrades to transportation infrastructure, increased costs for water services and waste treatment and increased demand for limited EMS, fire and police services.

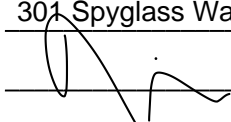
These elements do not meet the development requirements put in place by Rocky View County's elected representatives and are entirely out of alignment with what residents were told to expect in their community.

Rocky View County Council should reject the development as proposed and require the developer to return with a new proposal that meets the by-laws of our community and the expectations set for homeowners.

As County voter and taxpayer, please ensure I am counted as strongly opposed to proposed Appendix 9: Conceptual Scheme Amendment.

Name Jamie Powell

Address 301 Spyglass Way

Signature 

Michelle Mitton

From: jan fedun [REDACTED]
Sent: May 5, 2021 2:58 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Opposition letter
Attachments: Damkar Opposition Letter (JF)(May 2021).docx

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

To whomever it may concern,

Please find attached my unconditional and unqualified OBJECTION to this proposed bylaw amendment and proceeding.

Thank you

Jan Fedun

The Dakar lands - Senior-Oriented Residential
Application Number PL20200051

From:

Jana Fedun
108 Blueridge View,
Calgary. AB T3L 2N6

May 5, 2021

To: legislative services@rockyview.ca

Re: Bylaw C-8056-2020 – A bylaw of Rocky View County to Amend Land
Use Bylaw C-8000-2020

With respect to the proposed bylaw amendment in connection with the associated proposed development (the “**Multi-Story Apartments**”), I am submitting my **unqualified objection** to it for the reasons set forth in this letter. Multi-Story Apartments are not allowed by the current applicable conceptual scheme or land use designation for many good reasons, including compelling density issues, coherent development principles and realistic expectations of area property owners, material adverse impacts on area property values, noise and light pollution, traffic issues, and others. Further details respecting these issues and concerns are set forth below.

When the proposed bylaw amendment is being considered, the Multi-Story Apartments application should be considered as a separate, stand-alone development application and should not be considered to form any part of the Watermark community. That is, the developers should not be allowed to “piggy-back” on the Watermark community, whether based on density considerations or otherwise. There is significant and strong opposition to the Multi-Story Apartments by many in the Watermark community, similar to the strong opposition by many other affecting stakeholders in the Blueridge community, Bearspaw more generally, and other areas.

Further details respecting the issues and concerns are set forth below.

- 1. Housing density:** The housing density associated with the Multi-Story Apartments is **outrageously incompatible** with the adjoining Blueridge and Watermark communities. I am actually astonished that a developer would even consider proposing this sort of irresponsible development having regard to basic development principles and

regard for adjoining community expectations. Frankly, from a precedent perspective, if the developers here continue to advance the application for Multi-Story Apartments in its current form, or anything resembling it, I would think that prospective purchasers of units from these developers in any other developments would be well-advised to pay attention to this application; this should assist them in making an informed decision as to how these developers may develop nearby lands. I can assure you that none of current owners of properties in the area ever conceived in their wildest dreams (or nightmares) that multiple story apartment buildings would ever be considered for this area.

Similarly, if Rocky View County was to approve the application in its current form, or anything resembling it, current and prospective future home owners in the County would be well-advised to consider the very significant risk of wholly inappropriate developments adversely affecting their quality of life and property values in the future.

To further illustrate the outrageous densities that would result from the Multi-Story Apartments:

- (a) the number of proposed units in the Multi-Story Apartments, being located on a 12 acre parcel, would result in a density that is up to **75 TIMES** higher than adjoining properties located in Rocky View County; and
- (b) There would be **as many units in the Multi-Story Apartments as in the existing Watermark development.**

When the Watermark development was approved, the responsible developer and the County were mindful of the interface of Watermark with the adjoining Blueridge properties, with the result that a buffer of 1 acre parcels on the Watermark perimeter was created to accommodate the legitimate concerns Blueridge property owners had with respect to this interface. This was an appropriate and effective means of addressing the different densities associated with the Blueridge and Watermark communities. As noted above, the density resulting from the Multi-Story Apartments is irresponsibly high, without any accommodation whatsoever to adjoining landowners or regard to the enjoyment of their property or their property values.

Finally, I note that the Damkar family website states: "Community interface will be sensitive and seamlessly integrate with the neighbouring Watermark Community." NOTHING could be further from the truth here. The fact the developers are currently attempting to associate the Multi-Story Apartments with the Damkars and their vision is inappropriate. Please refer to paragraph #4 below as well.

2. Compatibility of the Development with the Surrounding

Communities: There is NOTHING associated with the Multi-Story Apartments that would suggest there is ANY compatibility with ANY of the communities in the surrounding areas, including in the City of Calgary. Residents in the nearby areas purchased their properties on the expectation proximate developments would be compatible with their properties, and it is the County's responsibility to ensure this occurs.

3. Nature of the Development: The original development application for the subject lands indicated it was to be a Seniors development. In fact, the Dakar Family Legacy stated it would be "a residential project that caters to seniors" and that it would "provide varying levels of care" where seniors 'could live out their retirement'. Reference is now made by the developers to "a condominium residential housing development, a portion of which will include a dedicated Senior's Community", which is obviously not the legacy. There are certainly very different factors, considerations and concerns associated with seniors housing versus apartment style living for families with children, including the capacity of local schools.

4. Building height: Any buildings exceeding 2 stories would be inconsistent with every residence located in the adjoining Blueridge and Watermark communities, and would constitute a permanent visual blight on the landscape and those communities. The Church is a prime visual example of an inappropriately sized building; it looks ridiculous right next door to estate homes. Many guests who have visited our home have provided their unsolicited comments on the Church, wondering what the County could possibly have been thinking. It is frankly embarrassing. The County should not be "doubling down" (or worse, given the number of stories associated

with the Multi-Floor Apartments being proposed here) on this previous ill-advised decision.

- 5. Traffic:** The Church is expected to attract 700 people per service. With one service on Saturday evening, three services on Sundays and various weekly classes and workshops, this will result in significant traffic increases on an already busy and limited road system. Approval of the Multi-Story Apartments will cause an even greater, and unacceptable, increase in traffic congestion. Additional traffic controls will inevitably need to be put in place. This is not what residents in adjoining communities ever expected; instead, they expected traffic increases that could reasonably be anticipated as a result of material adherence to, and reliance upon the continuing applicability of, the governing conceptual schemes and land designations. Wildly material departures from what was anticipated, and reasonably expected, is unacceptable.
- 6. Noise and Light Pollution:** The Multi-Story Apartments will result in a very significant increase in noise and light pollution. Again, this is not what residents in adjoining communities ever expected; instead, they expected additional noise and light pollution that could reasonably be expected from appropriate sized developments adhering to governing conceptual schemes and land designations.
- 7. Property Values:** There is no doubt that approval of the incompatible, exceptionally high-density, Multi-Story Apartments will have a material adverse effect on the values of nearby properties, resulting in material and direct damage to the owners of these homes and their very significant investments. This is hardly the time to be visiting these sorts of effects upon County residents/voters, for the direct benefit of the developers.
- 8. Irresponsible Development and Reasonable Apprehension of Bias:** As noted above, I am astonished the developers are sufficiently emboldened to think that an application for such an inappropriate development like the Multi-Story Apartments, having regard to the nature of the surrounding communities, had any reasonable chance of success.

In conclusion, there is NOTHING in this Multi-Story Apartments application that would suggest it warrants approval, or frankly even serious consideration. Every impact it would have is unacceptable to the nearby communities, for all the reasons set forth above. County voters should expect Council to dismiss this irresponsible application promptly and without conditions.

Sincerely,

Jana Fedun

Michelle Mitton

From: Jeff Winsor [REDACTED]
Sent: May 5, 2021 1:35 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Letter of Objection; BYLAW C-8056-2020 & C-8055-2020 Planning Application Number: PL20200051(05618459) & PL20200050 (05618459)
Attachments: Letter of Objection TrioCo Development Project_20210505.pdf
Importance: High
Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

Please find attached a copy of my letter of concern regarding the above application numbers. If you have any questions or trouble with the attached document. Please feel free to contact me via email or phone or [REDACTED]

Cheers
Jw

Legislative Services
Rocky View County 2
62075 Rocky View Point
Rocky View County, AB
T4A 0X2

Via email: legislativeservices@rockyview.ca

Jeff Winsor
383 Tuscany Ridge Heights NW
Calgary Alberta
T3L 3B6

Attention: Rocky View County Legislative Services

Re: BYLAW C-8056-2020, Planning Application Number: PL20200051(05618459)
BYLAW C-8055-2020, Planning Application Number: PL20200050 (05618459)

Dear Sir/Madam,

I am writing to you to raise my concern and objections regarding the above application number(s) and proposed conceptional scheme amendment (the project). I am a resident of Tuscany and my home and property are parallel to 12 Mile Coulee Road and is adjacent to the proposed project. I believe the proposed project will have direct and adverse impact on both my property and the neighborhood in general and request that the project be rejected in its current form.

While I am generally not opposed to development in the area, the project as it is currently being proposed raises a number of concerns which included but are not limited to;

Lack of Engagement

To date there has been very little public engagement undertaken by Trico Development (the proponent). At best the engagement and consultation activities undertaken by the proponent have met a minimum standard. While I understand the current situation with COVID-19 makes public engagement difficult, it does not make public engagement impossible. Considering the magnitude and potential impacts of the proposed project I would hope that the proponent would follow at a minimum the core values of public participation which include;

1. *Public participation is based on the belief that those who are affected by a decision have a right to be involved in the decision-making process.*
2. *Public participation includes the promise that the public's contribution will influence the decision.*
3. *Public participation promotes sustainable decisions by recognizing and communicating the needs and interests of all participants, including decision makers.*
4. *Public participation seeks out and facilitates the involvement of those potentially affected by or interested in a decision.*
5. *Public participation seeks input from participants in designing how they participate.*

6. *Public participation provides participants with the information they need to participate in a meaningful way.*
7. *Public participation communicates to participants how their input affected the decision.*¹

To date the proponent has failed to meet these core values of public participation and I would encourage the proponent to go back and 're-engage' with stakeholders keeping these core values in mind.

Building Height & Density

The proposed project includes four multi-story buildings which based on current design are 5 stories high. The proposed number of buildings and height of the buildings are inconsistent with any other structure in either Tuscan or Watermark apart from the Centre Street Church Northwest Campus currently under construction on 12 Mile Coulee Road and does not fit into the rural/suburban character of the area.

I would also like to point out that proposed density of units/acre of the proposed project is nearly 40 units per acre which is magnitude greater than the density/acre in the adjacent neighbourhoods.

Traffic

The proposed project includes parking for some nearly 500 cars, with that in mind it is safe to assume that the area would see at a minimum some additional 500 cars moving through the area daily. 12 Mile Coulee Road is strained in its current state and I believe is not designed to handle this additional traffic considering the current activity and planned future developments which includes traffic coming in and out of the Centre Street Church Northwest Campus under construction on 12 Mile Coulee Road.

The information provided by the proponent to date dealing with traffic and access to the site has been limited and requires further examination. Has the proponent or Rocky View County undertaken a traffic study to determine the potential impacts of increased traffic on 12 Mile Coulee Road? If such studies have been undertaken, I asked that they be shared so it can be considered. In the event that traffic studies have not been undertaken the project should be delayed or rejected until such time as this work has been completed.

Noise

The proposed project will contribute to further noise pollution in the area both during construction and once completed. The area currently is a mix of suburban/rural blend and tends to be quite in nature. The project will add additional cars, buildings and associated infrastructure and will undoubtedly increase noise pollution in the area and will ultimately impact the quality of life of nearby residents. Has the proponent or county undertaken any studies to determine noise impact? If such studies have been undertaken, I asked that be shared so it can be considered, in the event the noise studies have not been completed the project should be delayed or rejected until such time as this work has been completed.

¹ International Association of Public Participation (IAP2); Core Values of Public Participation;
<https://www.iap2.org/page/corevalues>

Light Pollution

Part of the appeal of living in this neighborhood is the suburban/rural character of the area. With that comes the opportunity to enjoy night skies without being impacted by high density light pollution. Based on the scope and size of the proposed project I believe project will create a significant amount of light pollution in the area and will have a direct and adverse impact on the quality of life of nearby residents. I would request that proponent adequately demonstrate that light pollution will not be a concern. If the proponent is unable to do so the project should be delayed or rejected.

Impact to Wildlife

The proposed development area is frequently visited by wildlife. Which includes but is not limited to;

- Ungulates (Moose & Deer)
- Coyotes
- Waterfowl
- Song Birds
- Muskrat
- Raptors (Birds of Prey)
- Amphibians

Has the proponent been required to study the impact on wildlife as part of their development? Of particular concern is the potential for human wildlife encounters (traffic encounters) along 12 Mile Coulee Road. The potential increase of traffic in the area has the potential to lead to further traffic/wildlife encounters and this requires further consideration.

Impact to Wetlands and Fens and Ground Water

There are several small wetlands and fens to the west of the proposed project area. The proposed project may have an impact on these wetlands and fens, and the development and associated infrastructure has the potential to impact ground water drainage in the area. Has this been considered in the project planning and design? If not the project should be rejected or delayed until this work has been completed.

Economics of the Project

Considering the current state of the economy in Alberta has the proponent demonstrated that there is demand or need for the project? There is currently approximately 6 million sq. ft. of multi story space within the core of Calgary and numerous other examples of vacant space throughout the area that could be converted. I would request that the proponent demonstrate that the project is both economical and needed. If the proponent is unable to do so, the project should be delayed or rejected.

Closing

Thank you for considering these issues as it relates to the above application(s) and conceptual scheme amendment. Once again, I would like to stress that I am not opposed to development in the region but am opposed to this development as it is currently being proposed. I request that

application be rejected in its current form. If you require further information or would like to discuss these issues further, please feel free to contact me.

Sincerely


Jeff Winsor

Michelle Mitton

From: [REDACTED]
Sent: May 5, 2021 11:41 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - Planning Application Number PL20200051 (05618459) / Planning Application Number PL20200050 (05618459)

Follow Up Flag: Follow up
Flag Status: Flagged

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May 5, 2021

FROM:
Jennifer Howden
36 Rockwater Way
Calgary, AB
T3L 0C9

TO:
Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB, T4A 0X2

RE:
Bylaw C-8056-2020, Planning Application Number PL20200051 (05618459)
Bylaw C-8055-2020, Planning Application Number PL20200050 (05618459)

We are residents of the community of Watermark at Bearspaw in Rocky View County, and we live at 36 Rockwater Way.

Opposed to Amendment

We are opposed to the proposed Appendix 9: Conceptual Scheme Amendment. We have not been fully informed and have not had adequate time to review this project. Based on our review to date of the project documents, we can see that the proposed amendment fails to adequately address the following impacts it may have on us, our family and our community:

Unprecedented Development

Such a high density development outside of an urban core area would set an undesirable and unwanted precedent for high density development in rural areas of Rocky View County.

Unacceptable Density

The proposed project is not an appropriate transition between rural and urban land use. The proposed density is unmistakably high density urban and would be incompatible with the transitional development already in place (country residential acreages) to the north and northwest of the proposed development.

The original proposal called for low rise buildings similar in height to those in neighbouring Watermark and adjoining acreages and would be more appropriate than a high density development that belongs in an urban core. The density of this proposed development is up to over 40 units per acre. This would be 10 times the density of adjacent City of Calgary communities and 20 times that of adjoining Watermark.

Provision of adequate transit, police, fire fighting, and potable and waste water services that would be required are not addressed.

Unacceptable Building Height

Four multi storey buildings up to 5 stories in height are proposed. These buildings would be an estimated 45-55 feet high or more, even higher than the adjacent Centre Street Church. The height and mass of these buildings is incompatible with the surrounding country residential land use. This kind of development belongs in an urban core area, not in a transition zone between urban and country residential.

Obstructed Views

Rocky View County has a priceless and irreplaceable heritage - the views and vistas of the Rockies along Bow Valley corridor. The scale of the proposed development and heights of the buildings would block views and negatively impact everyone who lives in or travels through this part of the county. We do not need or want such a high density development in this area.

Increased Traffic, More Congestion

The proposed development would substantially increase the traffic volume on Twelve Mile Coulee Road and connecting roads. The intersection at Crowchild Trail and Twelve Mile Coulee Road is already

congested.

More Pollution

It is inevitable that a new urban development housing approximately 1000 people would result in the contamination of existing surface and groundwaters. Pesticides, herbicides, petroleum products and other chemicals would be washed into the drainage which feeds into the ponds in Watermark and then into the Bow River. Degradation of the environment would occur beyond the limits of the proposed development.

Negative Impact On Livability

The encroachment of a high density development into a rural area of Rocky View would have a negative impact on the neighbouring residents' quality of life and their property values. The wildlife habitat would be further stressed by a high density urban development.

We would choose to live in this complex only if it was developed as originally proposed. We would want to live in a lower density development that harmonizes with and respects the rural character of Rocky View and preserves the priceless mountain views for all.

Piecemeal Development & Lack of Long-term Vision

Rocky View County needs to put a stop to piecemeal development along the Bow Valley corridor and think more strategically, not just in terms of a Bearspaw Area Structure Plan, but in terms of a much more comprehensive and longer time frame plan for the Bow River valley. It's time for a regional structural concept that preserves the priceless vistas in this area and provides for continuity of ecosystems and wildlife habitat along the Bow River valley.

In Rocky View County's next election we will support councillors who will reject more piecemeal development and who will embrace a long term vision for sustainability of natural systems along the Bow River corridor.

Signed,

Jennifer and Randy Howden

Michelle Mitton

From: Jennifer Brown [REDACTED]
Sent: May 5, 2021 1:35 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - BYLAW C-8056-2020, Planning Application Numbers: PL20200051 (05618459) and PL20200050 (05618459)

Follow Up Flag: Follow up
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Legislative Services
 Rocky View County
 262075 Rocky View Point
 Rocky View County, AB T4A 0X2
 Via email: legislativeservices@rockyview.ca
 To: Rocky View County Legislative Services

Re: BYLAW C-8056-2020, Planning Application Number: PL20200051 (05618459)
 BYLAW C-8055-2020, Planning Application Number: PL20200050 (05618459)

I am writing to let you know that I am **strongly opposed** to the Damkar Seniors-Oriented Residential Project as proposed in Appendix 9: Conceptual Scheme Amendment.

I am a resident of the community of Tuscany in Calgary and will be directly impacted by increased traffic noise and volumes, congestion and potential regional shortfall of emergency services that will be caused by the proposed development along with the negative effects of lengthy construction noise, traffic and fly-off garbage. This project conflicts significantly with what would be considered as an appropriate transition between municipalities, especially with respect to the massing of buildings.

The Intermunicipal Development Plan in place between Rocky View County and the City of Calgary is intended to “enhance cooperation and achieve coordination wherever possible so that the effect that we have on one another and our residents is positive.”

I am writing to formally express my view - and great concern - that the size and scope of the proposed Damkar Seniors Oriented Residential Community **will affect me and my family** in the following manner:

- 1) It will permanently alter our views towards the Rocky Mountains
- 2) Access to my community and increased traffic and noise. Heavy construction traffic.
- 3) Livability of my community. Dust, garbage and noise from yet another land development close to my community, which will last years.
- 4) Reduce the availability of emergency medical services in our region.

1) Mountain Views

We have purchased our property with the promise of undisturbed mountain views, for which we spend significantly more! The new project is an eyesore, spanning hundreds of meters, being close to Tuscany and having 4 storeys in height that will obstruct our views and change the skyline along Twelve Mile Coulee Road forever. Not to mention that there will be light pollution from the new buildings which will impede our enjoyment of the evening mountain views.

2) Traffic

- This new development will add more than 475 vehicles to the traffic volume. It will necessitate major and costly upgrades to the road infrastructure that serves both Rocky View County and Calgary residents. It will negatively affect our ability to commute to our family's work, school, commitments, groceries, etc.
- The increased traffic noise, exhaust fumes, fine particles, fly off garbage from construction vehicles and construction sites will negatively influence the livability and enjoyability of our community. During windy days, the dust from new developments, such as Watermark, despite being further than the proposed development fill the air, reduce visibility and have negative influence to people with breathing problems like myself. In addition, there are a heavily used pathway and multiple backyards, which are adjacent to the proposed development. The people who use this pathway for cycling, walking, dog walking, including myself and the ones who live here will be affected by all these negative factors for years to come. This development will permanently reduce the property values and marketability of the houses adjacent to the new construction zone.
- In the project it is not explained how the costs for intersection upgrades will be divided between the City of Calgary and Rocky View County.
- This development will add at least 700 new residents and will cause even more strain on the public transit in Calgary. Currently the c-train is already packed with out-of-town commuters and the new residential development will worsen this situation.

3) Livability of my Community

This was partially discussed in the point above. This development project will decrease the livability and enjoyment of our community, along with obstructing mountain views. The almost constant noise, fine particles and exhaust fumes from traffic, along with dust and garbage from traffic and construction will negatively influence the community of Tuscany in so many ways: health, enjoyment of the place where we live, quality of exercise, play and outdoor living with our neighbours and friends, and property values. The increased density of traffic and construction will take away from all these aspects of our lives, while the development will permanently obstruct mountain views.

4) EMS

The Damkar project will add more than 700 people to rely on EMS from Calgary. This will create shortage of such services for Tuscany and the neighbouring communities.

Additional considerations for this project is:**A) Building density**

The proposed density on this development is 7 times higher than Tuscany and 14 times higher than Watermark! It is too high to be considered rural. It is in contradiction to the adjacent lands north (Blue Ridge) and south (Lynx) of the development. The project does not provide a thoughtful transition between urban and rural areas. It is a monstrosity of apartment buildings. This is pushing a city, downtown-style development into a rural area.

In view of the agreements in place, by-law requirements and regional impact of proposed Damkar Seniors Oriented Residential Community, **Rocky View County Council should reject the proposed development and require a new right-sized proposal to be created. Please ensure I am counted as strongly opposed to the proposed Appendix 9: Conceptual Scheme Amendment.**

Signed,
Jennifer Brown
53 Tuscany Ridge Circle, T3L 3C1
Calgary

Michelle Mitton

From: Jeremy Sykes [REDACTED]
Sent: April 27, 2021 1:10 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - BYLAW C-8056-2020 and BYLAW C-8055-2020

Follow Up Flag: Follow up
Flag Status: Flagged

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To Whom It May Concern:

My name is Jeremy Sykes, and I'm a resident of the Tesoro community in Tuscany, which borders 12 Mile Coulee Road. I live with my wife and my 1.5 year-old daughter, and we're expecting a boy in July.

Why am I telling you this? I think it's important to note our community, like many surrounding 12 Mile Coulee, will be dramatically impacted by the proposed above bylaws. I know the Tesoro community is home to a huge number of families with small children, and I imagine there are many others in surrounding homes. The work proposed is hugely significant and will cause massive construction for years to come, as well as increased traffic and congestion in a residential area.

That's not to say I don't support the project - progress cannot always be stopped, especially when there is prime, undeveloped land in the area.

My request is this - please, be considerate of those you're impacting. It will be thousands of people, including many small children. I hope there will be ample consideration given for pedestrian access across what will become an incredibly busy road, as well as plenty of room for vehicles to operate and access communities. You cannot increase density in the area without planning for both these situations.

I trust you have the interests of many people to consider, and I hope to be one of them.

I appreciate your time and consideration.

Jeremy Sykes
[REDACTED]

Michelle Mitton

From: Jessi F [REDACTED]
Sent: May 5, 2021 7:47 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - Bylaw C-8056-2020-PL20200051 (05618459) Bylaw C-8055-2020-PL20200050 (05618459)

Follow Up Flag: Follow up
Flag Status: Flagged

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DATE: May 5, 2021

Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: BYLAW C-8056-2020, Planning Application Number: PL20200051 (05618459)

BYLAW C-8055-2020, Planning Application Number: PL20200050 (05618459)

I am a resident of Tuscany in Calgary and will be directly impacted by increased traffic volumes and congestion and potential regional shortfall of emergency services that will be caused by the proposed Appendix 9: Conceptual Scheme Amendment.

The Intermunicipal Development Plan in place between Rocky View County and the City of Calgary is intended to "enhance cooperation and achieve coordination wherever possible so that the effect that we have on one another and our residents is positive."

I am writing to formally express my view - and great concern - that the size and scope of the proposed Damkar Seniors Oriented Residential Community will:

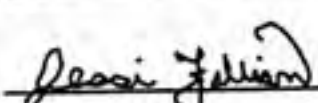
- Require major and costly upgrades to the road infrastructure that serves both Rocky View County and Calgary residents.
- Conflict significantly with what would be considered as an appropriate transition between municipalities, especially with respect to the massing of buildings.
- Reduce the availability of emergency services in our region.

In view of the agreements in place, by-law requirements and regional impact of proposed Damkar Seniors Oriented Residential Community, Rocky View County Council should reject the proposed development and require a new right-sized proposal to be created.

Please ensure I am counted as strongly opposed to the proposed Appendix 9: Conceptual Scheme Amendment.

Name Jessi Fabian

Address 104 Tuscany Springs Terrace NW Calgary AB

Signature 

Michelle Mitton

From: [REDACTED]
Sent: May 4, 2021 1:33 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Re: Proposed Bylaw of Rocky View County to Amend Land Use Bylaw C-8000-2020, Application Number PL20200051 (05618459)

Follow Up Flag: Follow up
Flag Status: Flagged

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Good afternoon,

I request that my address remain confidential as this is information that I do not want made public. Names and addresses, as personal information, should be kept confidential to the general public unless I permit this information to be released. I do not permit this.

On May 4, 2021, at 1:07 PM, [REDACTED] wrote:

Good afternoon,

My name is Jessica Tran. I live at [REDACTED] in the neighbourhood of Tuscany.

I oppose the proposed bylaw of Rocky View County to amend Land Use Bylaw C-8000-2020.

I understand that the Damkar Lands Senior-Oriented Residential Project has had some proposed changes. While I support senior residential development, the change from residential development of approximately 60 residents to Four residential buildings with 350-500 suites far exceeds the initial proposal and will have an impact on the surrounding communities. The significant change in infrastructure will be detrimental to the surrounding area, will have impacts to City of Calgary taxpayers, and will likely have an impact on response times of emergency vehicles.

Building 3-6 story structures will have a detrimental impact on the surrounding area, specifically the residents of Tuscany who back onto this land. The property value of the Tuscany homes backing on to this development will have their mountain views impeded by the building and will result in a decrease in property value. At the time of purchase, we were told that the development was supposed to be less than 100 units and the homes backing onto this land cost more as a result of the mountain view. If the development began further back from 12 Mile Coulee, there is the possibility that the buildings would not impede the view from these homes. However, this is dependent on the height of those buildings.

Section 532, of the Municipal Government Act states that the municipality is responsible for maintenance of its municipal road. 12 Mile Coulee Road is a City of Calgary Road. Therefore, with the additional vehicle traffic from a possible 350-500 cars is a significant strain on this road. The City of Calgary residents will be paying for any future maintenance, not Rocky View County. I would like to know whether the traffic study done on 12 Mile Coulee took into account the new proposed 350-500 units rather than the initial 60 proposed units. Stating that seniors living in these units will likely travel

outside of peak traffic flows, does not mean that they will nor does this include traffic from guests and those that may be working at the facility. In addition, this will likely increase traffic within Tuscany as there is access to a Sobey's grocery store and other amenities within the neighbourhood via Tuscany Way. With the additional volume of vehicles, it is likely that response times from emergency vehicles will be increased which would have a negative impact on any individual requiring those services. Whether emergency vehicles use Tuscany Way (one lane each way) or 12 Mile Coulee (two lanes each way), there will be an increase in traffic and therefore traffic times will be increased. This will impact the Fire Department within Tiscany and emergency vehicles coming from Calgary or Cochrane as 12 Mile Coulee would be the fastest route in many cases to Watermark and Tuscany.

I support senior residential development, but not to this scale on that piece of land.

Thank you,

[REDACTED]

Michelle Mitton

From: [REDACTED]
Sent: May 4, 2021 8:50 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Bylaw C-8056-2020, Planning Application Number : PL202000051 (05618459)
Attachments: Damkars May 2021.docx
Follow Up Flag: Follow up
Flag Status: Flagged

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Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2

Re: Bylaw C-8056-2020, Planning Application Number : PL202000051 (05618459)

Bylaw C-8056-2020, Planning Application Number : PL202000050 (05618459)

We remain opposed to the proposed development as noted in our letter dated August 2020.

The Damkars Legacy Project literature and drawings depict a large development. We would suggest that a 2-4 storey building, as is being proposed for the building closest to Twelve Mile Coulee Road, would be difficult to “adapt to natural topography to preserve views for tenants and neighbours” as noted in the documents. A four-storey building seems very formidable in this area and out of character and context with the Watermark area. Watermark has been thoughtfully developed and is a beautiful community in Rocky View County. New development within or next to Watermark should reflect the same high standards of development.

One of our concerns is the traffic that will be generated by residents in the four buildings that are being planned. The traffic exiting Tuscany Way onto Twelve Mile Coulee Road currently will back up several car lengths if someone is waiting to turn south onto Twelve Mile Coulee Road. A high-density development of this nature will increase the traffic passing through that intersection and cause further delays. Currently, as a pedestrian, it is a challenge to cross Twelve Mile Coulee Road throughout the

day and evening. Adding several hundred more residents coming and going will make this more challenging.

In reviewing the document "Appendix 9: Conceptual Scheme amendment" we note Section 8 Transportation and Section 9 Utility Servicing. Both of these sections contain a lot of detailed information that one has to take at face value. However, in Figure 10 on page 29 of this document we notice that the map has incorrect names for the nearby Tuscan streets. This is a detail that seems very basic and easy to establish, leaving us wondering about the developer's attention to detail in the other parts of the proposal.

Although we do not live in Rocky View County, but in Calgary, we do think the water and services required for such a large development are a concern for our neighbours in Watermark.

Our primary concern with what we see in the proposal is the acknowledgement that design details will be determined in the development permit phase. We don't know if this means that the plans could change dramatically (increased density, larger buildings) once this large development is approved.

"Many design details such as building height will be determined in the future Development Permit stage, however preliminary renderings have been developed to best illustrate how the project may look."

Thank you for the opportunity to comment on this proposal.

Sincerely,

Julie Wood

Paul Ruchlewicz

81 Tuscan Ridge Circle NW

Calgary AB T3L 0E5

DATE: APRIL 28, 2021

Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: BYLAW C-8056-2020, Planning Application Number: PL20200051 (05618459)

BYLAW C-8055-2020, Planning Application Number: PL20200050 (05618459)

I am a resident of BEARSPAW in Rocky View County.

I am writing to officially record my opposition to the proposed Appendix 9: Conceptual Scheme Amendment.

The size and scope of the proposal currently before Council dramatically exceeds:

- The number of units designated by Rocky View County by-laws and the approved Watermark Conceptual Scheme.
- The total number of units forecast by Rocky View to be needed for seniors across the entire County.

The proposal also calls for a:

- Total scope of development that will require significant upgrades to transportation infrastructure, increased costs for water services and waste treatment and increased demand for limited EMS, fire and police services.

These elements do not meet the development requirements put in place by Rocky View County's elected representatives and are entirely out of alignment with what residents were told to expect in their community.

Rocky View County Council should reject the development as proposed and require the developer to return with a new proposal that meets the by-laws of our community and the expectations set for homeowners.

As County voter and taxpayer, please ensure I am counted as strongly opposed to proposed Appendix 9: Conceptual Scheme Amendment.

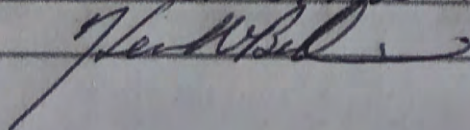
Name

KEN BLOEN

Address

31 BEARSPAW MEADOWS BAY

Signature



Michelle Mitton

From: Kieran R [REDACTED]
Sent: May 4, 2021 6:45 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - BYLAW C-8056-2020, Planning Application Number: PL20200051 (05618459)
Attachments: Damkar KVR May 2021.pdf
Follow Up Flag: Follow up
Flag Status: Flagged

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DATE: May 4, 2021

Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: BYLAW C-8056-2020, Planning Application Number: PL20200051 (05618459)

BYLAW C-8055-2020, Planning Application Number: PL20200050 (05618459)

I am a resident of Tuscany Ridge Circle in Calgary and will be directly impacted by increased traffic volumes and congestion and potential regional shortfall of emergency services that will be caused by the proposed Appendix 9: Conceptual Scheme Amendment.

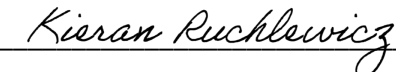
The Intermunicipal Development Plan in place between Rocky View County and the City of Calgary is intended to "enhance cooperation and achieve coordination wherever possible so that the effect that we have on one another and our residents is positive."

I am writing to formally express my view - and great concern - that the size and scope of the proposed Damkar Seniors Oriented Residential Community will:

- Require major and costly upgrades to the road infrastructure that serves both Rocky View County and Calgary residents.
- Conflict significantly with what would be considered as an appropriate transition between municipalities, especially with respect to the massing of buildings.
- Reduce the availability of emergency services in our region.

In view of the agreements in place, by-law requirements and regional impact of proposed Damkar Seniors Oriented Residential Community, Rocky View County Council should reject the proposed development and require a new right-sized proposal to be created.

Please ensure I am counted as strongly opposed to the proposed Appendix 9: Conceptual Scheme Amendment.

Name	<u>Kieran Ruchlewicz</u>
Address	<u>81 Tuscany Ridge Circle NW Calgary AB</u>
Signature	<u></u>

Michelle Mitton

From: trish bollinger [REDACTED]
Sent: April 28, 2021 10:18 AM
To: Legislative Services Shared; Division 8, Samanntha Wright
Cc: CAWard1 - Ralph Smith
Subject: [EXTERNAL] - BYLAW C-8056-2020

Follow Up Flag: Follow up
Flag Status: Flagged

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Attention: Legislative Services, Rocky View County

Dear Rocky View Council Members,

RE: Bylaw C-8056-2020 – A bylaw of Rocky View County to Amend Land Use Bylaw C-8000-2020

File no 05618459, Application no. PL20200051, Division 8

I wish to provide comments on the above noted application. I am strongly opposed to the changes proposed for this project.

My home backs on to 12 Mile Coulee Rd. directly across from this proposed development. I purchased the home in 2018 for the mountain views, natural sunlight and tranquility of the area. The new development proposal will completely block out any mountain views and the natural light for a significant portion of the day. Backing onto these new towering buildings with a proposed access point off of 12 mile coulee would make our home unsuitable for us and undesirable for anyone who enjoys sunlight and/or peace & quiet.

We would lose not only our right to the quiet use and enjoyment of our home but the resale value and ability to find a suitable replacement property.

We are not opposed to a seniors development, however, it should be appropriate for the community.

I believe the existing zoning allows for an appropriately sized seniors development that would fit in with the existing community and Rocky View's plans for the area. It is my understanding that the existing R-3 zoning would allow for bungalow villas or a modest seniors facility. When we purchased our home in 2018 we were expecting that bungalow villas or something similar would eventually be built there. We feel blind sided by this proposed development. It is not necessary to rezone for a mega multi-story, multi-care facility that would create a lot of noise from emergency vehicles, construction, and everyday staffing to fulfill the perceived need in the community or the Damkar legacy. I do not think the Damkar's envisioned destroying the peace and tranquility of the community with a large for-profit development such as what is proposed.

At the developers open house held in the fall of 2020, we raised our concerns about the impact the proposed development would have on traffic and were told the impact would be minimal because seniors do not drive very much. Now we have heard the development would not be limited to seniors but would be open to the general public. We notice the name has changed from 'seniors housing' to 'seniors oriented housing'. It appears the developer is being deceptive in order to obtain rezoning permission and maximize profits.

While there is still the Mega Church and new homes being constructed in Watermark and Rockland Park using 12 Mile Coulee Road, the proposed development is huge. The impacts on traffic would be significant. We respectfully request that the developer reconsiders the Damkar Seniors Housing Proposal to give greater consideration and equity to the community in which it is to reside. Rocky View contains significant undeveloped land. It is not necessary to fulfill the

housing needs of the seniors population on a single parcel at the expense of all the existing residents who settled down in what they thought was a peaceful rural community.

Consideration should be given to moving the facility further away from 12 Mile Coulee road, more in line with the Church to minimize the impact on the surrounding community and landscape. Consideration should be given to scaling the project down to bungalow villas and/or a single level facility with more green space in the front to preserve the natural habitat enjoyed by the local residents using the popular pathway along 12 Mile Coulee.

Since we have been living here, we notice that the land under review is a wildlife corridor for deer, moose, coyotes and other animals. The development proposed will destroy this habitat. I don't think it was the Damkar's intention to come in and irreparably harm the community with a seniors development of the scope and magnitude proposed.

Please do not approve the zoning changes. The proposed development is unreasonable, does not fit in and will dramatically and negatively change the community and the lives of the people who currently call this area home.

Kind Regards,

Kurt & Tricia Bollinger
45 Tuscan Ridge Circle NW
Calgary, Alberta T3L 0E6

Michelle Mitton

From: Kylie Law [REDACTED]
Sent: May 4, 2021 5:51 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Damkar NON RVC copy
Attachments: Damkar NON RVC copy.pdf; ATT00001.txt

Follow Up Flag: Follow up
Flag Status: Flagged

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DATE:

Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: BYLAW C-8056-2020, Planning Application Number: PL20200051 (05618459)

BYLAW C-8055-2020, Planning Application Number: PL20200050 (05618459)

I am a resident of Tuscany in Calgary and will be directly impacted by increased traffic volumes and congestion and potential regional shortfall of emergency services that will be caused by the proposed Appendix 9: Conceptual Scheme Amendment.

The Intermunicipal Development Plan in place between Rocky View County and the City of Calgary is intended to “enhance cooperation and achieve coordination wherever possible so that the effect that we have on one another and our residents is positive.”

I am writing to formally express my view - and great concern - that the size and scope of the proposed Damkar Seniors Oriented Residential Community will:

- Require major and costly upgrades to the road infrastructure that serves both Rocky View County and Calgary residents.
- Conflict significantly with what would be considered as an appropriate transition between municipalities, especially with respect to the massing of buildings.
- Reduce the availability of emergency services in our region.

In view of the agreements in place, by-law requirements and regional impact of proposed Damkar Seniors Oriented Residential Community, Rocky View County Council should reject the proposed development and require a new right-sized proposal to be created.

Please ensure I am counted as strongly opposed to the proposed Appendix 9: Conceptual Scheme Amendment.

Name Kylie Law

Address 110 Tuscany Springs Hill NW

Signature 

May 1, 2021

Rocky View Country**Ref: A Bylaw of Rocky View County to Amend Land Use Bylaw C-8055-2020**

Application Number: PL20200050 (05618459)

Application by B&A Planning on behalf of Trico Developments.

As a resident in the Blueridge Mountain State, at #19 Blueridge Place, Calgary T3L 2N5, (Legal Description: Lot 4, Block 7, Plan 8911827) – Home owner: Saad Ibrahim,

I totally oppose the redesignation of the subject land use from Residential Rural District (p4.0) to Direct Control District to allow the development of multi-residential catering to seniors, located immediately adjacent to the City of Calgary , approximately 1.2 Km south of Highway 1A and on the west side of 12 Mile Coulee Road.

The objection to the change of the land use is because of the following:

1. The multi-residential catering to seniors development is significantly inferior to the spacious acreage development in the adjacent to the Blueridge Mountain State Development.
2. Homes in the Blueridge Mountain State are developed in a 2 to 3 acreage development spacing per home. Where the high density subject development by Trico is only suitable for the city development where comparable high density developments are present.
3. I built our home to enjoy the country living style in a community with low density and far more privacy than in the proposed development.
4. I have been enjoying for 20 years living in our acreage with unobstructed beautiful view of the mountains.
5. As our property is located across the fence from the proposed development, the construction of 4 to 6 stories of four builds will total destroy the great Mountain View that I have been enjoying for 20 years.
6. When presenting our blue print of our home design to the Rocky View for construction approval 20 years ago, our architect requesting raising our home high by one feet to allow for a 9 feet high second floor ceiling instead the standard 8 feet high. Our request was rejected by the Rocky View Municipality because our proposed home will **violate the home height restriction** in the Blueridge Mountain State development.
7. The review the development by Trico of 4 to 6 story high buildings will create a concrete wall as high as 50 feet facing my home, is totally unacceptable.
8. This development will deprive us of the Mountain View and significantly reduce the value of my home's price, which will inflect a major financial hardship on us.
9. The high density development will also impose heavy traffic on the adjacent Twelve Mile Collee Road which again will negatively impact the country living expected in our spacious acreage development.

10. Considering the current Covid 19 and the concern of infection, the high density development is totally undesirable.
11. Overall, I am very disappointed that the Rocky View Municipality is even considering such a development and bringing it to a public hearing. This development should have been rejected upfront, as it is not suitable to be adjacent to a luxurious spacious acreage development.
12. To close my comments, the Rocky View Municipality should suggest any alternative suitable properties that are at a far distance from acreage development where high density development is suitable and would be accepted by the residence of the neighborhood.
13. I am attaching a video to show the impact of building high rise buildings in a high density development on the Mountain View and the tranquility that we have been enjoying over the past 20 years.

May 1, 2021

Rocky View Country**Ref: A Bylaw of Rocky View County to Amend Land Use Bylaw C-8056-2020**

Application Number: PL20200051 (05618459)

Application by B&A Planning on behalf of Trico Developments.

As a resident in the Blueridge Mountain State, at #19 Blueridge Place, Calgary T3L 2N5, (Legal Description: Lot 4, Block 7, Plan 8911827) – Home owner: Larissa Ibrahim,

I totally oppose the redesignation of the subject land use from Residential Rural District (p4.0) to Direct Control District to allow the development of multi-residential catering to seniors, located immediately adjacent to the City of Calgary , approximately 1.2 Km south of Highway 1A and on the west side of 12 Mile Coulee Road.

The objection to the change of the land use is because of the following:

1. The multi-residential catering to seniors development is significantly inferior to the spacious acreage development in the adjacent to the Blueridge Mountain State Development.
2. Homes in the Blueridge Mountain State are developed in a 2 to 3 acreage development spacing per home. Where the high density subject development by Trico is only suitable for the city development where comparable high density developments are present.
3. I built our home to enjoy the country living style in a community with low density and far more privacy than in the proposed development.
4. I have been enjoying for 20 years living in our acreage with unobstructed beautiful view of the mountains.
5. As our property is located across the fence from the proposed development, the construction of 4 to 6 stories of four builds will total destroy the great Mountain View that I have been enjoying for 20 years.
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7. The review the development by Trico of 4 to 6 story high buildings will create a concrete wall as high as 50 feet facing my home, is totally unacceptable.
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12. To close my comments, the Rocky View Municipality should suggest any alternative suitable properties that are at a far distance from acreage development where high density development is suitable and would be accepted by the residence of the neighborhood.
13. I am attaching a video to show the impact of building high rise buildings in a high density development on the Mountain View and the tranquility that we have been enjoying over the past 20 years.

Michelle Mitton

From: Laurie Hildenbrandt [REDACTED]
Sent: Monday, May 3, 2021 8:57 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Fwd: Damkar Lands - Seniors Oriented Residential CS Amendment
Attachments: Hildenbrandt 2020-09-14 letter.pdf; ATT00001.htm

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

Please accept this resubmission of our concerns and objection to the proposed Appendix 9: Conceptual Scheme amendment. Thanks.

Laurel and Ralph Hildenbrandt
[REDACTED]

Begin forwarded message:

From: Laurie Hildenbrandt [REDACTED]
Subject: Damkar Lands - Seniors Oriented Residential CS Amendment
Date: September 14, 2020 at 5:00:09 PM MDT
To: skunz@rockyview.ca
Cc: sam@wrightforbearspaw.com

Please find attached our letter of **opposition** with regard to the above proposed CS Amendment.

Thanks for your consideration,

Laurel and Ralph Hildenbrandt
[REDACTED]

Ralph & Laurel Hildenbrandt
10 Spyglass Point
Calgary, AB T3L 0C9

September 14, 2020

Mr. Stefan Kunz, Senior Planner
Planning Services Department
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Sent via email

Dear Mr. Kunz:

Re: The Damkar Lands - Seniors-Oriented Residential CS Amendment
File Number: 05618459
Application Number: PL20200050/51
Division 8

We are writing to advise that we are opposed to the Conceptual Scheme Amendment Proposal to redesignate the subject land from Residential Three District to Direct Control District in order to allow the development of four multi-family dwelling buildings up to 500 units total.

We have been aware of the senior's development proposed for the Damkar lands since before we purchased our lot and home in 2015. We have always understood the project to be much smaller both physically and visually than what is being proposed in this amendment.

We have several concerns with the proposed amendment as follows.

Density

The proposed density and number of dwelling units conflicts with the guiding principles of the **Rocky View County Plan (2018)**, which *'encourage a moderate level of residential growth that preserves and retains the County's rural character'* and *'maintaining the rural landscape and character of dark skies and open vistas.'*

An intense development such as is being proposed, four buildings up to six storeys in height, and up to 500 units, does not speak to rural character nor rural landscape and open vistas. The proposed density of approximately 40 residential units per acre is well beyond the currently permitted 1.95 units per acre, is approximately 20 times the density of the Watermark neighborhood, and 3 to 4 times the Rocky View Residential Density Policy.

Project Integration

The proposed building height of up to six storeys does not provide any transition or integration with the single family residences in the neighboring communities of Tuscany, Blue Ridge Mountain Estates, Watermark, or Lynx Ridge. The Rocky View Land Use Bylaw maximum building height for most Land Use Districts is only 10 m, with 15 m permitted for certain commercial districts; a six storey residence will certainly exceed the 15 m height, and well exceed the generally permitted 10 m height.

Traffic Impact

Previous traffic impact assessments completed for the Damkar Lands did not take into account the traffic anticipated from a 500 unit, 474 parking stall development. The traffic associated with the proposed development certainly has the potential to overload the existing roads and intersections.

Infrastructure Load

In late August 2020 the existing customer base of Blazer Water Systems were asked to curtail their discretionary water usage. It would thus seem highly likely that an infrastructure upgrade will be required to service the additional residents of the proposed 500 unit development.

It would also seem highly likely that the existing wastewater supply and treatment will require upgrades. The Blazer Water and Bearspaw Regional Wastewater forecasts included in their 2016 GRA rate application anticipated an increase of 100 residential senior units, not 500 units as now proposed. We are concerned that such upgrades will result in a disproportionate burden falling to the existing customer base rather than to the developer of this project. Previous rate increase applications by Blazer Water Systems, **well in excess of what AUC considers 'rate shock', suggest they will pass this** cost on to the existing user base.

We do support the notion of a seniors oriented community – it is a worthwhile effort and a necessary endeavour for our aging population. We, along with most of our neighbors, moved to Watermark with the understanding and acceptance of a seniors residence on the Damkar Lands. However, the sheer size and scale of the proposed project is inconsistent with the adjacent neighborhoods, and is contrary to the rural intent implicit in the current Rocky View land use bylaw. On this basis the Conceptual Scheme Amendment Proposal should be rejected.

Sincerely

Ralph and Laurel Hildenbrandt
[REDACTED]

Michelle Mitton

From: [REDACTED]
Sent: April 28, 2021 12:18 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Complaint for planning development 12 Mile Coulee

Follow Up Flag: Follow up
Flag Status: Flagged

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April 28th,
Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Via email: legislativeservices@rockyview.ca
To: Rocky View County Legislative Services
Re: BYLAW C-8056-2020, Planning Application Number: PL20200051 (05618459)
BYLAW C-8055-2020, Planning Application Number: PL20200050 (05618459)

I am a resident of Tuscany in Calgary and will be directly impacted by increased traffic volumes and congestion and potential regional shortfall of emergency services that will be caused by the proposed Appendix 9: Conceptual Scheme Amendment. The Intermunicipal Development Plan in place between Rocky View County and the City of Calgary is intended to "enhance cooperation and achieve coordination wherever possible so that the effect that we have on one another and our residents is positive."


I am writing to formally express my view - and great concern - that the size and scope of the proposed Damkar Seniors Oriented Residential Community will:

- Require major and costly upgrades to the road infrastructure that serves both Rocky View County and Calgary residents.
- Conflict significantly with what would be considered as an appropriate transition between municipalities, especially with respect to the massing of buildings.
- Reduce the availability of emergency services in our region.

In view of the agreements in place, by-law requirements and regional impact of proposed Damkar Seniors Oriented Residential Community, Rocky View County Council should reject the proposed development and require a new right-sized proposal to be created.

Please ensure I am counted as strongly opposed to the proposed Appendix 9: Conceptual Scheme Amendment.

Name Lesley Doell
Address 9 Tusslewood Dr NW

Signature 

Lesley Doell BFA BEd MEd

[REDACTED]



Michelle Mitton

From: Maria Salazar [REDACTED]
Sent: May 5, 2021 3:10 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Re: BYLAW C-8056-2020, Planning Application Number: PL20200051 (05618459) BYLAW C-8055-2020, Planning Application Number: PL20200050 (05618459)
Attachments: Letter Rocky View County M Salazar-Damkar May 5-2021.PDF
Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

Please find attached my letter of opposition to the proposed BYLAW C-8056-2020, Planning Application Number: PL20200051 (05618459), BYLAW C-8055-2020, Planning Application Number: PL20200050 (05618459)

Regards,

Maria Salazar
11 Watermark Villas
Calgary AB T3L 0E2

May 5, 2021

FROM: Maria Salazar

11 Watermark Villas

Calgary, AB T3L 0E2

TO: Legislative Service

Rocky View County

262075 Rocky View Point

Rocky View County, AB, T4A 0X2

Re Bylaw C-8056-2020, Planning Application Number PL20200051 (05618459)

Bylaw C-8055-2020, Planning Application Number PL20200050 (05618459)

I am resident of the community of Watermark Villas in Rocky View County, and I live at 11 Watermark Villas, Calgary AB T3L 0E2

Opposed to Amendment

We are opposed to the proposed Appendix 9: Conceptual Scheme Amendment. We have not been fully informed and have not had adequate time to review this project. Based on our review to date of the project documents, we can see that the proposed amendment fails to adequately address the following impacts it may have on us, our family and our community:

Unprecedented Development

Such a high density development outside of an urban core area would set an undesirable and unwanted precedent for high density development in rural areas of Rocky View County.

Unacceptable Density

The proposed project is not an appropriate transition between rural and urban land use. The proposed density is unmistakably high density urban and would be incompatible with the transitional development already in place (country residential acreages) to the north and northwest of the proposed development.

The original proposal called for low rise buildings similar in height to those in neighboring Watermark and adjoining acreages and would be more appropriate than a high density development that belongs in an urban core. The density of this proposed development is up to over 40 units per acre. This would be 10 times the density of adjacent City of Calgary communities and 20 times that of adjoining Watermark.

Provision of adequate transit, police, fire fighting, and potable and waste water services that would be required are not addressed.

Unacceptable Building Height

Four multi storey buildings up to 5 stories in height are proposed. These buildings would be an estimated 45-55 feet high or more, even higher than the adjacent Centre Street Church. The height and mass of these buildings is incompatible with the surrounding country residential land use. This kind of development belongs in an urban core area, not in a transition zone between urban and country residential.

Obstructed Views

Rocky View County has a priceless and irreplaceable heritage - the views and vistas of the Rockies along Bow Valley corridor. The scale of the proposed development and heights of the buildings would block views and negatively impact everyone who lives in or travels through this part of the county. We do not need or want such a high density development in this area.

Increased Traffic, More Congestion

The proposed development would substantially increase the traffic volume on Twelve Mile Coulee Road and connecting roads. The intersection at Crowchild Trail and Twelve Mile Coulee Road is already congested.

More Pollution

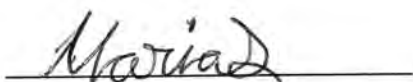
It is inevitable that a new urban development housing approximately 1000 people would result in the contamination of existing surface and groundwaters. Pesticides, herbicides, petroleum products and other chemicals would be washed into the drainage which feeds into the ponds in Watermark and then into the Bow River. Degradation of the environment would occur beyond the limits of the proposed development.

Negative Impact on Livability

The encroachment of a high density development into a rural area of Rocky View would have a negative impact on the neighboring residents' quality of life and their property values. The wildlife habitat would be further stressed by a high density urban development.

We would choose to live in this complex only if it was developed as originally proposed. We would want to live in a lower density development that harmonizes with and respects the rural character of Rocky View and preserves the priceless mountain views for all.

Signed,

A handwritten signature in cursive script, appearing to read "Maria", is written over a horizontal line.

Michelle Mitton

From: Mark Tysdal [REDACTED]
Sent: May 5, 2021 3:19 PM
To: Legislative Services Shared
Cc: Shea Tysdal
Subject: [EXTERNAL] - Damkar development Bylaws C-8055-2020 and C8056-2020

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

Dear Rockyview county,

I am writing to voice my objections to the Damkar development as proposed on behalf of myself and my wife Shea Tysdal. We live at 66 Blueridge Dr. just north of the proposed development.

Allow me to premise this objection with the fact that we are not opposed to development in the area, but respectfully ask that any and all development be continued consistent with the current development plans for the Bearspaw area as noted in the current BASP. These requirements include development of lots that are at least 2 acres in size.

Our primary concerns related to this development involve infrastructure, increased population/traffic and access to services. In addition, we moved to the Blueridge area to be out of the city living, not to live within the city.

The current infrastructure to get down 12 Mile Coulee Road to our place off the 1A would be insufficient for the planned development (particularly if considered in connection with the Ascension plans (which we also oppose). Tuscany, Watermark, Lynx Ridge, other Blueridge residents already utilize this road; adding the proposed # of units into the Damkar development would be detrimental to our enjoyment of the area.

We used to live on the north end of Beddington Trail and the increased density in the city norths of us, together with the addition of traffic lights (20 km from the city centre), was beyond frustrating. We're afraid this would be the "solution" here along 1A too. It is not a solution, it's a problem. In addition, the access to Blueridge Drive is already somewhat difficult as the southbound lanes are on a downhill, requires additional breaking and often causes me concern as we turn off as cars approach quickly behind our vehicle. I'm concerned additional traffic will only compound the risks of access and present additional safety risks. I assume much like the oil & gas industry that I work in, safety is of considerable concern to the county. Safety said, the "solution" is not lights at our intersection and not (while better) a traffic circle, but rather stopping the development as proposed. Should acreages of 2+ acres be proposed, consistent with the current BASP, we would gladly support this.

Increased population into this area of Rockyview County is also not advisable. We have the one Fire Department and Bearspaw School. It's very unclear as to how the additional units would be

supported by the County's currently available services. While we understand a focus of the development would be for senior housing, this is not the only purpose of the development. There would be an increase in families and children. Increased risk of police / fire / ambulance access are a concern, especially as we are already at the end of the RCMP's coverage area. I do not support the county attempting to allow the eastern edge of the county to essentially become a city. Again, we moved to where we are to avoid the city conditions.

Lastly, we have young children, who often bike to Tuscany to visit friends and have to cross 12 Mile Coulee on their bikes. The additional traffic is a significant concern for us, as they get older and utilize the services in Tuscany even more. The density of population and development is a significant safety concern for us. We love the fact that it is somewhat "country living" where we are, and we would like to keep it that way. Please consider the increase risks associated with this development.

Based on the above, we respectfully disagree with the proposals in the two bylaws, and we thank you for your time and consideration of our objections.

Regards,
Mark & Shea

Michelle Mitton

From: [REDACTED]
Sent: Monday, May 3, 2021 7:14 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Damkar project
Attachments: Damkar letter May 2.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

Hello,
Please see my attached letter expressing my opposition to the proposed Appendix 9: Conceptual Scheme Amendment
Thank you
Martine Albert
17 Spyglass Point
T3L 0C9

May 2, 2021

Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: BYLAW C-8056-2020, Planning Application Number: PL20200051 (05618459)

BYLAW C-8055-2020, Planning Application Number: PL20200050 (05618459)

I am a resident in the community of Watermark and I live at 17 Spyglass Point.

I am writing to officially record my strong opposition to the proposed Appendix 9: Conceptual Scheme Amendment.

Ernie and Iris Damkar had a vision for their land, to build a church and housing for seniors. When we decided to build in Watermark that is what we were told. Now the church has been built and the size of this building is disproportionate and a true misfit with its neighboring communities. The original proposed church renderings in the 2014 planning documents portrayed a ranch style bungalow walk out which bears very little similarity to what we see now. It is an imposing building that does not fit the architectural guidelines of the neighboring communities. I fear we are facing this same reality now with construction of the proposed "seniors oriented facility".

It appears the developer is taking advantage of the vast Damkar land and morphing Ernie and Iris' wish into their own vision and losing sight of the original plan, shame on you Trico.

I don't feel I have been fully informed on the developer's concept of the project, nor have had adequate amount of time to ask questions. The developer has changed its mind on their vision of this project a few times along the way, at one time it was changed to a four multi-family dwelling buildings... July 2020- The developer has not been clear with their communication and comes across as not being transparent and the very short notice I received for the public hearing appears to be underhanded with a similar purpose in mind.

Trico's vision now, not Ernie and Iris' vision, is to build 4 rows of multi-story buildings up to 5 stories with up to 500 units and an estimated 1,000 residents, a far cry from its original plan in the 2009 County Bylaw allocating 57 residential units to the Damkar parcel. Not only will the number of residents increase, but the staff and visitors and delivery services to these buildings will have a direct impact on traffic flow, not to mention church goers will also add to this.

The density of the proposed project is up to 40 units per acre, which is 10 times the density of the surrounding City of Calgary communities and 20x that of neighboring Watermark. I support housing seniors but do we need to house all of Rocky View County seniors on the Damkar land? And why is Trico distancing themselves from the original vision?

Does this project need to be built so close to adjacent neighbors? I have never received concrete information as to how close this project will be built to my property. Considering where the church is

built, I would like answers. A close proximity to my property will impact me and my family directly and will decrease our property value.

Another concern, is water and waste water. I have not been given guarantees the current system operated by Blaze Water and the Wastewater Treatment plant will be able to handle such an increased load. Who will pay for this? Will our taxes increase? I received an email from Blazer Water Systems in August 2020 asking me as a Watermark resident to curtail my water usage as they needed to “balance volumes available in Blazers’ main water reservoir” and apparently there was cause for concern. How will the increase of demand for water be managed?

Regarding soil stability, with the construction of the church we witnessed landslides spilling into the Watermark community. One would think that soil engineers would have evaluated the stability of the soil prior to construction. What happens to residents if this occurs again?

Finally, I am not opposed to a seniors housing project, what I am opposed to is the proposed greatly increased density, the disrespect of Ernie and Iris’s legacy and of the integrity of the neighboring communities.

I firmly oppose this project for reasons noted above. My quality of life will be impacted. The density and proximity to Watermark community is a major concern and so is the increase in traffic and noise in the community and the visual impact of these buildings.

In my opinion this project is a win-lose proposition- Trico wins, nearby communities lose.

Martine Albert
17 Spyglass Point
Calgary, Alberta
T3L 0C9

Michelle Mitton

From: m trout [REDACTED]
Sent: April 26, 2021 3:10 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Bylaw: C-8055-2020 Bylaw of Rockyview County to amend Land Use Bylaws C-8000-2020

Follow Up Flag: Follow up
Flag Status: Flagged

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m trout [REDACTED]

3:05 PM (0 minutes ago)

We are writing to oppose Amendment of the Land Use of Bylaw C-8055-2020.

When we purchased our property in Watermark, we were made aware of a church and possibly a seniors residence next to the church. There are now investors who would like to change the Watermark conceptual scheme which would have a very negative impact on our investment and lifestyles. As it turns out, the church built on the ledge of their property which has totally overwhelmed the views of the area. Now there is the request regarding Land Use in regard to the seniors residence. It was originally going to be approx 100 senior units. Now the request has changed to approximately 500 additional units that are multileveled. This is not what people in Rockyview signed up for. If this land use is agreed upon we are changing the conceptual living for Rockyview for ever; as if we are going to allow these bylaw changes in one part of Rockyview we must be prepared to accept other land use bylaws.

12 mile Coulee road is already a busy road and certainly cannot absorb the addition of significant more traffic. Blazer has already indicated some concern with lack of water for current usage, let alone another expansion. Additionally current homeowners in Watermark would have to deal with significant disruption for sewage and water to be connected to the proposed new site.

So we would be subject to:

- Amended land use that takes over the topography of the land
- Long term changes to the culture of Rockyview
- Shortage of water or significant cost to access required amount of water
- Significant disruption to current residents in order to provide water and sewage to new units where the numbers of units agreed upon will be significantly increased,
- Road access to residents of Blue Grass, Watermark, Lynx Ridge, etc is not sufficient to add that amount of more traffic
- Significant loss of value to properties owned by residents in Rockyview

Therefore we ask that you do not approve this bylaw.

Sincerely
 Marvin Trout
 74 Watermark Villas NW

Calgary, AB T3L 0E2



Michelle Mitton

From: m trout [REDACTED]
Sent: April 26, 2021 3:05 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - BYLAW: C-8056-2020

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

We are writing to oppose Amendment of the Land Use of Bylaw C-8056-2020.

When we purchased our property in Watermark, we were made aware of a church and possibly a seniors residence next to the church. There are now investors who would like to change the Watermark conceptual scheme which would have a very negative impact on our investment and lifestyles. As it turns out, the church built on the ledge of their property which has totally overwhelmed the views of the area. Now there is the request regarding Land Use in regard to the seniors residence. It was originally going to be approx 100 senior units. Now the request has changed to approximately 500 additional units that are multileveled. This is not what people in Rockyview signed up for. If this land use is agreed upon we are changing the conceptual living for Rockyview for ever; as if we are going to allow these bylaw changes in one part of Rockyview we must be prepared to accept other land use bylaws.

12 mile Coulee road is already a busy road and certainly cannot absorb the addition of significant more traffic. Blazer has already indicated some concern with lack of water for current usage, let alone another expansion. Additionally current homeowners in Watermark would have to deal with significant disruption for sewage and water to be connected to the proposed new site.

So we would be subject to:

- Amended land use that takes over the topography of the land
- Long term changes to the culture of Rockyview
- Shortage of water or significant cost to access required amount of water
- Significant disruption to current residents in order to provide water and sewage to new units where the numbers of units agreed upon will be significantly increased,
- Road access to residents of Blue Grass, Watermark, Lynx Ridge, etc is not sufficient to add that amount of more traffic
- Significant loss of value to properties owned by residents in Rockyview

Therefore we ask that you do not approve this bylaw.

Sincerely
Marvin Trout
74 Watermark Villas NW
Calgary, AB T3L 0E2
[REDACTED]

Michelle Mitton

From: PATTIE HANTZSCH [REDACTED]
Sent: May 5, 2021 12:03 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - BYLAW C-8056-2020
Attachments: Damkar Seniors Project - Response Letter - May 5 2021.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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To Whom It May Concern:

RE: ByLaw C-8056-2020 - A ByLaw of Rocky View County to Amend Land Use ByLaw C-8000-2020
Application Number: PL20200051 (05618459)

Please find attached our written submission with respect to the above bylaw.

We **OPPOSE** the proposed bylaw and have provided reasons.

Regards,

Michael A. Hantzsch
Petronella S. Hantzsch
21 Damkar Drive
Calgary AB T3L 0E8

Watermark at Bearspaw

May 4, 2021

FROM: Michael and Petronella (Patricia) Hantzsch

TO: Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB, T4A 0X2

Re: **Bylaw C-8056-2020, Planning Application Number PL20200051 (05618459)**
Bylaw C-8055-2020, Planning Application Number PL20200050 (05618459)

We are residents of the community of Watermark at Bearspaw in Rocky View County, and we reside at 21 Damkar Drive.

Opposed to Amendment

We are strongly opposed to the proposed Appendix 9: Conceptual Scheme Amendment. We have not been fully informed and have not had sufficient time to review this project. Based on our review to date of the project documents, we can see that the proposed amendment fails to adequately address the following impacts it may have on our family, our community and us.

Unprecedented Development

We are not opposed to the project but object to the magnitude of said project. Such a high-density development outside of an urban core area would set an undesirable and unwanted precedent for high-density development in all rural areas of Rocky View County. Housing 1000 residents on only 12 acres is unacceptable. That is the roughly same land size as the neighbouring church. We do not need the "urban sprawl" in rural communities.

Unacceptable Density

The proposed project is not an appropriate transition between rural and urban land use. The proposed density is unmistakably high density urban and incompatible with the transitional development already in place (country residential acreages) to the north and northwest of the proposed development. The original proposal called for low-rise buildings similar in height to those in neighbouring Watermark and adjoining acreages and would be more appropriate than a high-density development that belongs in an urban core. The density of this proposed development is up to over 40 units per acre. This would be 10 times the density of adjacent City of Calgary communities and 20 times that of adjoining Watermark. Provision of adequate transit, police, fire fighting, and potable and waste water services that would be required are not addressed.

Unacceptable Building Height

Four multi-storey buildings (up to 5 stories in height) are proposed. These buildings would collectively be more imposing than the adjacent Centre Street Church. The height and mass of these buildings is incompatible with the surrounding country residential land use. This type of development belongs in an urban core area, not in a transition zone between municipal boundaries. The proposed size of these buildings and their proximity to 12 Mile Coulee Road will have an imposing dominance that negatively reflects on the surrounding developments.

Obstructed Views

Rocky View County has a priceless and irreplaceable heritage - the views and vistas of the Rockies along Bow Valley corridor. The scale of the proposed development and heights of the buildings would block views and negatively impact everyone who lives in or travels through this part of the county. We **do not** need nor want such a high-density development in this area.

Increased Traffic, More Congestion

The proposed development would substantially increase the traffic volume on Twelve Mile Coulee Road and connecting roads. The traffic volume on Township Road 252 (80 Avenue) is already experiencing an increased amount of traffic due to the continued development of our community (Watermark at Bearspaw). The intersection at Crowchild Trail and Twelve Mile Coulee Road is becoming so congested that it sometimes takes two sets of traffic light changes to turn left into the communities of Tuscany, Blue Ridge Estates, Bearspaw Village, Lynx Ridge and Watermark at Bearspaw. The flow of traffic on 12 Mile Coulee is becoming increasingly dangerous with speed and lane changes. This will only get worse if the density of this development (as proposed) is allowed.

More Pollution

In an RVC Seniors Housing Needs Assessment done in 2015, it was anticipated that an additional 151 seniors units would be needed by 2025. This proposed project exceeds the entire county's projections by more than 3 times. What are the intentions for the additional capacity if there are not enough seniors to fill the available units? This needs to be addressed. In addition, it is inevitable that a new urban development, housing approximately 1000 people, would result in the contamination of existing surface and groundwater. Pesticides, herbicides, petroleum products and other chemicals would be washed into the drainage, which feeds into the ponds in Watermark and then into the Bow River. Degradation of the environment would occur beyond the limits of the proposed development. In addition, the sewage and wastewater from this development will have detrimental effects on the water system housed in Watermark. More assurances are needed to answer the questions in regards to current capacity, future capacity additions and ultimately, future rate impacts for current users of Blazer Water and the Wastewater Treatment plant. Plans to increase the capacity of this facility will have devastating effects for the area around it and impact the livelihood of the residents. Not to mention the increase in commercial vehicles that will be needed for servicing using residential roads to access. Because of the location of the current facility, this will increase the potential for danger conditions to escalate for pedestrians and local traffic.

Negative Impact On Liveability

The encroachment of a high-density development into a rural area of Rocky View will have a negative impact on both the neighbouring residents' quality of life and the property values of their homes. The wildlife habitat would be further stressed by a high-density urban development. We absolutely need to consider what the effect of urbanization in a rural setting is doing to the habitat. That is why many chose to move here. We were sold on the premise of a "bedroom community" where we could enjoy a more peaceful and symbiotic relationship with those around us. The original concept for this complex needs to be re-evaluated. Rocky View County has a "dark sky" policy and this has become an issue with the development of the church. What assurances are there that this new development will not create a similar or worse intrusion of excessive lighting, given the footprint of the buildings? A lower density development would


harmonize better with and respect the rural character of Rocky View County and preserve the reason for living here, priceless mountain views, nature and all.

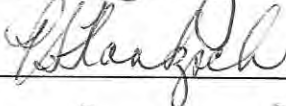
Piecemeal Development & Lack of Long-term Vision


Rocky View County needs to put a stop to piecemeal development along the Bow Valley corridor and think more strategically, not just in terms of a Bearspaw Area Structure Plan, but also in terms of a much more comprehensive and longer time frame plan for the Bow River Valley. It's time for a regional structural concept that preserves the priceless vistas in this area and provides for continuity of ecosystems and wildlife habitat along the Bow River Valley. The guiding documents of the new Rocky View County Municipal Development Plan and updated Bearspaw Area Structure Plan are themselves under review. These updated documents will provide the framework in which Area Structure plans, such as Damkar, should be considered. It would be better planning and a better vision to finish these governing documents. At present, this Damkar development, as proposed, is a project without necessary and updated context of what the residents are saying and envisioning for development in their community.

In Rocky View County's next election we will support councillors who will reject these piecemeal developments and who will embrace a continuing and long-term vision for sustainability of natural systems along the Bow River corridor and uphold the quality of life for all residents.

Regards,







Address

Michelle Mitton

From: Michael Fox [REDACTED]
Sent: May 4, 2021 8:27 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - letter opposing the proposed Appendix 9: Conceptual Scheme Amendment (pdf attached)
Attachments: May 4, 2021 Letter of Opposition FINAL signed.pdf
Follow Up Flag: Follow up
Flag Status: Flagged

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May 4, 2021

FROM: Michael and Lené Fox

48 Watermark Villas

Calgary, AB, T3L 0E2

TO: Legislative Services

Rocky View County

262075 Rocky View Point

Rocky View County, AB, T4A 0X2

Re Bylaw C-8056-2020, Planning Application Number PL20200051 (05618459)

Bylaw C-8055-2020, Planning Application Number PL20200050 (05618459)

We are residents of the community of Watermark in Rocky View County, and we live at 48 Watermark Villas.

Opposed to Amendment

We are opposed to the proposed Appendix 9: Conceptual Scheme Amendment. We have not been fully informed and have not had adequate time to review this project. Based on our review to date of the project documents, we can see that the proposed amendment fails to adequately address the following impacts it may have on us, our family and our community:

Unprecedented Development

Such a high density development outside of an urban core area would set an undesirable and unwanted precedent for high density development in rural areas of Rocky View County.

Unacceptable Density

The proposed project is not an appropriate transition between rural and urban land use. The proposed density is unmistakably high density urban and would be incompatible with the transitional development already in place (country residential acreages) to the north and northwest of the proposed development. The original proposal called for low rise buildings similar in height to those in neighbouring Watermark and adjoining acreages and would be more appropriate than a high density development that belongs in an urban core.

The density of this proposed development is up to over 40 units per acre. This would be 10 times the density of adjacent City of Calgary communities and 20 times that of adjoining Watermark. Provision of adequate transit, police, fire fighting, and potable and waste water services that would be required are not addressed.

Unacceptable Building Height

Four multi storey buildings up to 5 stories in height are proposed. These buildings would be an estimated 45-55 feet high or more, even higher than the adjacent Centre Street Church. The height and mass of these buildings is incompatible with the surrounding country residential land use. This kind of development belongs in an urban core area, not in a transition zone between urban and country residential.

Obstructed Views

Rocky View County has a priceless and irreplaceable heritage - the views and vistas of the Rockies along Bow Valley corridor. The scale of the proposed development and heights of the buildings would block views and negatively impact everyone who lives in or travels through this part of the county. We do not need or want such a high density development in this area.

Increased Traffic, More Congestion

The proposed development would substantially increase the traffic volume on Twelve Mile Coulee Road and connecting roads. The intersection at Crowchild Trail and Twelve Mile Coulee Road is already congested.

More Pollution

It is inevitable that a new urban development housing approximately 1000 people would result in the contamination of existing surface and groundwaters. Pesticides, herbicides, petroleum products and other chemicals would be washed into the drainage which feeds into the ponds in Watermark and then into the Bow River. Degradation of the environment would occur beyond the limits of the proposed development.

Negative Impact On Livability

The encroachment of a high density development into a rural area of Rocky View would have a negative impact on the neighbouring residents' quality of life and their property values. The wildlife habitat would be further stressed by a high density urban development.

We would choose to live in this complex only if it was developed as originally proposed. We would want to live in a lower density development that harmonizes with and respects the rural character of Rocky View and preserves the priceless mountain views for all.

Piecemeal Development & Lack of Long-term Vision

Rocky View County needs to put a stop to piecemeal development along the Bow Valley corridor and think more strategically, not just in terms of a Bearspaw Area Structure Plan, but in terms of a much more comprehensive and longer time frame plan for the Bow River valley. It's time for a regional structural concept that preserves the priceless vistas in this area and provides for continuity of ecosystems and wildlife habitat along the Bow River valley. **In Rocky View County's next election we will support councillors who will reject more piecemeal development and embrace a long term vision for sustainability of natural systems along the Bow River corridor.**

Signed,



Michael Fox

48 watermark Villas



Lené Fox

48 Watermark Villas

Michelle Mitton

From: Nirav Shah [REDACTED]
Sent: March 23, 2021 5:45 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Bylaw C-7991-2020 - Opposition

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

As a resident of Watermark that is DIRECTLY affected by the Damkar Seniors Project, we are definitely OPPOSED to the application for re-zoning of this project. We are at 371 Spyglass Way and the size of the structures proposed are significant and will negatively impact both our property directly and Watermark as a whole.

Reasons include:

Bearspaw Density:

The person/acre density figures (<2) are an important reason why we chose to live in Watermark. With this change in re-zoning of the project and the potential for that density figure to increase up to 40, and this goes directly against what Bearspaw low density figures are meant to achieve.

Hill stability. We have personally experienced the disastrous outcome of the mud slide during the construction of the Church on the hillside which caused damage to our house and other houses on Spyglass Point. We are very concerned that the construction so close to our property line may result in hill instability.

Water usage:

The plan is to tap into the current Watermark water supply. Such an increase in demand for our water causes concern in terms of pricing and availability.

A development similar to Watermark has experienced significant issues.

Article: <https://www.cbc.ca/news/canada/calgary/water-rocky-view-county-cambridge-alberta-utilities-commission-1.5661828>

PRIVACY:

With a potential for a 6 story building on the hill looking down on our house directly, we have concerns about our personal privacy and people trespassing through our backyard as they come down the hill (we currently have this issue).

Traffic and Safety: The volume of traffic that will be imposed upon 12 mile coulee road is going to be significant. Safety of residents of Watermark will be significantly impacted as the volume of cars will be trying to exit from the new development from folks living there as well as the church, will be significant. We have to keep our house blinds closed at all times for privacy reasons with people working at the church and also due to the lights that are left turned on during the night. This will only get worse once the facility is up and running with people using it 24/7z. We cant enjoy our backyards because of these issues. We don't support another structure adding to our privacy concerns.

Proper Valuation:

Watermark residents have paid premium prices in consideration of low density neighborhood and now high density will decrease the property values of our neighbor hood. The community might become less attractive for new potential buyers if they see lot of traffic and big and high density structures around the neighbor hood.

Watermark had many thefts so far and these projects adds to the risk of thefts further.

We request that you take these concerns seriously and DO NOT approve the change in designation from R3 – DC.

I am available to discuss if you need more information.

Thank you,

Nirav Shah

Michelle Mitton

From: Dr. Adesola Omotayo [REDACTED]
Sent: Saturday, May 1, 2021 10:17 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Re: BYLAW C-8056-2020 PL20200051 (05618459) and BYLAW C-8055-2020 PL20200050 (05618459)
Attachments: Submission to the Damkar Multifamily Seniors' Oriented Complex Project - Olanrewaju & Adesola Omotayo.pdf
Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

Dear Rocky View County Legislative Services,

Kindly find attached our submission for Re: BYLAW C-8056-2020, Planning Application Number: PL20200051 (05618459)
BYLAW C-8055-2020, Planning Application Number: PL20200050 (05618459)

Regards,

Olanrewaju and Adesola Omotayo

301 Creekstone Rise
Rocky View County, AB T3L 0C9

May 1, 2021

Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Via email: legislativeservices@rockyview.ca

ATTENTION: Rocky View County Legislative Services

Re: BYLAW C-8056-2020, Planning Application Number: PL20200051 (05618459)
BYLAW C-8055-2020, Planning Application Number: PL20200050 (05618459)

We are residents in the community of Watermark at Bearspaw, and we live at 301 Creekstone Rise.

We are writing to officially record **our opposition** to the proposed Appendix 9: Conceptual Scheme Amendment.

The project will affect us in the following manner:

- **Reasonableness/Timing**

We feel that we have not been fully informed and have not been given adequate time to review this project. We do not have confidence that the project adequately addresses the impacts it may have to us, our family and our community. We do not believe reasonable amount of time was given and sufficient input was shared.

- **Building Height**

There are 4 multi story buildings up to 5 stories high. These buildings will collectively be more imposing than the church and likely be as high or very likely higher at up to 5 stories.

The first building is placed very close to 12 Mile Coulee Road and will have an extremely imposing dominance over the western horizon.

The multi story buildings are completely out of context with expected transition zones between county and rural and are not reflective of what would be expected to be an appropriate transition between municipal boundaries.

- **Density**

The density proposed on this site is not what we would consider rural. The City of Calgary's Municipal Development plan has a minimum density of 8 units per acre. Tuscany, Royal Oak, Rocky Ridge are 4 – 6 units per acre. The density of this proposed development is up to over 40 units per acre – 10x the density of the surrounding City of Calgary communities and 20x that of neighbouring Watermark. The amount of additional population increase could reasonably be in excess of 1,000 residents on only 12 acres, roughly the same land size as the neighbouring church!

- **Unprecedented Development**

Should such a high-density project proceed as is, it will set a precedent for Rocky View County that any community is a potential candidate for such a project proceeding, especially along the borders of Calgary

- **Traffic**

The cumulative effects of the proposed project on traffic will once again be the loading of 12 Mile Coulee Road considering not only this development but other developments such as Ascension and others using 12 Mile Coulee road. Traffic noise, congestion, safety & volumes will add to the challenges. There is parking planned for 474 cars, not including surface parking OR church/campus parking. All these cars will be entering and leaving the one and only access road into our community will cause a significant impact to safety, noise, and volume. This will make our ability to commute to our family's commitments, work, groceries & school challenging.

- **Water/Waste Water**

The original scope of this project has gone from 57 units to 500 units, almost a 10 fold increase. More assurances are required in regards to current capacity, future capacity additions, and future rate impacts for existing users of Blazer Water and the Wastewater Treatment plant given the additional expansion of units and other developments, such as Ascension, seeking interconnection

- **Viability**

In a study conducted by RVC, Senior's Housing Needs assessment 2015, it was anticipated that an additional 151 seniors' units were required by 2025. This project exceeds the entire County requirement by over 3x. What are the intentions then for the additional capacity being built if there are not enough seniors in the county to fill the available units?

- **Servicing**

How will residents of this community hop a bus? Who will provide transit? Is there any transit? Is there sufficient fire and policing anticipated to service the population? Who pays for this?

- **Livability of our Community**

This project will decrease the livability of our community. Communities are more than just a place we call home, it is a place where we live, play, and be with our neighbours. The increased density traffic, and other activities will take away from these qualities.

The pathway around the community will become congested with the proposed increased density and make healthy living through runs and walks along the pathway less interesting.

The stadium lighting from the neighbouring church is very intrusive. What assurances are there that this development will not create a similar or worse intrusion of excessive lighting given the footprint of the buildings?

- **Timing (Master & Bearspaw)**

This Damkar proposal is happening at a time when the guiding documents of the new Rocky View County Municipal Development Plan and updated Bearspaw Area Structure Plan are themselves under review and development by the County. These updated documents will

provide the framework in which Area Structure plans such as Damkar should be considered. Would it just be good planning to finish these governing documents first? Damkar, without these framework documents is a project without necessary updated context of what residents are saying about development in their community

Signed,

Olanrewaju Omotayo
301 Creekstone Rise
Rocky View County, AB T3L 0C9

Adesola Omotayo
301 Creekstone Rise
Rocky View County, AB T3L 0C9

Michelle Mitton

From: Omkar N. Channan [REDACTED]
Sent: April 26, 2021 1:13 PM
To: Legislative Services Shared; Legislative Services Shared
Subject: [EXTERNAL] - Fw: DIVISION 8 – Public hearing to consider Bylaw C-8056-2020 to amend the Watermark at Bearspaw Conceptual Scheme: . File: PL20200050 (05618459) and . File: PL20200051 (05618459): Water Mark

Follow Up Flag: Follow up
Flag Status: Flagged

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I oppose Bylaws C-8055-2020 and C-8056-2020 to amend the Watermark at Bearspaw Conceptual Scheme: . File: PL20200050 (05618459) and . File: PL20200051 (05618459): Water Mark, respectively on the following grounds -

1. A newly constructed Twelve Mile Coulee Road North West South has started deteriorating in a span of a very short duration due to a very heavy load of traffic emanating from Bearspaw Meadows Way NW, Bearspaw Village NW and Tuscany. As a result of additional construction of residential buildings will ruin the road and its constant maintenance will heavily cost.
2. Occupiers of the adjacent properties near about the proposed location are suffering from quiet enjoyment of their properties due to heavy traffic , emission of carbon, dust and pollution of air including the usage of the bumping Twelve Mile Coulee Road South.
3. There is a heavy usage of Twelve Mile Coulee Road South frequented by patrons of the club and occupiers of houses made within both sides of the Lynx Golf courses and the residential houses including traffic to and from Tuscany, the new church and the proposed commercial development at Highway 1- and Twelve-Mile Coulee Road.
4. Usage by walkers, cyclists, motor bickers, and heavy truckers of the roads within Bearspaw adversely impacts due to lack of facilities, such as for cyclists etc., on some of the locations.
5. Water and drainage will be adversely impact.
6. Man-made and natural disasters would adversely impact emergency transportation vehicles such as Police, Para Medics and Fire Department Trucks from Crowchild Trail North West and Tuscany for the residents of Bearspaw in the event of obstructions/failure to access the Twelve Mile Coulee Road South which is the only access to Crowchild Trail North West.
7. Poor snow ploughing during winter of the roads have already add to the above noted stresses.
8. Drainage within Bearspaw and on each side of Twelve Mile Coulee Road is nothing but dysfunctional.
9. Short spaces in between the houses in the event of fire impacts adjacent houses.

Hope due consideration will be given to the above concerns.

Truly,

Omkar Nath Channan
 155 Bearspaw Meadows Way NW
 Calgary, Alberta, T3L 2M3
 [REDACTED]



Michelle Mitton

From: Patricia Wiechnik [REDACTED]
Sent: Monday, May 3, 2021 3:05 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - BYLAW C-8055-2020
Attachments: Rocky View opposing letterMay3,21.pages

Follow Up Flag: Follow up
Flag Status: Flagged

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Please find attached letter.

May 3, 2021

Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2

Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: BYLAW C-8055-2020, Planning Application Number: PL20200050 (05618459)

We are residents and owners of two Villas at Watermark in Rocky View County.

We are opposed to any multi level, apartment style buildings being allowed in Bearspaw.

Seniors, after Covid, are rethinking these types of buildings as a future home. They would much prefer a small bungalow or Villa type building. More a home setting than an institutional setting.

If it is a true senior development it should be specified as a 55 Plus.

12 Mile Coulee road already causes problems for Villa owners entering and exiting. This does not even include the new Church traffic in the future or the new developments below the Villas.

This development change should not be allowed as it will significantly impact traffic, crowding, infrastructure, services and the quality of life in our community.

Regards,
Russell & Patricia Wiechnik
32 Watermark Villas
Calgary AB T3L 0E2

Michelle Mitton

From: Paul Ringrose [REDACTED]
Sent: May 5, 2021 1:39 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Bylaw C-8056-2020, Planning Application Number PL20200051 (05618459) & Bylaw C-8055-2020, Planning Application Number PL20200050 (05618459)
Attachments: 2021.05.05 Bylaw C-8056-2020 Letter - Ringrose.pdf
Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

Please find attached letter in relation to:

- Bylaw C-8056-2020, Planning Application Number PL20200051 (05618459)
- Bylaw C-8055-2020, Planning Application Number PL20200050 (05618459)

Regards,

Paul Ringrose

Sent from [Mail](#) for Windows 10

May 5, 2021

FROM: Paul & Alyssa Ringrose
224 Waterside Court
Calgary, AB
T3R 0C9

TO: Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB, T4A 0X2
Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: Bylaw C-8056-2020, Planning Application Number PL20200051 (05618459)
Bylaw C-8055-2020, Planning Application Number PL20200050 (05618459)

I am a resident of the Watermark community, in Rocky View County.

I am writing to officially record my opposition to the proposed Appendix 9: Conceptual Scheme Amendment.

The size and scope of the proposal currently before Council dramatically exceeds:

- The number of units designated by Rocky View County by-laws and the approved Watermark Conceptual Scheme.
- The total number of units forecast by Rocky View to be needed for seniors across the entire County.

The proposal also calls for a:

- Total scope of development that will require significant upgrades to transportation infrastructure, increased costs for water services and waste treatment and increased demand for limited EMS, fire and police services.

These elements do not meet the development requirements put in place by Rocky View County's elected representatives and are entirely out of alignment with what residents were told to expect in their community.

Rocky View County Council should reject the development as proposed and require the developer to return with a new proposal that meets the by-laws of our community and the expectations set for homeowners.

As County voter and taxpayer, please ensure I am counted as strongly opposed to proposed Appendix 9: Conceptual Scheme Amendment.

Name: Paul & Alyssa Ringrose
Address: 224 Waterside Court, Calgary, AB T3R 0C9

Signature: _____



Michelle Mitton

From: PAULA CORBEIL [REDACTED]
Sent: April 30, 2021 3:33 PM
To: Legislative Services Shared
Cc: John Adams
Subject: [EXTERNAL] - Concerning BYLAW C-8056-2020

Do not open links or attachments unless sender and content are known.

To Rocky View County Council

We are currently residents of Blueridge Mountain Estates

We oppose the Bylaw C-8056-2020

Reasons

Within the past 2 months we have been asked to approve two bylaws for 2 developments, Ascension and now Trico in the transition area without seeing an overall plan for the transition area. While the developments promise isolated 'Green Spaces' in the individual developments, as per the regulations, we do not feel that it is enough to preserve the beauty and character of the natural Bearspaw landscape. We feel like the area is becoming a patchwork quilt without an overall plan for natural areas and connecting corridors for both people and wildlife to enjoy. Transition areas are unique and should have be different in character , not an extension of the city. We want to see the 'big picture' plan for the area.

As residents of Blueridge for the past 20 years, we have seen a significant increase in people traffic "from the city" coming to enjoy the neighbourhood. The beautiful and natural environmental of the Bearspaw Lasso loop attracts up to 10 - 20 people and dogs per day . It is the last 'wild life refuge' in the transition area south of 1A. With the current planned high density developments, this wild life habitat could become an isolated island in a sea of development. We think there is an opportunity to look at the transition area as a whole and plan for access to the river for both people and wild life. We want to Rocky View to plan ahead to avoid access challenges like that of the Dick Haskayne Legacy Park from the City of Calgary. What about access to the Legacy Park from Bearspaw?

While the Bearspaw Area Structure Plan is still in development we are not comfortable supporting the Bylaw without reassurance that the Council recognizes the importance of preserving natural spaces in the transition zone and that there is a planning process in place as part of the ASP to preserve natural spaces and corridors.

We urge the council to look at the transition area as a whole and seriously consider preserving natural reserves and corridors for people and animals before its has been taken over by residential and commercial development. The hillsides that overlook the Bow River valley and the coulee corridors that lead to the river are unique, very similar to the wonderful Nose Hill Park that is enjoyed by Calgarians very day. It is an opportunity for The Council to leave large reserves of land to preserve the natural heritage of our community for all to enjoy.

Sincerely
Paula Corbeil and John Adams
11 Blueridge Place

Michelle Mitton

From: Peter Dolynchuk [REDACTED]
Sent: May 4, 2021 1:30 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - BYLAW C-8056-2020 Written Submission
Attachments: Bylaw C-8056-2020 Written Submission.pdf; ATT00001.htm

Follow Up Flag: Follow up
Flag Status: Flagged

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Please find attached my written submission regarding:

BYLAW C-8056-2020, Planning Application Number: PL20200051 (05618459) and

BYLAW C-8055-2020, Planning Application Number: PL20200050 (05618459)

Regards,

Peter Dolynchuk

May 4, 2021

Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: BYLAW C-8056-2020, Planning Application Number: PL20200051 (05618459)
BYLAW C-8055-2020, Planning Application Number: PL20200050 (05618459)

I am a resident of the community of Tuscany, in Calgary, and will be directly impacted by the proposed Appendix 9: Conceptual Scheme Amendment. My main concerns are the proposed building heights, increased population density and increased traffic volumes and congestion. The current proposed development by Trico far exceeds what was originally planned for a "modest" senior housing development on the Damkar lands. As a neighbouring resident this will impact my property value and the reasons I chose to live where I do.

Building Height:

- There are 4 multi story buildings up to 4-5 stories high. These buildings will collectively be more imposing than the church and likely be as high or very likely higher at up to 5 stories.
- The first building is placed very close to 12 Mile Coulee Road and will have an extremely imposing dominance over the western horizon
- The multi story buildings are completely out of context with expected transition zones between county and rural and are not reflective of what would be expected to be an appropriate transition between municipal boundaries

Density:

- The density of this proposed development is up to over 30 units per acre –15x that of neighbouring Watermark
- The amount of additional population increase could reasonably be in excess of 700 residents (assuming 350 units x 2 occupants)

Traffic

- The cumulative effects on traffic loading 12 Mile Coulee Road considering not only this development but other developments such as Ascension and others using 12 Mile Coulee road

Viability

- In a study conducted by RVC, Senior's Housing Needs assessment 2015, it was anticipated that an additional 151 seniors units were required by 2025. This project exceeds the entire County requirement by over 3x. What are the intentions then for the additional capacity being built if there are not enough seniors in the county to fill the available units?

I am currently **opposed** to the current development plan by Trico and would like to see a revised, scaled down plan that fits with the current rural developments of the neighbouring communities.



Peter Dolynchuk
73 Tuscany Ridge Circle, NW
Calgary, AB
T3L 0E5

Michelle Mitton

From: Ramona Remesat [REDACTED]
Sent: April 28, 2021 11:35 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - Comments regarding BYLAW C-8056-2020 and C-8055-2020

Follow Up Flag: Follow up
Flag Status: Flagged

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DATE: April 28, 2021

Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: BYLAW C-8056-2020, Planning Application Number: PL20200051 (05618459)

BYLAW C-8055-2020, Planning Application Number: PL20200050 (05618459)

We are residents of Watermark in Rocky View County and are writing to officially record our opposition to the proposed Appendix 9: Conceptual Scheme Amendment.

The size and scope of the proposal currently before Council dramatically exceeds:

- The number of units designated by Rocky View County by-laws and the approved Watermark Conceptual Scheme.
- The total number of units forecast by Rocky View to be needed for seniors across the entire County.

The proposal also calls for a:

- Total scope of development that will require significant upgrades to transportation infrastructure,

increased costs for water services and waste treatment and increased demand for limited EMS, fire and police services.

These elements do not meet the development requirements put in place by Rocky View County's elected representatives and are entirely out of alignment with what residents were told to expect in their community.

Rocky View County Council should reject the development as proposed and require the developer to return with a new proposal that meets the by-laws of our community and the expectations set for homeowners.

As County voter and taxpayers, please ensure we are counted as strongly opposed to proposed Appendix 9: Conceptual Scheme Amendment.

Name: Ramona and Darius Remesat

Address: 123 Hillside Terrace NW

Signatures: Ramona Remesat and Darius Remesat

Michelle Mitton

From: Bob Freeborn [REDACTED]
Sent: Sunday, May 2, 2021 3:54 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - BYLAW C-8056-2020, Planning Application Number: PL20200051
(05618459) BYLAW C-8055-2020, Planning Application Number: PL20200050
(05618459)
Attachments: RVC Damkar 2021.pdf
Follow Up Flag: Follow up
Flag Status: Flagged

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May 2, 2021

Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2

Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: BYLAW C-8056-2020, Planning Application Number: PL20200051 (05618459)
BYLAW C-8055-2020, Planning Application Number: PL20200050 (05618459)

We are residents of Watermark in Rocky View County.

We are writing to officially record my opposition to the proposed Appendix 9: Conceptual Scheme Amendment.

The size and scope of the proposal currently before Council dramatically exceeds:

- The number of units designated by Rocky View County by-laws and the approved Watermark Conceptual Scheme.
- The total number of units forecast by Rocky View to be needed for seniors across the entire County.

The proposal also calls for a:

- Total scope of development that will require significant upgrades to transportation infrastructure, increased costs for water services and waste treatment and increased demand for limited EMS, fire and police services.

These elements do not meet the development requirements put in place by Rocky View County's elected representatives and are entirely out of alignment with what residents were told to expect in their community.

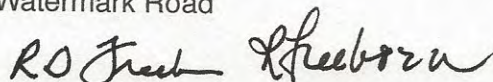
Rocky View County Council should reject the development as proposed and require the developer to return with a new proposal that meets the by-laws of our community and the expectations set for homeowners. Feedback was provided to the developer during their feedback survey in 2020 where we described their proposal as a "residential project with some senior considerations", not a seniors project.

As County voters and taxpayers, please ensure we are counted as strongly opposed to proposed Appendix 9: Conceptual Scheme Amendment.

Name Rene and Bob Freeborn

Address 50 Watermark Road

Signature



Michelle Mitton

From: Bob German [REDACTED]
Sent: May 4, 2021 6:45 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Bylaw C-8056-2020 and C-8055-2020
Attachments: Damkar May 4.docx

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

Please see the attached letter regarding the above bylaws.

May 4, 2021

Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: BYLAW C-8056-2020, Planning Application Number: PL20200051 (05618459)

BYLAW C-8055-2020, Planning Application Number: PL20200050 (05618459)

I am a resident in the community of Watermark and I live at 17 Spyglass Point.

I am writing to officially record my strong opposition to the proposed Appendix 9: Conceptual Scheme Amendment.

I will keep this short. I have previously voiced my views regarding the church development on adjacent land and I truly hope that those mistakes are not repeated.

The point I want to make is that my wife and I made a substantial investment in the construction of our home in Watermark a few years ago and the decision to do so was in large part based on the plans for the Damkar property that were put forth at that time. Many other residents of Watermark did the same thing. The proposed changes to zoning facilitate expansion of the development that will be very detrimental to the neighboring communities. I believe it is extremely unfair, and even unethical, on the part of the developer and Rocky View County to now change the rules upon which so many investment decisions were based.

I strongly oppose the proposed changes and encourage the powers that be to make the correct, fair and ethical decision.

Robert German
17 Spyglass Point
Calgary, Alberta
T3L 0C9

Michelle Mitton

From: Cindy [REDACTED]
Sent: May 4, 2021 7:47 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - BYLAW C-8056-2020, Planning Application Number: PL20200051 (05618459) BYLAW C-8055-2020, Planning Application Number: PL20200050 (05618459)
Attachments: Image (125).jpg; Image (127).jpg; Image (126).jpg
Follow Up Flag: Follow up
Flag Status: Flagged

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DATE: May 4, 2021
Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services
Re: BYLAW C-8056-2020, Planning Application Number: PL20200051 (05618459)
BYLAW C-8055-2020, Planning Application Number: PL20200050 (05618459)

I am a resident in the community of Tuscany NW, and I live at 314 Tuscany Dr NW, Calgary

I am writing to officially record my opposition to the proposed Appendix 9: Conceptual Scheme Amendment.

The project will affect me and my family in the following manner :-

Reasonableness/Timing concerns :

- We have not been fully informed and did not have adequate time to review this project. We don't have confidence that the project adequately addresses the impacts it may have to you, your family and your community? Reasonable amount of time was not given and sufficient input was not shared.

Building Height concerns :

- There are 4 multi story buildings up to 5 stories high. These buildings will collectively be more imposing than the church and likely be as high or very likely higher at up to 5 stories.
- The first building is placed very close to 12 Mile Coulee Road and will have an extremely imposing dominance over the western horizon.

- The multi story buildings are completely out of context with expected transition zones between county and rural and are not reflective of what would be expected to be an appropriate transition between municipal boundaries.

Density concerns :

- Is the density proposed on this site what you would consider rural or country? The City of Calgary's Municipal Development plan has a minimum density of 8 units per acre. Tuscany, Royal Oak, RockyRidge are 4 – 6 units per acre. The density of this proposed development is up to over 40 units per acre – 10x the density of the surrounding City of Calgary communities and 20x that of neighbouring Watermark.
- The amount of additional population increase could reasonably be in excess of 1,000 residents on only 12 acres, roughly the same land size as the neighbouring church!

Unprecedented Development concerns :

- Should such a high density project proceed as is, it may set a precedent for Rocky View County that any community is a potential candidate for such a project proceeding, especially along the borders of Calgary.

Traffic concerns :

- The cumulative effects on the traffic, once again loading 12 Mile Coulee Road considering not only this development but other developments such as Ascension and others using 12 Mile Coulee road
- To the residents in Tuscany along 12 Mile Coulee road, they will be carrying the brunt of most of this traffic increase.
- There is parking planned for 474 cars, not including surface parking OR church/campus parking. All these cars entering and leaving the one and only access road into our community will cause a significant impact to safety, noise and volume. We can likely expect some form of traffic management (lights, other), sooner vs later.

Water/Waste Water concerns :

- The original scope of this project has gone from 57 units to 500 units, almost a 10 fold increase.
- More assurances are required in regards to current capacity, future capacity additions and future rate impacts for existing users of Blazer Water and the Wastewater Treatment plant given the additional expansion of units and other developments seeking interconnection (Ascension)?

Viability concerns :-

- In a study conducted by RVC, Senior's Housing Needs assessment 2015, it was anticipated that an additional 151 seniors units were required by 2025. This project exceeds the entire County requirement by over 3x? What are the intentions then for the additional capacity being built if there are not enough seniors in the county to fill the available units?

Servicing concerns :

- How will residents of this development hop a bus? Who will provide transit? Is there

any transit? Is there sufficient fire and policing anticipated to service this project. Who pays for this?

Livability of my Community concerns :

- Will this project increase or decrease the livability of your community? Communities are more than just a place you call home, it is a place where we live, play and be with our neighbours. Will the increased density traffic, commercial activity add to or take away from these qualities.
- A special note to the residents in Tuscany along 12 Mile Coulee road. As we walk the pathway along to the west of these homes, numerous families have built "outdoor Living" and recreation enhancements to enjoy. How will this development (and others under consideration) affect your backyard recreation/socializing (when we get to do that again)!
- To those using the pathway, what are your thoughts?
- For those that have experienced the stadium lighting from the neighbouring church, which is in conformity with the "dark skies" policy of the county, what assurances are there that this development will not create a similar or worse intrusion of excessive lighting given the footprint of the buildings.

Timing (Master & Bearspaw)

- This Damkar proposal is happening at a time when the guiding documents of the new Rocky View County Municipal Development Plan and updated Bearspaw Area Structure Plan are themselves under review and development by the County. These updated documents will provide the framework in which Area Structure plans such as Damkar should be considered. Would it just be good planning to finish these governing documents first? Damkar with out these framework documents is a project without necessary updated context of what resident's are saying about development in their community.

Signed,
Rodney Magarrell
314 Tuscany Dr NW
Calgary AB T3L 2W6

Michelle Mitton

From: Fred Bouchard [REDACTED]
Sent: Saturday, May 1, 2021 6:00 PM
To: Legislative Services Shared; Fred Bouchard
Subject: [EXTERNAL] - OPPOSITION TO BYLAW C-8056-2020 PLANNING APP NO PL20200051
05618459 AND C-8055-2020 PLANNING APP NO PL20200050 05618459
Attachments: DAMKAR LTR IRIS.pdf; DAMKAR LTR ROGER.pdf
Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

Attached please find two signed letters of opposition to the above applications. Please have them submitted prior to the May 5th deadline. Thank you.

May 1, 2021

Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: BYLAW C-8056-2020, Planning Application Number: PL20200051 (05618459)

BYLAW C-8055-2020, Planning Application Number: PL20200050 (05618459)

I am a resident of Bearspaw Village in Rocky View County. I am writing to officially record my **opposition** to the proposed Appendix 9: Conceptual Scheme Amendment.

The size and scope of the proposal currently before Council dramatically exceeds:

- The number of units designated by Rocky View County by-laws and the approved Watermark Conceptual Scheme.
- The total number of units forecast by Rocky View to be needed for seniors across the entire County.

The proposal also calls for a:

- Total scope of development that will require significant upgrades to transportation infrastructure, increased costs for water services and waste treatment and increased demand for limited EMS, fire and police services.

These elements do not meet the development requirements put in place by Rocky View County's elected representatives and are entirely out of alignment with what residents were told to expect in their community.

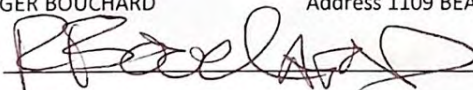
Rocky View County Council should reject the development as proposed and require the developer to return with a new proposal that meets the by-laws of our community and the expectations set for homeowners.

As County voter and taxpayer, please ensure I am counted as **strongly opposed** to proposed Appendix 9: Conceptual Scheme Amendment.

Name ROGER BOUCHARD

Address 1109 BEARSPAW VILLAGE LANE

Signature



May 1, 2021

Rocky View Country**Ref: A Bylaw of Rocky View County to Amend Land Use Bylaw C-8055-2020**

Application Number: PL20200050 (05618459)

Application by B&A Planning on behalf of Trico Developments.

As a resident in the Blueridge Mountain State, at #19 Blueridge Place, Calgary T3L 2N5, (Legal Description: Lot 4, Block 7, Plan 8911827) – Home owner: Saad Ibrahim,

I totally oppose the redesignation of the subject land use from Residential Rural District (p4.0) to Direct Control District to allow the development of multi-residential catering to seniors, located immediately adjacent to the City of Calgary , approximately 1.2 Km south of Highway 1A and on the west side of 12 Mile Coulee Road.

The objection to the change of the land use is because of the following:

1. The multi-residential catering to seniors development is significantly inferior to the spacious acreage development in the adjacent to the Blueridge Mountain State Development.
2. Homes in the Blueridge Mountain State are developed in a 2 to 3 acreage development spacing per home. Where the high density subject development by Trico is only suitable for the city development where comparable high density developments are present.
3. I built our home to enjoy the country living style in a community with low density and far more privacy than in the proposed development.
4. I have been enjoying for 20 years living in our acreage with unobstructed beautiful view of the mountains.
5. As our property is located across the fence from the proposed development, the construction of 4 to 6 stories of four builds will total destroy the great Mountain View that I have been enjoying for 20 years.
6. When presenting our blue print of our home design to the Rocky View for construction approval 20 years ago, our architect requesting raising our home high by one feet to allow for a 9 feet high second floor ceiling instead the standard 8 feet high. Our request was rejected by the Rocky View Municipality because our proposed home will **violate the home height restriction** in the Blueridge Mountain State development.
7. The review the development by Trico of 4 to 6 story high buildings will create a concrete wall as high as 50 feet facing my home, is totally unacceptable.
8. This development will deprive us of the Mountain View and significantly reduce the value of my home's price, which will inflect a major financial hardship on us.
9. The high density development will also impose heavy traffic on the adjacent Twelve Mile Collee Road which again will negatively impact the country living expected in our spacious acreage development.

10. Considering the current Covid 19 and the concern of infection, the high density development is totally undesirable.
11. Overall, I am very disappointed that the Rocky View Municipality is even considering such a development and bringing it to a public hearing. This development should have been rejected upfront, as it is not suitable to be adjacent to a luxurious spacious acreage development.
12. To close my comments, the Rocky View Municipality should suggest any alternative suitable properties that are at a far distance from acreage development where high density development is suitable and would be accepted by the residence of the neighborhood.
13. I am attaching a video to show the impact of building high rise buildings in a high density development on the Mountain View and the tranquility that we have been enjoying over the past 20 years.

May 1, 2021

Rocky View Country**Ref: A Bylaw of Rocky View County to Amend Land Use Bylaw C-8056-2020**

Application Number: PL20200051 (05618459)

Application by B&A Planning on behalf of Trico Developments.

As a resident in the Blueridge Mountain State, at #19 Blueridge Place, Calgary T3L 2N5, (Legal Description: Lot 4, Block 7, Plan 8911827) – Home owner: Saad & Larissa Ibrahim,

I total oppose the subject development planned next to my property, for the following reason:

1. The multi-residential catering to seniors development is significantly inferior to the spacious acreage development in the adjancement to the Blueridge Mountain State Development.
2. Homes in the Blueridge Mountain State are developed in a 2 to 3 acreage development spacing per home. Where the high density subject development by Trico is only suitable for the city development where comparable high density developments are present.
3. I built our home to enjoy the country living style in a community with low density and far more privacy than in the proposed development.
4. We have been enjoying for 20 years living in our acreage with unobstructed beautiful view of the mountains.
5. As our property is located across the fence from the proposed development, the construction of 4 to 6 stories of four builds will total destroy the great Mountain View that we have been enjoying for 20 years.
6. When presenting our blue print of our home design to the Rocky View for construction approval 20 years ago, our architect requesting raising our home high by one feet to allow for a 9 feet high second floor ceiling instead the standard 8 feet high. Our request was rejected by the Rocky View Municipality because our proposed home will **violate the home height restriction** in the Blueridge Mountain State development.
7. The review the development by Trico of 4 to 6 story high buildings will create a concrete wall as high as 50 feet facing my home, is totally unacceptable.
8. This development will deprive us of the Mountain View and significantly reduce the value of my home's price, which will inflect a major financial hardship on us.
9. The high density development will also impose heavy traffic on the adjacent Twelve Mile Collee Road which again will negatively impact the country living expected in our spacious acreage development.
10. Considering the current Covid 19 and the concern of infection, the high density development is totally undesirable.
11. Overall, I am very disappointed that the Rocky View Municipality is even considering such a development and bringing it to a public hearing. This development should have been rejected upfront, as it is not suitable to be adjacent to a luxurious spacious acreage development.

12. To close my comments, the Rocky View Municipality should suggest any alternative suitable properties that are at a far distance from acreage development where high density development is suitable and would be accepted by the residence of the neighborhood.
13. I am attaching a video to show the impact of building high rise buildings in a high density development on the Mountain View and the tranquility that we have been enjoying over the past 20 years.

Michelle Mitton

From: Samuel Ham [REDACTED]
Sent: May 5, 2021 11:37 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - BYLAW C-8056-2020

Follow Up Flag: Follow up
Flag Status: Flagged

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To Whom it May Concern,

My name is Samuel Ham, my residence is 41 Tuscany Ridge Circle NW. I am strongly OPPOSED to the proposed bylaw.

My family specifically chose this lot when purchasing in Tuscany to have Mountain Views knowing that it was the edge of the City. I was prepared that there would be housing but not a multi-family building destroying the view of everyone along this road. I wake up every morning to the beauty of the mountains and am very sad to hear that Rocky View County would even entertain such a development.

The amount of traffic also proposed will put a further stain on the congested road as it is and the T intersection will no doubt lead to many accidents based on future traffic patterns.

Also how does Trico plan to service all those units? I can't imagine that there is enough sanitary and water available to properly service the building without requesting the City of Calgary for help. If that is the case, Trico pays taxes to Rocky View but not the City even though it is using the infrastructure? Or if Trico has to pay the City, will they continue to pay Rocky View if they have to pick who to pay, what can Rocky View do once the building is built and people are in? Will you kick everyone one out that don't pay?

Finally, the value of my house will be affected and I am sure neither Trico or Rocky View will compensate everyone affected.

Once again, I am strongly OPPOSED to the by law

--

Thank you,

Samuel Ham

Michelle Mitton

From: Sarah Wong [REDACTED]
Sent: May 5, 2021 2:42 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Damkar project - opposition submission
Attachments: Damkar project_opposition.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

Hi there, please see attached formal submission opposing this project.

Thank you
Sarah

May 5, 2021

FROM: Sarah & Gerry Wong

108 Waterside Court NW

Calgary, AB T3L 0C9

TO: Legislative Services

Rocky View County

262075 Rocky View Point Rocky View County, AB, T4A 0X2

Re Bylaw C-8056-2020, Planning Application Number PL20200051 (05618459) Bylaw C-8055-2020, Planning Application Number PL20200050 (05618459)

We are residents of the community of Watermark in Rocky View County, and we live at 108 Waterside Court NW.

Opposed to Amendment

We are opposed to the proposed Appendix 9: Conceptual Scheme Amendment. We have not been fully informed and have not had adequate time to review this project. Based on our review to date of the project documents, we can see that the proposed amendment fails to adequately address the following impacts it may have on us, our family and our community:

Unprecedented Development

Such a high density development outside of an urban core area would set an undesirable and unwanted precedent for high density development in rural areas of Rocky View County.

Unacceptable Density

The proposed project is not an appropriate transition between rural and urban land use. The proposed density is unmistakably high density urban and would be incompatible with the transitional development already in place (country residential acreages) to the north and northwest of the proposed development.

The original proposal called for low rise buildings similar in height to those in neighbouring Watermark and adjoining acreages and would be more appropriate than a high density development that belongs in an urban core. The density of this proposed development is up to over 40 units per acre. This would be 10 times the density of adjacent City of Calgary communities and 20 times that of adjoining Watermark. Provision of adequate transit, police, fire fighting, and potable and waste water services that would be required are not addressed.

Unacceptable Building Height

Four multi storey buildings up to 5 stories in height are proposed. These buildings would be an estimated 45-55 feet high or more, even higher than the adjacent Centre Street Church. The height and mass of

these buildings is incompatible with the surrounding country residential land use. This kind of development belongs in an urban core area, not in a transition zone between urban and country residential.

Obstructed Views

Rocky View County has a priceless and irreplaceable heritage - the views and vistas of the Rockies along Bow Valley corridor. The scale of the proposed development and heights of the buildings would block views and negatively impact everyone who lives in or travels through this part of the county. We do not need or want such a high density development in this area.

Increased Traffic, More Congestion

The proposed development would substantially increase the traffic volume on Twelve Mile Coulee Road and connecting roads. The intersection at Crowchild Trail and Twelve Mile Coulee Road is already congested.

More Pollution

It is inevitable that a new urban development housing approximately 1000 people would result in the contamination of existing surface and groundwaters. Pesticides, herbicides, petroleum products and other chemicals would be washed into the drainage which feeds into the ponds in Watermark and then into the Bow River. Degradation of the environment would occur beyond the limits of the proposed development.

Negative Impact On Livability

The encroachment of a high density development into a rural area of Rocky View would have a negative impact on the neighbouring residents' quality of life and their property values. The wildlife habitat would be further stressed by a high density urban development.

We would choose to live in this complex only if it was developed as originally proposed. We would want to live in a lower density development that harmonizes with and respects the rural character of Rocky View and preserves the priceless mountain views for all.

Piecemeal Development & Lack of Long-term Vision

Rocky View County needs to put a stop to piecemeal development along the Bow Valley corridor and think more strategically, not just in terms of a Bearspaw Area Structure Plan, but in terms of a much more comprehensive and longer time frame plan for the Bow River valley. It's time for a regional structural concept that preserves the priceless vistas in this area and provides for continuity of ecosystems and wildlife habitat along the Bow River valley. **In Rocky View County's next election we will support councillors who will reject more piecemeal development and embrace a long term vision for sustainability of natural systems along the Bow River corridor.**

Signed,

Sarah Wong

Michelle Mitton

From: Scott Forsythe [REDACTED]
Sent: Tuesday, May 4, 2021 8:29 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - : BYLAW C-8056-2020, Planning Application Number: PL20200051
(05618459) BYLAW C-8055-2020, Planning Application Number: PL20200050
(05618459)
Attachments: Damkar Non-RVC Opposition Letter.pdf
Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

I oppose this development. Please see attached letter of opposition.

Regards,
Scott Forsythe

DATE:

Legislative Services
 Rocky View County
 262075 Rocky View Point
 Rocky View County, AB T4A 0X2
 Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: BYLAW C-8056-2020, Planning Application Number: PL20200051 (05618459)

BYLAW C-8055-2020, Planning Application Number: PL20200050 (05618459)

I am a resident of Tuscany in Calgary and will be directly impacted by increased traffic volumes and congestion and potential regional shortfall of emergency services that will be caused by the proposed Appendix 9: Conceptual Scheme Amendment.

The Intermunicipal Development Plan in place between Rocky View County and the City of Calgary is intended to “enhance cooperation and achieve coordination wherever possible so that the effect that we have on one another and our residents is positive.”

I am writing to formally express my view - and great concern - that the size, scope, and timing of the proposed Damkar Seniors Oriented Residential Community will:

- From the time I received the letter in the mail to the submission date, was too short. It feels like the developer was trying to push it through as fast as they could so the public does not have time to fully understand and evaluate for themselves (especially when everyone is focused on Covid).
- Speaking of Covid – is a Seniors focused development the right thing to do morally. Did society not learn that we need to rethink and change how seniors living will be in the future in order to protect them from things like Covid? I think this is irresponsible to even propose a development like this after the last year.
- I bought my property on the edge of Calgary for a reason. Building a 5-story high complex, let alone 4 of them significantly alters the landscape and view of the mountains which significantly reduces the livability of my community.
- This alteration to the landscape will negatively impact the overall value of property in my community.
- Is this land not supposed to be a buffer between rural and urban? This development is anything but a buffer and should not be permitted to disrupt this buffer. Does this development not conflict significantly with what would be considered as an appropriate transition between municipalities, especially with respect to the massing of buildings.
- Is the density proposed on this site what you would consider rural or country? The City of Calgary’s Municipal Development plan has a minimum density of 8 units per acre. Tuscany, Royal Oak, Rocky Ridge are 4 – 6 units per acre. The density of this proposed development is up to over 40 units per acre – 10x the density of the surrounding City of Calgary communities and 20x that of neighbouring Watermark.
- It will bring a ton of extra traffic into the area and put kids at risk for no reason, and overloading 12 Mile Coulee Road considering not only this development but other developments such as Ascension and others using 12 Mile Coulee road.

- Increased traffic will also increase the noise generated from the 12 Mile Coulee road and again decrease the livability of my community.
- This proposed development would require major and costly upgrades to the road infrastructure that serves both Rocky View County and Calgary residents.

In view of the agreements in place, by-law requirements and regional impact of proposed Damkar Seniors Oriented Residential Community, Rocky View County Council should reject the proposed development and require a new right-sized proposal to be created.

Please ensure I am counted as strongly opposed to the proposed Appendix 9: Conceptual Scheme Amendment.

Name: Scott Forsythe
Address: 35 Tuscany Ridge Manor NW, Calgary, Alberta T3L 0E4
Signature:

X *Scott Forsythe*
Scott Forsythe

Michelle Mitton

From: Sholeh Dezfuli [REDACTED]
Sent: May 5, 2021 3:47 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Opposition to project
Attachments: Damkar FORM letter.pdf; ATT00001.txt

Follow Up Flag: Follow up
Flag Status: Flagged

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DATE:

Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: BYLAW C-8056-2020, Planning Application Number: PL20200051 (05618459)

BYLAW C-8055-2020, Planning Application Number: PL20200050 (05618459)

I am a resident in the community of WaterMark, and I live at Hillside Terrace

I am writing to officially record **my opposition** to the proposed Appendix 9: Conceptual Scheme Amendment.

The project will affect me in the following manner. **[PLEASE put in your own words responses to any of the following points & questions, add or delete as you feel necessary. This list may only be some of the issues you feel strongly about. You do not need to write an essay. Write a lot or a little. This is not a test or assignment. It's about capturing how this project may impact your life, your family and your community.]**

Reasonableness/Timing

- Do you feel that you have been fully informed and have had adequate time to review this project? Do you have confidence that the project adequately addresses the impacts it may have to you, your family and your community? Do you believe reasonable amount of time was given and sufficient input was shared? How and when were you notified of this project moving forward?

Building Height:

- There are 4 multi story buildings up to 5 stories high. These buildings will collectively be more imposing than the church and likely be as high or very likely higher at up to 5 stories.
- The first building is placed very close to 12 Mile Coulee Road and will have an extremely imposing dominance over the western horizon.
- The multi story buildings are completely out of context with expected transition zones between county and rural and are not reflective of what would be expected to be an appropriate transition between municipal boundaries.

Density

- Is the density proposed on this site what you would consider rural or country? The City of Calgary's Municipal Development plan has a minimum density of 8 units per acre. Tuscany, Royal Oak, Rocky Ridge are 4 – 6 units per acre. The density of this proposed development is up to over 40 units per acre – 10x the density of the surrounding City of Calgary communities and 20x that of neighbouring Watermark.
- The amount of additional population increase could reasonably be in excess of 1,000 residents on only 12 acres, roughly the same land size as the neighbouring church!

Unprecedented Development.

- Should such a high density project proceed as is, will it set a precedent for Rocky View County that any community is a potential candidate for such a project proceeding, especially along the borders of Calgary.

Traffic

- What will the cumulative effects be on traffic, once again loading 12 Mile Coulee Road considering not only this development but other developments such as Ascension and others using 12 Mile Coulee road
- To the residents in Tuscany along 12 Mile Coulee road, you will be carrying the brunt of most of this traffic increase.
- There is parking planned for 474 cars, not including surface parking OR church/campus parking. All these cars entering and leaving the one and only access road into our community will cause a significant impact to safety, noise and volume. We can likely expect some form of traffic management (lights, other), sooner vs later.

Water/Waste Water

- The original scope of this project has gone from 57 units to 500 units, almost a 10 fold increase.
- More assurances are required in regards to current capacity, future capacity additions and future rate impacts for existing users of Blazer Water and the Wastewater Treatment plant given the additional expansion of units and other developments seeking interconnection (Ascension)?

Viability

- In a study conducted by RVC, Senior's Housing Needs assessment 2015, it was anticipated that an additional 151 seniors units were required by 2025. This project exceeds the entire County requirement by over 3x? What are the intentions then for the additional capacity being built if there are not enough seniors in the county to fill the available units?

Servicing

- How will residents of this development hop a bus? Who will provide transit? Is there any transit? Is there sufficient fire and policing anticipated to service this project. Who pays for this?

Livability of my Community

- Will this project increase or decrease the livability of your community? Communities are more than just a place you call home, it is a place where we live, play and be with our neighbours. Will the increased density traffic, commercial activity add to or take away from these qualities.
- A special note to the residents in Tuscany along 12 Mile Coulee road. As we walk the pathway along to the west of these homes, numerous families have built “outdoor Living” and recreation enhancements to enjoy. How will this development (and others under consideration) affect your backyard recreation/socializing (when we get to do that again)!
- To those using the pathway, what are your thoughts?
- For those that have experienced the stadium lighting from the neighbouring church, which is in conformity with the “dark skies” policy of the county, what assurances are their that this development will not create a similar or worse intrusion of excessive lighting given the footprint of the buildings.

Timing (Master & Bearspaw)

- This Damkar proposal is happening at a time when the guiding documents of the new Rocky View County Municipal Development Plan and updated Bearspaw Area Structure Plan are themselves under review and development by the County. These updated documents will provide the framework in which Area Structure plans such as Damkar should be considered. Would it just be good planning to finish these governing documents first? Damkar with out these framework documents is a project without necessary updated context of what resident’s are saying about development in their community.

Signed,

Sholeh Dezfuli- Hillside terrace- Watermark

Name & Address

Michelle Mitton

From: simpie [REDACTED]
Sent: Sunday, May 2, 2021 9:48 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - OPPOSITION TO DAMKAR PROJECT
Attachments: OPPOSITION OF DAMKAR PROJECT.docx

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

Hello,

Attached is my letter **opposing** the DAMKAR PROJECT.

BYLAW C-8056-2020, Planning Application Number: PL20200051 (05618459)

BYLAW C-8055-2020, Planning Application Number: PL20200050 (05618459)

Thank you,

Simpie Gill
Watermark Resident

DATE: May 2, 2021

Legislative Services Rocky View County
262075 Rocky View Point Rocky View County, AB T4A 0X2
Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re:

BYLAW C-8056-2020, Planning Application Number: PL20200051 (05618459)

BYLAW C-8055-2020, Planning Application Number: PL20200050 (05618459)

I am a resident of Watermark and am **DIRECTLY** affected by the Damkar Seniors Project. I am **ABSOLUTELY OPPOSED to the application for re-zoning of this project.**

The size of the structures and the proximity to the residential homes are significant and will negatively impact both our property directly and Watermark as a whole. Please find the following reasons that individually and we as a community have researched and are concerned about:

- Bears paw Density. The person/acre density figures (<2) are an important reason why we chose to live in Watermark. With this change in re-zoning of the project and the potential for that density figure to increase up to 40, and this goes directly against what Bears paw low density figures are meant to achieve.
- Hill stability. I have seen the disgusting, dirty and outright negligent outcome of the mud slide during the construction of the Church on the hillside which caused damage to homes on Spyglass Point. Also, we have spoke to other neighbors who are concerned with hill stability considering the type of clay and organic material of the soil will cause eventual slumping/sliding of the planned buildings.
- Water usage. The plan is to tap into the current Watermark water supply. Such an increase in demand for our water causes concern in terms of pricing and availability. A development similar to Watermark has experienced significant issues. Article: <https://www.cbc.ca/news/canada/calgary/water-rocky-view-county-cambridge-alberta-utilities-commission-1.5661828>. Blazer has already sent notices this month of water issues and we were required to reduce our water usage - so how will this exponential increase in residence usage impact our water pressure, water costs, usage etc.
- Traffic: The volume of traffic that will be imposed upon 12 mile coulee road will absolutely overwhelm the current road.
- Sense of security in the community: As parents of young children, we chose Watermark as it is a small safe community. I do not trust that the residents and visitors of the proposed development will not venture below to the parks and paths that we currently pay for through our fees.
- Property Value: All these factors will **significantly** impact the value of the homes in the community.

We request that you take these concerns seriously and **DO NOT approve!**

I am available to discuss if you need more information.

Simpie Gill

Simpie Gill

Michelle Mitton

From: Stacy Johnson [REDACTED]
Sent: May 4, 2021 8:47 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - BYLAW C-8056-2020
Attachments: Response in Opposition to Bylaw C-8056-2020.K&S Johnson.pdf; ATT00001.htm

Follow Up Flag: Follow up
Flag Status: Flagged

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Please find attached our letter of **opposition** to the proposed Bylaw C-8056-2020.

Please let me know if you have any questions or require further information.

Sincerely,

Stacy Johnson
[REDACTED]

May 4, 2021

To: Rocky View County Legislative Services

RE: BYLAW C-8056-2020

We are Kevin and Stacy Johnson, property owners and residents in the community of Blueridge in Rocky View County. We are writing to inform you that we are **opposed** to the proposed Bylaw referenced above for the following reasons.

1. This proposal is misaligned with existing uses of our community. Our own community is designated as Country Residential. Watermark at Bearspaw is a luxury estate community. We fail to understand how a complex of 300 to 350 units and an unnamed number of dwellers in multi-storey buildings is consistent with the existing neighbourhood and residents – all who chose to reside in the Rocky View County in order to prioritize living in a lower density community. We are particularly opposed to the proposed four-storey main building and submit that this concept should be reworked to reduce the number of storeys encompassed in the conceptual scheme.
2. We are very concerned about increased traffic on 12 Mile Coulee Road and the ability of this network to continue to handle all of the growth it is proposed to keep absorbing.
3. We are skeptical of the developer's ability to adhere to dark sky policies and feel that the boundary of what is considered "dark sky" continues to be pushed. There is already significant light pollution from the church building and parking lot. As existing residents, we are concerned about additional light pollution from this high-density proposal.

While we are not opposed to welcoming a senior-oriented community to our neighbourhood in principle, we are definitely opposed to this particular conceptual scheme for the above reasons.

Primarily we submit that the conceptual scheme should be revised to incorporate lower densities, fewer storied buildings, and that the developer be held to high account to minimize light pollution.

We believe that this proposal compromises the livability of our community. We are becoming somewhat deflated with our decision to relocate to become citizens of Rocky View County. At the time it was our belief that we were purposefully choosing to live in a low density, "rural" community. We are disappointed with the amount of high density and other types of proposals for the areas surrounding our community. We hope that when making decisions council members are seriously considering the impact of these types of proposals on existing and future community members and on the culture of resident life in the County.

In summary, as residents and property owners in the community of Blueridge in Rocky View County (a community neighbouring the proposed development) we are opposed to the current Bylaw proposal.

Sincerely,

Kevin & Stacy Johnson
11 Blueridge Lane
Calgary, AB T3L 2N5

[REDACTED]

Michelle Mitton

From: Steph Silva [REDACTED]
Sent: May 5, 2021 11:39 AM
To: Legislative Services Shared
Cc: Jessica Anderson
Subject: [EXTERNAL] - BYLAW C-8055-2020 AND BYLAW C-8056-2020: Reject and Oppose-Damkar Lands Applications

Follow Up Flag: Follow up
Flag Status: Flagged

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Good afternoon,

My husband and I reside right beside the Damkar lands, and wholeheartedly object to the proposed development and the application to redesignate the lands from Residential Three District, to Direct Control District, as well as the application to amend the Watermark at Bearspaw Conceptual Scheme to allow the development of a multi-residential community. We purchased our home in 2019 for many reasons, among which include the beautiful sunsets and views of the mountains and rolling hills, the quiet and safety, and above all else, the privacy we are afforded.

Three main concerns with this proposed development include overdevelopment and project scale, character of the local landscape and ultimately, the safety and privacy of surrounding homes, acreages and luxury properties.

The proposed development does not respect local context, in particular, the scale and proportions of surrounding buildings. The proposed dwelling is a massive four building, barrack style housing development, and its proportions are significantly larger than the neighbouring low density detached properties and acreages. The current highly dense proposal would result in overdevelopment of the area and would be unlike any other neighbouring property, therefore the scale and design of the development will be entirely out of character, to the detriment of the local environment.

The proposal to cram four massive, visually unappealing buildings on this plot of land is unreasonable and does not fit with current residential amenities and services, roadways, and character of the landscape. The aesthetic character of the landscape and land use is currently one of low lying, detached homes, luxury homes in the community of Watermark and low-density acreages.

Most of all, the current proposal is extremely detrimental to the privacy of current homeowners. The proposed residential buildings and suites would completely overshadow and overlook the surrounding community, intruding on current homeowners' private homes, backyards and gardens. Windows and balconies on the proposed residences would overlook our property and property of our neighbors and surrounding homes. The current proposed development of 4 storey high buildings greatly compromises the safety of homeowner's personal space, impacting our daily life in a negative way. This intrusion on privacy is unwarranted, exceedingly invasive and not welcomed.

We kindly ask that the two applications, one to redesignate the lands and two to amend the Bearspaw Conceptual Scheme be rejected by Council. Thank you for your time.

My legal name is Stephanie Laudel, my address is 77 Tuscany Ridge Circle NW, Calgary, AB T3L 0E5.

Kind regards,
Stephanie Laudel
[REDACTED]

Sent from my iPhone

Michelle Mitton

From: Stephanie Leong [REDACTED]
Sent: Sunday, May 2, 2021 12:33 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Planning Application Number: PL20200051 (05618459) and PL20200050 (05618459)

Follow Up Flag: Follow up
Flag Status: Flagged

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To: Rocky View County Legislative Services

Re: BYLAW C-8056-2020, Planning Application Number: PL20200051 (05618459)
BYLAW C-8055-2020, Planning Application Number: PL20200050 (05618459)

I am a resident of Tuscany in Calgary and will be directly impacted by increased traffic volumes and congestion and potential regional shortfall of emergency services that will be caused by the proposed Appendix 9: Conceptual Scheme Amendment. The Intermunicipal Development Plan in place between Rocky View County and the City of Calgary is intended to “enhance cooperation and achieve coordination wherever possible so that the effect that we have on one another and our residents is positive.”

I am writing to formally express my view - and great concern - that the size and scope of the proposed Damkar Seniors Oriented Residential Community will:

- Require major and costly upgrades to the road infrastructure that serves both Rocky View County and Calgary residents.
- Conflict significantly with what would be considered as an appropriate transition between municipalities, especially with respect to the massing of buildings.
- Reduce the availability of emergency services in our region.

In view of the agreements in place, by-law requirements and regional impact of proposed Damkar Seniors Oriented Residential Community, Rocky View County Council should reject the proposed development and require a new right-sized proposal to be created.

Please ensure I am counted as strongly opposed to the proposed Appendix 9: Conceptual Scheme Amendment.

Stephanie Leong
30 Tuscany Springs Terrace NW
[REDACTED]

Michelle Mitton

From: Stuart and Caroline Thompson [REDACTED]
Sent: Sunday, May 2, 2021 4:46 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Bylaw C-8056-2020 - Opposed

Follow Up Flag: Follow up
Flag Status: Flagged

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This email is regarding the proposed bylaw C-8056-2020, which is being proposed to facilitate a multi-family residential development for Watermark at Bearspaw.

We are Stuart and Caroline Thompson. We live at 4 Watermark Villas

We oppose the proposed bylaw.

The developer proposes **massive structures that are totally not in keeping with the character of the neighborhood...** with a **density that is orders of magnitude greater than anything else in the vicinity**. We also have significant concerns in many other areas:

- traffic impacts on Twelve Mile Coulee road
- stress on sewer, water and storm water utilities
- development slope stability
- common area usage

To come in line with a reasonable proposal that is in keeping with the intention of the Damkar legacy project (i.e. an actual seniors facility rather than a a multi-family development that "caters" to seniors), everything about the scale of project should be cut back to 1/4 or 1/3 what is proposed (size of buildings no more than 2 stories, number of buildings reduced, density cut by 75%, etc.)

Thanks!

-- Stuart and Caroline Thompson

Michelle Mitton

From: Suneeta Millington [REDACTED]
Sent: Sunday, April 25, 2021 10:43 AM
To: Public Hearings Shared
Subject: [EXTERNAL] - Re: Bylaw C-7991-2020

Follow Up Flag: Follow up
Flag Status: Flagged

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To whom it may concern,

Re: Planning Application Number: PL20170153 (05618039/05619004/006/054)

I am writing to voice my opposition to the proposed Ascension and Damkar projects.

I believe that this development will be disastrous to the area, that is not economically sound, that it will have a negative impact on Market Mall, Cochrane and surrounding businesses, and that it cannot be justified in relation to the environmental disruption and landscape damage it will cause.

Putting in environmentally-unfriendly car-focused single-family housing and more corporate American commercial retail buildings will not only fundamentally alter the extraordinary landscape and critical green space/wildlife, but will negatively impact quality of life for all Calgarians (not just those in the area) forever.

In sum, I am opposed to the Ascension Residential and Commercial Conceptual Scheme as proposed and would ask that you refrain from supporting it.

Suneeta Millington

Bowness

Michelle Mitton

From: Theodora Lo [REDACTED]
Sent: May 5, 2021 2:31 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - BYLAW C-8056-2020 PL20200051 and BYLAW C-8055 PL20200050
Attachments: May 5, 2021 at 22758 PM.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

To whom it may concern,

Please officially record my opposition to the proposed Appendix 9: Conceptual Scheme Amendment.

Please see attached letter.

Sincerely,
Theodora Lo

Sent from my iPhone

DATE: May 5, 2021 @ 2:30pm

Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: BYLAW C-8056-2020, Planning Application Number: PL20200051 (05618459)

BYLAW C-8055-2020, Planning Application Number: PL20200050 (05618459)

I am a resident of Watermark in Rocky View County.

I am writing to officially record my opposition to the proposed Appendix 9: Conceptual Scheme Amendment.

The size and scope of the proposal currently before Council dramatically exceeds:

- The number of units designated by Rocky View County by-laws and the approved Watermark Conceptual Scheme.
- The total number of units forecast by Rocky View to be needed for seniors across the entire County.

The proposal also calls for a:

- Total scope of development that will require significant upgrades to transportation infrastructure, increased costs for water services and waste treatment and increased demand for limited EMS, fire and police services.

These elements do not meet the development requirements put in place by Rocky View County's elected representatives and are entirely out of alignment with what residents were told to expect in their community.

Rocky View County Council should reject the development as proposed and require the developer to return with a new proposal that meets the by-laws of our community and the expectations set for homeowners.

As County voter and taxpayer, please ensure I am counted as strongly opposed to proposed Appendix 9: Conceptual Scheme Amendment.

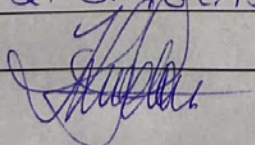
Name

THEODORA LO

Address

21 SPYGLASS POINT, CALGARY, AB T3L 0C9

Signature



Michelle Mitton

From: [REDACTED]
Sent: May 5, 2021 4:12 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Written Submission for BYLAW C-8056-2020
Attachments: Submission for DAMKAR Lands MAY5.21.PDF

Follow Up Flag: Follow up
Flag Status: Flagged

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Hello Michelle
Legislative Coordinator
Rocky View County

Attached, please find our letter of opposition to the above referenced bylaw application. We have previously submitted a document on this Bylaw September 14, 2020.
The attached is an update to that submission.

Kind Regards,

Tom & Carmen
22 Spyglass Point,
Watermark,
Calgary. AB. T3L 0C9

The Damkar Lands - Senior-Oriented Residential

Bylaw C-8056-2020, Planning Application PL20200051 (05618459)

Bylaw C-8055-2020, Planning Application PL20200050 (05618459)

May 5, 2021

From:

Thomas & Carmen Dechert
22 Spyglass Point
Calgary, AB T3L 0C9

To:

Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB
T4A 0X2

Via Email: legislativeservices@rockyview.ca

Dear Rockyview County Legislative Services:

We are residents of Watermark in Rockyview County and are **NOT** in favour of the redesignation of the subject lands as referenced above from R-3 to Directly Control and the project progressing as proposed.

We have many concerns in respect of this project as listed below:

- **Compounding effects**

- For reasons which remain unclear, a very small length of 12 Mile Coulee Road has found itself in a confluence of unprecedented developer interest. Currently, there are 2 active developments within 500 meters of each other - Ascension CS & and the Damkar Lands. This does not include the compounding influence of a City of Calgary development immediately underway to the south. Both RVC projects are similar in that they disproportionately and fundamentally oppose the Bearspaw Area Structure Plan of what would be considered *country residential land use* with egregiously high density developments and other shortcomings described below. Both projects are woefully inappropriate and out of context with the County Area Structural Plans and Intermunicipal Development Plans.
- Both projects significantly affect the same residents and communities.
- Both projects assume individual unfettered access to infrastructure, roads, amenities without any collective assessment by County administration, nor developers of the combined effects of each has on each other and the existing communities. The additional burden of compounding effects becomes the onus of residents to discover or identify and, if developed as is, experience and support.

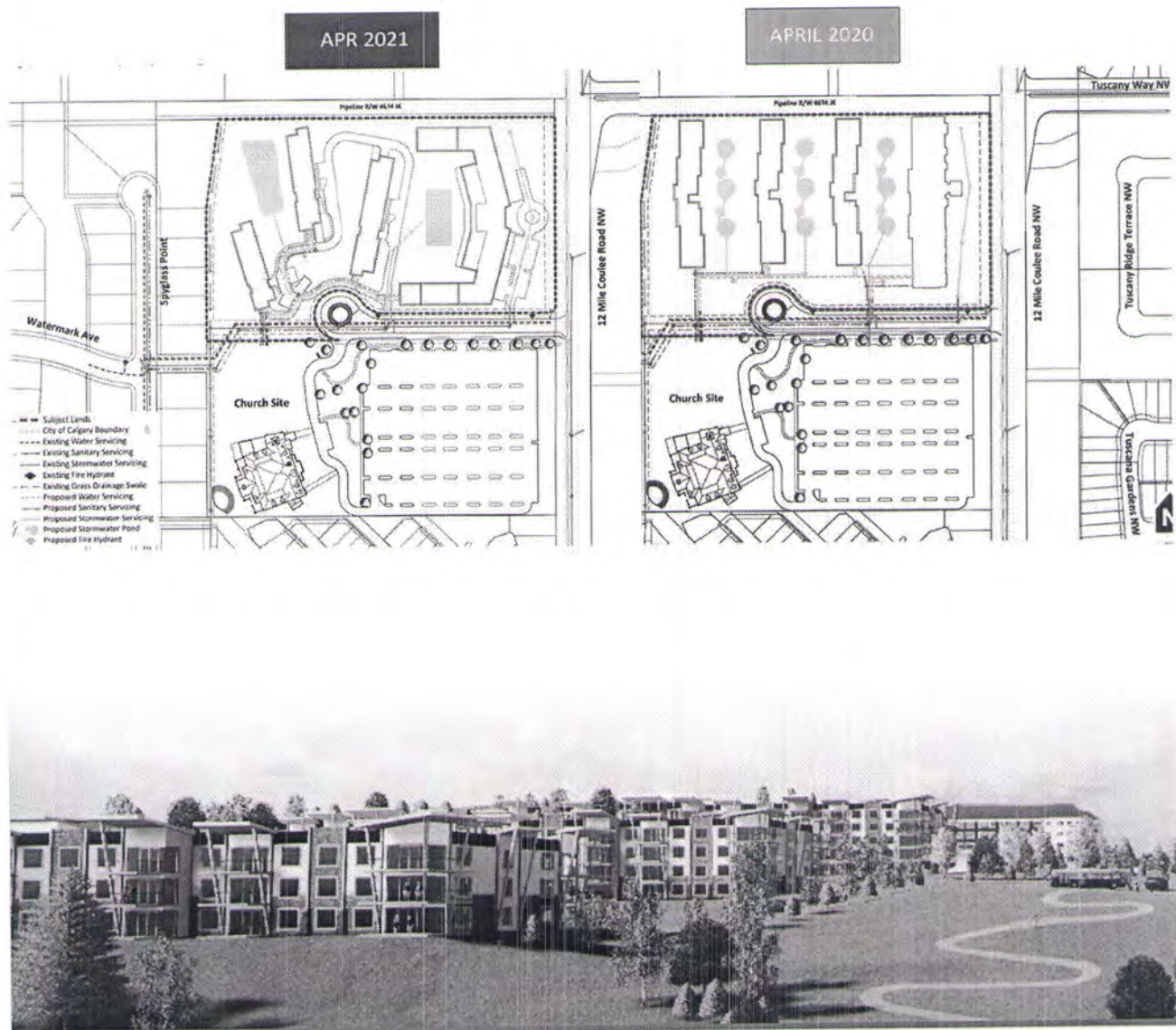
- **Distorted Public Engagement**

- Both RVC Ascension and Damkar Lands development projects affect the very same residents and communities. Both projects had their respective Public Hearings scheduled within one month each other – April 20 and May 18 respectively. The official notice of hearing was received by residents – approximately March 25 & April 25 respectively. The public review for a single project is a time consuming process. To have two projects affecting the same residents with Public Hearings within 4 weeks of each other is painfully unrealistic expectation of fairness and by no means reasonable.
- Considerable time preceding the notice is afforded to the developer allowing changes to the Conceptual Schemes with a permission to amend and resubmit shortly prior to the hearing date. The public is not made aware of these changes until shortly before the Hearing date as demonstrated by resubmission of the Ascension redline Conceptual Scheme 3 days before the Hearing and a redraft and resubmission to Council (May 4) 2 weeks before the Hearing in the case of Damkar and a day before written submission are due from the public (May 5). In the interim residents and the public have been reviewing the previous, now dated, developer submissions. How is this fair and reasonable?
- Under the cloud of COVID restrictions and stay at home mandates, residents and communities have been expected to rise above the constrained normal of Municipal Government notice provisions, request access to technical documents not readily accessible, inform themselves of the project's merits and limitations, submit comments, audio and video files while the developer has had full and unfettered preparation to the pending hearing date months prior. How is this reasonable under the best of circumstances? How is this due process?

- **Project Creep & Compatibility**

- Residents of Watermark and abutting areas were always aware of a senior's development proposed for the Damkar Lands. The family legacy clearly left lands for two purposes: a church and the other a seniors' complex which was bound by Restrictive Covenant. Ernie and Iris Damkar, now passed, were quoted in the newspaper Cochrane Today: "Long term, the Damkars said they want to see a **seniors'** housing facility constructed on the remaining land", not senior's oriented, not multi family – a senior's housing facility. These intentions are evident in numerous other documents, including the 2009 County Bylaw (C-6798-2009) allocating **57** residential units to the Damkar parcel.
- What is now before council is a ***a comprehensively planned, medium-density, multi-dwelling residential housing development, a portion of which will include a dedicated Senior's Community***, how is this in keeping with the Damkar legacy?
- The 2009 Bylaw (C-6798-2009) specifically allocated 57 residential units to the Damkar parcel. The Damkar April 2020 development proposal states:, the project will: *carefully integrate the natural environment, maintain views of the Rocky Mountains,*

leverage its proximity to the Bow River Valley and the City of Calgary, while incorporating innovative and aesthetically pleasing development standards, visually enhancing the broader Bearspaw community. The sheer magnitude and concentration of residential units in no way can accomplish this. The result is a project which is more invasive rather than integrative and is now comprised of four buildings (each of three to 4 storeys) and 350 (revised as of May 4 from 500) total units. It bears no resemblance to the Damkar vision, nor to the provisions of the Bylaw which informed residents when they purchased in the Watermark community. The result bears little resemblance to original concept of 57 residential units as the image below illustrates.



- **Housing Density & Population**

- The extreme concentration and number of residential units conflicts with the guiding principles of the Rocky View County plan (2018), specifically:
 - Encourage a 'moderate' level of residential growth that preserves and retains the County's rural character.
 - The Environment in maintaining the rural landscape and character of dark skies and open vistas.
 - Undertake a wide range of measures to support the conservation of land, water, watersheds, energy and other natural resources.
- It is difficult to accept these guiding principles as having been seriously considered in light of an intensified project such as a four building, 4 storey, 350 unit, high-density development which speaks to none of these guiding principles.
- This project takes residential density 15 - 20x over the greater Watermark Community and 3 to 4x that of the Residential Density Policy.

- **Traffic Impacts**

- Enormous traffic load increases from 700 residents (477+ parking spaces), and a 47,000 sq ft Church/Campus with parking for a 800 seat sanctuary. 12 Mile Coulee Road, the only feeder into abutting communities including Tuscany, Blue Ridge, Blazer Estates, Bearspaw Village, Lynx Ridge, and Watermark must absorb all vehicular traffic, amplified many fold during special Church and Campus events when the sanctuary is filled to capacity. The cumulative effects of the proposed Ascension development 500m to the north has also not been considered by the Developer or the County, making an already congested traffic intersection at 12 Mile Coulee and 1A even greater.

- **Infrastructure Loading (Water/Wastewater)**

- Given that the existing customer base of Blazer Water Systems was asked to curtail their discretionary water usage August 2020 it is highly likely that there will be a necessary infrastructural upgrade required to service 700 additional residents based on original assumptions of community demands and expansion. Although words of assurance were given to inquiring residents that any upgrades are the burden of the developer, past experience with Blazer Water Systems dictates skepticism as in the past Blazer Water systems has submitted rate increases 4-5x in excess of what is considered rate shock by the AUC.
- It is also highly likely that the existing wastewater supply and treatment will require upgrades as stated in the approved Conceptual Scheme: *Communal wastewater treatment and water services will be provided to the Damkar Parcel under certain conditions.* Given that the original Blazer water/wastewater systems forecasts anticipated an increase of 100 residential senior units (GRA rate application 2016) which has become 350 senior units, the interconnection of these services should have no deleterious affects of costs or reliability.

- The developer must clearly commit to assuage concerns of existing ratepayers and residents that any cost for expansion and integration shall be borne by the developer and shall not impact the future costs and reliability of service to Watermark residents or existing ratepayers.
- **Project integration, Aesthetics & Amenities**
 - It is beyond sensibilities that a four building, up to 4 story, high density development with absolutely no thought to a transition zone as contemplated in the InterMunicipal Development Plan 2012 can integrate in anyway with the neighbouring communities of: Blue Ridge, Tuscany, Watermark, Bearspaw Village, Blazer Estates and Lynx Ridge.
 - Given that this development will make use of the Watermark amenities, the developer must ensure that there is commensurate reciprocity of like amenities within this development and/or financial support in recognition of this use.
- **Generous Renderings**
 - The submission to Council (Proposed Amendment April 2020) contains within it many conceptual renderings which are to assist in the visualization of the project. Renderings emphasize pastoral scenes of generous green space and wide open vistas which, when viewed alternatively from ground level up, would show large overbearing structures dominating the eastern horizon – a diametrically opposite view for all existing residents. As experience with the neighbouring church has demonstrated, the renderings as clearly stated are subject to change and cannot be trusted. Below please find the rendering as shown to residents 2014 and what exists today. The flat bungalow rancher walk out has very little in common with what is essentially a double stacked Costco with a peak and balcony.

2014

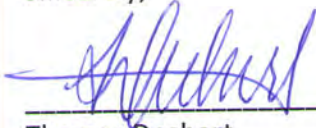


TODAY

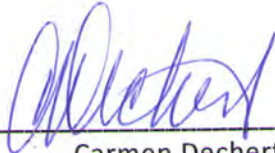


A senior's aging-in-place development concept is a worthwhile effort and a necessary endeavour for our aging population. The Senior Needs Assessment December 2015 has estimated the County's need to be 151 units by 2025. Currently, throughout RVC, these needs are not only being met but exceeded many fold by projects such as Ascension, Pradera Springs; Bragg Creek; Bingham Crossing and Harmony developments. The conclusion is that a massive scale development such as this is unnecessary. Many residents moved to Watermark and neighbouring communities with the understanding and acceptance of the senior's project progressing. Unfortunately, the execution of this project, its magnitude, impact and consequences to existing residents makes the endeavour awkward and unwelcome. On this basis the project should be declined.

Sincerely,



Thomas Dechert



Carmen Dechert

Michelle Mitton

From: Tracey Cuming [REDACTED]
Sent: May 4, 2021 10:09 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Ban Ascension project and Damkar Project .pdf
Attachments: Ban Ascension project and Damkar Project .pdf; ATT00001.txt

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

May 4, 2021

FROM:

TO: Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB, T4A 0X2

Re Bylaw C-8056-2020, Planning Application Number PL20200051 (05618459)
Bylaw C-8055-2020, Planning Application Number PL20200050 (05618459)

We are residents of the community of Bearspaw in Rocky View County, and we live at 23 Bearspaw Green.

Opposed to Amendment

We are opposed to the proposed Appendix 9: Conceptual Scheme Amendment. We have not been fully informed and have not had adequate time to review this project. Based on our review to date of the project documents, we can see that the proposed amendment fails to adequately address the following impacts it may have on us, our family and our community:

Unprecedented Development

Such a high density development outside of an urban core area would set an undesirable and unwanted precedent for high density development in rural areas of Rocky View County.

Unacceptable Density

The proposed project is not an appropriate transition between rural and urban land use. The proposed density is unmistakably high density urban and would be incompatible with the transitional development already in place (country residential acreages) to the north and northwest of the proposed development. The original proposal called for low rise buildings similar in height to those in neighbouring Watermark and adjoining acreages and would be more appropriate than a high density development that belongs in an urban core.

The density of this proposed development is up to over 40 units per acre. This would be 10 times the density of adjacent City of Calgary communities and 20 times that of adjoining Watermark. Provision of adequate transit, police, fire fighting, and potable and waste water services that would be required are not addressed.

will support councillors who will reject more piecemeal development and embrace a long term vision for sustainability of natural systems along the Bow River corridor.

Signed,

Gracey Cumming Tracey Cumming

BE Brooke Cumming

Michelle Mitton

From: Leah Elenko [REDACTED]
Sent: May 5, 2021 12:49 PM
To: Legislative Services Shared
Cc: Leah Elenko; Vince Elenko
Subject: [EXTERNAL] - BYLAW C-8056-2020, Planning Application Number: PL20200051 (05618459); BYLAW C-8055-2020, Planning Application Number: PL2020050 (05618459)
Attachments: Damkar project opposition letter MAY 2021.pdf; ATT00001.htm
Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

Hello,

Please find attached our written submission in opposition to the above referenced Bylaw.

Can you please confirm receipt of this email and attached submission for our records?

Thank you.

Regards,

Vince & Leah Elenko
65 Blueridge Drive
[REDACTED]

DATE: May 5, 2021

Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Via email: legislativeservices@rockyview.ca

To: Rocky View County Legislative Services

Re: BYLAW C-8056-2020, Planning Application Number: PL20200051 (05618459)

BYLAW C-8055-2020, Planning Application Number: PL20200050 (05618459)

I am a resident of Blueridge Mountain
Estates in Rocky View County.

I am writing to officially record my opposition to the proposed Appendix 9: Conceptual Scheme Amendment.

The size and scope of the proposal currently before Council dramatically exceeds:

- The number of units designated by Rocky View County by-laws and the approved Watermark Conceptual Scheme.
- The total number of units forecast by Rocky View to be needed for seniors across the entire County.


The proposal also calls for a:

- Total scope of development that will require significant upgrades to transportation infrastructure, increased costs for water services and waste treatment and increased demand for limited EMS, fire and police services.

These elements do not meet the development requirements put in place by Rocky View County's elected representatives and are entirely out of alignment with what residents were told to expect in their community.

Rocky View County Council should reject the development as proposed and require the developer to return with a new proposal that meets the by-laws of our community and the expectations set for homeowners.

As County voter and taxpayer, please ensure I am counted as strongly opposed to proposed Appendix 9: Conceptual Scheme Amendment.

Name Leah and Vince Elenko
Address 65 Blueridge Drive T3L 2N5
Signature 

May 5, 2021

Michelle Mitton

From: Fedun, Wayne W. [REDACTED]
Sent: May 5, 2021 11:46 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - BYLAW C-8056-2020 (Damkar)
Attachments: Damkar Opposition Letter (WF)(May 2021).docx

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

To whomever it may concern,

Please find attached my unconditional and unqualified OBJECTION to this proposed bylaw amendment and proceeding.

Thank you

Wayne Fedun
[REDACTED]

[REDACTED]

The Dakar lands - Senior-Oriented Residential
Application Number PL20200051

From:

Wayne W. Fedun
108 Blueridge View,
Calgary. AB T3L 2N6

May 5, 2021

To: legislative services@rockyview.ca

Re: Bylaw C-8056-2020 – A bylaw of Rocky View County to Amend Land
Use Bylaw C-8000-2020

With respect to the proposed bylaw amendment in connection with the associated proposed development (the “**Multi-Story Apartments**”), I am submitting my **unqualified objection** to it for the reasons set forth in this letter. Multi-Story Apartments are not allowed by the current applicable conceptual scheme or land use designation for many good reasons, including compelling density issues, coherent development principles and realistic expectations of area property owners, material adverse impacts on area property values, noise and light pollution, traffic issues, and others. Further details respecting these issues and concerns are set forth below.

When the proposed bylaw amendment is being considered, the Multi-Story Apartments application should be considered as a separate, stand-alone development application and should not be considered to form any part of the Watermark community. That is, the developers should not be allowed to “piggy-back” on the Watermark community, whether based on density considerations or otherwise. There is significant and strong opposition to the Multi-Story Apartments by many in the Watermark community, similar to the strong opposition by many other affecting stakeholders in the Blueridge community, Bearspaw more generally, and other areas.

Further details respecting the issues and concerns are set forth below.

- 1. Housing density:** The housing density associated with the Multi-Story Apartments is **outrageously incompatible** with the adjoining Blueridge and Watermark communities. I am actually astonished that a developer would even consider proposing this sort of irresponsible development having regard to basic development principles and

regard for adjoining community expectations. Frankly, from a precedent perspective, if the developers here continue to advance the application for Multi-Story Apartments in its current form, or anything resembling it, I would think that prospective purchasers of units from these developers in any other developments would be well-advised to pay attention to this application; this should assist them in making an informed decision as to how these developers may develop nearby lands. I can assure you that none of current owners of properties in the area ever conceived in their wildest dreams (or nightmares) that multiple story apartment buildings would ever be considered for this area.

Similarly, if Rocky View County was to approve the application in its current form, or anything resembling it, current and prospective future home owners in the County would be well-advised to consider the very significant risk of wholly inappropriate developments adversely affecting their quality of life and property values in the future.

To further illustrate the outrageous densities that would result from the Multi-Story Apartments:

- (a) the number of proposed units in the Multi-Story Apartments, being located on a 12 acre parcel, would result in a density that is up to **75 TIMES** higher than adjoining properties located in Rocky View County; and
- (b) There would be **as many units in the Multi-Story Apartments as in the existing Watermark development.**

When the Watermark development was approved, the responsible developer and the County were mindful of the interface of Watermark with the adjoining Blueridge properties, with the result that a buffer of 1 acre parcels on the Watermark perimeter was created to accommodate the legitimate concerns Blueridge property owners had with respect to this interface. This was an appropriate and effective means of addressing the different densities associated with the Blueridge and Watermark communities. As noted above, the density resulting from the Multi-Story Apartments is irresponsibly high, without any accommodation whatsoever to adjoining landowners or regard to the enjoyment of their property or their property values.

Finally, I note that the Damkar family website states: "Community interface will be sensitive and seamlessly integrate with the neighbouring Watermark Community." NOTHING could be further from the truth here. The fact the developers are currently attempting to associate the Multi-Story Apartments with the Damkars and their vision is inappropriate. Please refer to paragraph #4 below as well.

2. Compatibility of the Development with the Surrounding

Communities: There is NOTHING associated with the Multi-Story Apartments that would suggest there is ANY compatibility with ANY of the communities in the surrounding areas, including in the City of Calgary. Residents in the nearby areas purchased their properties on the expectation proximate developments would be compatible with their properties, and it is the County's responsibility to ensure this occurs.

3. Nature of the Development: The original development application for the subject lands indicated it was to be a Seniors development. In fact, the Dakar Family Legacy stated it would be "a residential project that caters to seniors" and that it would "provide varying levels of care" where seniors 'could live out their retirement". Reference is now made by the developers to "a condominium residential housing development, a portion of which will include a dedicated Senior's Community", which is obviously not the legacy. There are certainly very different factors, considerations and concerns associated with seniors housing versus apartment style living for families with children, including the capacity of local schools.

4. Building height: Any buildings exceeding 2 stories would be inconsistent with every residence located in the adjoining Blueridge and Watermark communities, and would constitute a permanent visual blight on the landscape and those communities. The Church is a prime visual example of an inappropriately sized building; it looks ridiculous right next door to estate homes. Many guests who have visited our home have provided their unsolicited comments on the Church, wondering what the County could possibly have been thinking. It is frankly embarrassing. The County should not be "doubling down" (or worse, given the number of stories associated

with the Multi-Floor Apartments being proposed here) on this previous ill-advised decision.

- 5. Traffic:** The Church is expected to attract 700 people per service. With one service on Saturday evening, three services on Sundays and various weekly classes and workshops, this will result in significant traffic increases on an already busy and limited road system. Approval of the Multi-Story Apartments will cause an even greater, and unacceptable, increase in traffic congestion. Additional traffic controls will inevitably need to be put in place. This is not what residents in adjoining communities ever expected; instead, they expected traffic increases that could reasonably be anticipated as a result of material adherence to, and reliance upon the continuing applicability of, the governing conceptual schemes and land designations. Wildly material departures from what was anticipated, and reasonably expected, is unacceptable.
- 6. Noise and Light Pollution:** The Multi-Story Apartments will result in a very significant increase in noise and light pollution. Again, this is not what residents in adjoining communities ever expected; instead, they expected additional noise and light pollution that could reasonably be expected from appropriate sized developments adhering to governing conceptual schemes and land designations.
- 7. Property Values:** There is no doubt that approval of the incompatible, exceptionally high-density, Multi-Story Apartments will have a material adverse effect on the values of nearby properties, resulting in material and direct damage to the owners of these homes and their very significant investments. This is hardly the time to be visiting these sorts of effects upon County residents/voters, for the direct benefit of the developers.
- 8. Irresponsible Development and Reasonable Apprehension of Bias:** As noted above, I am astonished the developers are sufficiently emboldened to think that an application for such an inappropriate development like the Multi-Story Apartments, having regard to the nature of the surrounding communities, had any reasonable chance of success.

In conclusion, there is NOTHING in this Multi-Story Apartments application that would suggest it warrants approval, or frankly even serious consideration. Every impact it would have is unacceptable to the nearby communities, for all the reasons set forth above. County voters should expect Council to dismiss this irresponsible application promptly and without conditions.

Sincerely,

Wayne W, Fedun

Michelle Mitton

From: Kevin [REDACTED]
Sent: May 4, 2021 11:13 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - BYLAW C-8056-2020

Follow Up Flag: Follow up
Flag Status: Flagged

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Hi guy's,

I am writing to let you know that I support the building of a seniors facility.

My name is Margaret Bonas I live at 85 Tuscany Reserve Gate NW Calgary T3L 0A6. I am a senior myself and like the option to live here in my later years if I need too and still be in my neighborhood. Thanks Margaret Bonas

Sent from Kevin's iPhone

Stefan Kunz

From: PAA_Development
Sent: May 20, 2020 5:03 PM
To: Stefan Kunz
Subject: FW: [EXTERNAL] - Trico Homes Damkar family's senior living home

Hey Stefan – I believe this is for your file PL20200050/51

Cheers,

EVAN NEILSEN
Development Assistant | Planning Services

ROCKY VIEW COUNTY
262075 Rocky View Point | Rocky View County | AB | T4A 0X2
Phone: 403-520-7285
ENilsen@rockyview.ca | www.rockyview.ca

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From: Bella [REDACTED]
Sent: Tuesday, May 19, 2020 6:29 PM
To: PAA_Development <Development@rockyview.ca>
Subject: [EXTERNAL] - Trico Homes Damkar family's senior living home

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Hello,

My name is Isabella, I am 16 years old and I live in Tuscany, more specifically, directly behind where the seniors home is expected to be built. I don't know a whole lot about the specifics of what's going on but I do know that this project is not a good idea. I know that my parents are really concerned about a few things, but I have a few concerns of my own.

This area that is meant to be built on is a place that animals thrive in. I see countless amounts of deer grazing here all the time. I often wake up to these deer wondering around the area. At night I can hear the howls of the wolves and coyotes that roam around the green space. There are always countless amounts of bunnies here as well as many other animals. There has already been a large amount of development in this animal driven area in just the past few years, to completely take away these animals safe space would be absolutely cruel. I think that it is a miracle that the animals have stayed as it is, is it really the best idea to completely chase them out? Not to mention that the whole driving aspect of the homes below in Watermark is there seclusion and peace from the rest of the busy city as well as there nature based aspect; building these residential buildings would significantly take away from that.

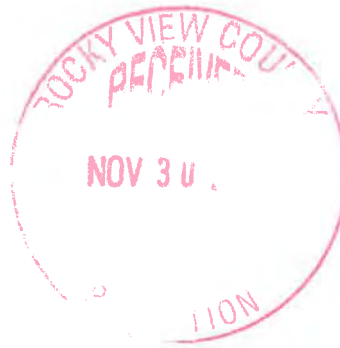
I understand that I am just a kid and that I don't know a whole lot about building development, but I do know that these animals can not speak for them selves, but trust me when I say that there lives and homes matter just like ours do. We have taken away enough of there freedom in this beautiful nature driven area, to take away even more would be detrimental to the ecosystem that exists here.

Thank you so much for your time and hearing out my concerns,

Isabella Bollinger

Sent from [Mail](#) for Windows 10

November 24, 2020



Glen Fischer
28 Watermark Villas
Calgary, AB, T3L 0E2

Rocky View County
262075 Rocky View Point
Rocky View County, AB, T4A 0X2

Planning Services Department
Attention: Dominic Kazmierczak

Re: File Number 05618459
Application Number PL20200050/51
Objection to Change of Land Development Designation

Dear Sirs;

In August of this year I forwarded a letter of objection to you regarding the captioned application. Since then I have reviewed the information provided by the developer (Trico) at their November 12th open house. I have commented back to the developer and wish to re-iterate my concerns to Rocky View County. I am a landowner and resident adjacent to the proposed development.

1. 12 Mile Coulee Road is currently a fairly busy road for existing residents. The developer quotes a study that indicates two additional sets of traffic lights would be installed in the 2028 time frame. The installation of these is not a sure thing and may be far too late to mitigate the issues caused by this large development. The addition of a development of this size, added to the new church traffic, with single access onto 12 Mile Coulee Road will result in significant increase to traffic volume, noise and safety issues.
2. While the developer has reduced the height of the development by one story, the proposed structure height is still significantly higher than anything in this district. It is not appropriate for this neighbourhood and I don't think it will be complementary to the overall develop plan for the district.
3. My concerns about water and sewer service capacity have been addressed by the developer and it appears with some upgrades to the sewer capacity this will not be a concern.
4. My view has not changed on the population density of the proposed development. The existing developments surrounding the proposed development have a much lower population density and the existing landowners acquired the properties partly because of this lower density.

In summary, the size of the proposed development is not appropriate or complementary to the existing Blue Ridge and Watermark areas, and I urge the County to not approve the land designation change.

Sincerely,

A handwritten signature in blue ink that reads "Glen Fischer".

Glen Fischer

[Redacted]

Report an Issue

You can use this form to notify the County about bylaw infractions, lost animals, unsightly premises, traffic-related concerns, or other issues related to bylaw enforcement.

The County does not accept anonymous complaints. Please fill in all the information so that we can take appropriate action on your request. Your name and contact information is treated in confidence. Your information will not be shared, and will be managed in accordance with the *Freedom of Information and Protection of Privacy Act*.

Please visit the [Bylaw Complaints](#) page for more information on the reporting and complaints process.

Your Information

Name:

Saad Ibrahim

Municipal Address:

#19 Blueridge Place, N.W Calgary, T3L 2N5 (Rockyview County)

Home Phone:

[REDACTED]

Cell Phone:

[REDACTED]

Email:

[REDACTED]

Preferred Contact Time:

Late afternoon until midnight

Optional

Incident Information

Incident Category:

- ☐ Animal Control
- ☒ Development/Land Use Bylaw (Private Property)
- ☐ Miscellaneous
- ☐ Nuisance and Unsightly Premises
- ☐ Roads and Traffic

Incident Type:

Development Permit conditions



Incident Location:

We are Blueridge Mountain Estates on the coner of Twelve Mile coulee residents objecting on Damkar Senior housing development legal location: Lot 4 Block 1 Plan 1712232

Date and Time of Incident:**Is this a repeat call?:**

- ☐ Yes
☐ No

Incident Details:

On the map of proposed development (which we never received) are a few buildings of 3-6 stories to be built right on our property line absolutely not reasonable and not acceptable. It is overwhelming very high obstruction of all ours and our neighbors property lines. We are demanding an urgent meeting to discuss this problem.

Subject of Report:

Objection on Damkar Senior Housing Project

Optional

Subject's Contact Information:

Pleas contact us ASAP at [REDACTED]

Optional

Send Report

FOIP Notification: Personal information provided through this online form is collected in accordance with section 33 of the Alberta *Freedom of Information and Protection of Privacy Act*. The information is collected for the purpose of notifying Rocky View County staff about bylaw infractions and other issues related to bylaw enforcement. Questions about the collection, use, and disclosure of this information can be directed to the Manager of Enforcement Services at 403-230-1401.

Contact

Municipal Enforcement
T: 403.230.1401
F: 403.230.7091

An Enforcement Officer is available Monday to Friday, from 8 a.m. to 8 p.m. Please call 403.230.1401. Page 826 of 1084

Call 911 for immediate emergency assistance such as fire, ambulance and police services.

Weeds & Pests

Use the [Agricultural Services report form](#) to notify us about weeds, pests, or other agricultural-related problems in the county.

Report Road Issues

Use the [Report a Road Issue form](#) to notify us about issues or problems affecting County roads.

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Stefan Kunz

From: PAA_Development
Sent: May 20, 2020 5:03 PM
To: Stefan Kunz
Subject: FW: [EXTERNAL] - Damkar Lands Development - Recent Trico Proposal (April 2020) - REJECTION EMAIL

Importance: High

Hey Stefan – I believe this is for your file PL20200050/51

Cheers,

EVAN NEILSEN

Development Assistant | Planning Services

ROCKY VIEW COUNTY

262075 Rocky View Point | Rocky View County | AB | T4A 0X2

Phone: 403-520-7285

ENeilsen@rockyview.ca | www.rockyview.ca

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From: Garrett Laudel [REDACTED]
Sent: Wednesday, May 20, 2020 4:48 PM
To: PAA_Development <Development@rockyview.ca>; Division 8, Samanntha Wright <SWright@rockyview.ca>
Cc: Garrett Laudel [REDACTED] Stephanie Silva [REDACTED]
Subject: [EXTERNAL] - Damkar Lands Development - Recent Trico Proposal (April 2020) - REJECTION EMAIL
Importance: High

Do not open links or attachments unless sender and content are known.

Hello,

My name is Garrett Laudel, and I am a new resident of Tuscany, in Calgary. I am writing to you today, to express my grave concerns, disappointment, frustration, and surprise, at a recent publication by Trico Homes, for their new/amended development plans of the Damkar Lands, in Rocky View County.

As you are aware, in June of 2014, there was a publication of an approval, for the ongoing development of the Damkar Lands, along 12-Mile Coulee Road, offsetting Tuscany (I have attached a link for your convenience/reference). In this 2014 approval, it was stated that a Church and a Future Residential Area (Seniors Housing), were to be built. The Seniors Housing was stated as being structured for ~60 residents. Moreover, a previous roadway and infrastructure study outlined the expansion of 12-Mile Coulee Road, to accommodate the Church, the ~60 Residential Housing, and the expansion in Watermark. All seemed fair and sensible. It looked like a nice added development touch to the greater communities surrounding, which would benefit our Senior Citizens, and was something that the public would have understood, when purchasing their homes/properties, in the adjacent areas/communities. I suspect that many people

felt that in 2014, this development was fair, appropriate, and would compliment the area. This was mine and my wife's understanding, when we bought our home in Tuscany in late 2019, offsetting/backing onto 12-Mile Coulee Road. No issues, and full disclosure... however...

Now, in April of 2020, Trico Homes published a new proposal for the use of the Damkar Lands (I have enclosed a link, for your convenience/reference). This new proposal is completely unreasonable, extensive, unnecessary, and blind-sides so many wonderful people in the offsetting communities of Watermark, Blue Ridge Estates, Lynx Ridge, and Tuscany. Trico is looking to now develop a 500 Resident Complex, that is massive in size. The barrack style housing will be anywhere from 3 to 6 stories high, with 4 separate buildings. The overdevelopment is outside of the building codes, and is beyond what anyone would have imagined when investing in their homes, properties, and future. Referring to the previous expansion of 12-Mile Coulee Road; this expansion was done in conjunction to a 60 Resident Study, and now, with 500 tabled, it will turn 12-Mile into a congested roadway with unwarranted traffic. Moreover, adding this many Residents to the area, people will venture into Tuscany and Rocky Ridge, for the services in the area, however, the amount of road-traffic in the community itself will increase dramatically. It will strain all ports into Tuscany.

To expand on some concerns, in relation to the above:

1. Congestion & Change in Community Scope – this massive influx of Residents will turn what is a quiet and peaceful community, to a much busier and noisy area. The high-density housing that is proposed, over-reaches any expectation that current residents would have for the area.
2. Impeding Views – many people bought their homes/property for the breath-taking views of the rolling hills and mountains. They had to of course “pay-up” for their locations, investing so much of their hard earned income. Now, for many people, this will be gone in the blink of an eye, while casting shade and shadows into their yards and homes, from these towering buildings/structures.
3. Loss of property value – in conjunction to the above point, there will be an immediate loss in property value, for all homes in the area, particularly ones that have their homes view obstructed by these massive 6-story buildings. The loss to many will be very material!
4. Traffic – this influx of road traffic, on not only 12-Mile Coulee Road, but into Tuscany, will be notably increased in volume. The infrastructure is already at a high-use capacity, but with a 500 Resident Complex being built, the noise, traffic, and busyness will be asinine.

I must note, that I am completely fine and supportive of the original plans for development. A nice Seniors Residents, with 50-60 Residents, with buildings/homes at a standard 2-story height, is appropriate, fair, and welcomed. We (many) knew this when moving into the area, and acknowledge the future plans. Many people I have spoken with in Tuscany feel this way. Unfortunately, with the most recent Trico proposal, too many people will be negatively impacted. They are angry and frustrated, and bottom line: do not support this plan! It is too much, too big, is pure overdevelopment, is unnecessary, and does not consider a single resident who already lives in the adjacent communities. I am strongly opposed to this new plan, and I know that many feel the same.

ORIGINAL APPROVAL: <https://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Planning/CS/Approved/CS-Damkar-Lands.pdf>

NEW

PROPOSAL: <https://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Planning/UnderReview/ProposedCS/Proposed-CS-Damkar-Seniors-Residential.pdf>

I am appealing to the wonderful people in Rocky View County, to reject this gigantic development, and to keep things reasonable for all stakeholders.

Thank you very much for your time. I am happy to chat further with you. My contact info is below (FYI – I have CC'd my personal email, and my wife's email).

I welcome your feedback and response.

Cheers,

-Garrett

Garrett Laudel



Stefan Kunz

From: PAA_Development
Sent: May 27, 2020 1:11 PM
To: Stefan Kunz
Subject: FW: [EXTERNAL] - Proposed Seniors residence in Bearspaw/Tuscany area

Hi Stefan,

More feedback on the proposed seniors home in Watermark for your review.

Best regards,

EVAN NEILSEN
 Development Assistant | Planning Services

ROCKY VIEW COUNTY
 262075 Rocky View Point | Rocky View County | AB | T4A 0X2
 Phone: 403-520-7285
ENeilsen@rockyview.ca | www.rockyview.ca

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From: Gary Stevens [REDACTED]
Sent: Wednesday, May 27, 2020 8:47 AM
To: PAA_Development <Development@rockyview.ca>; Division 8, Samanntha Wright <SWright@rockyview.ca>
Cc: Teresa.Goldstein@calgary.ca; Ryan.Vanderputten@calgary.ca; Debra.Hamilton@calgary.ca; bhonch@bapg.ca
Subject: [EXTERNAL] - Proposed Seniors residence in Bearspaw/Tuscany area

Do not open links or attachments unless sender and content are known.

I have reviewed the information sent to surrounding homeowners for the Proposed seniors Residence in Watermark/Bearspaw and find the proposal shocking.

To propose 4 buildings in 3 to 6 stories of basically row housing configuration, I suggest is completely unacceptable given the rural nature of the surrounding area.

It lacks a sensitivity to the community, a complete lack of discussion of the already congested traffic at the Tuscany Way intersection, not to mention to the homeowners of the surrounding area.

We have already seen the impact of the visual profile of a church that was oversold to County administrators, our municipal representatives and the public next door.

This project is too dense for the infrastructure in the area, it's unimaginative in its row housing design and the mock up images do not fairly represent the impact on the neighborhoods in the area.

Although well presented in the brochure by the PR people involved, I believe 3 to 6 story buildings are not what this area requires.

I understand the approach by developers of asking for more than what you think you will get, so that they can negotiate back to what they really wanted in the first place.

I am unaware of the actual ownership structure involving the family mentioned in the proposal in its reference to the Damkar Family, Trico Homes or the affiliated church and I don't consider their involvement a relevant issue in the design or suitability of the proposal.

In fact, I find the reference to the family confusing as it relates to the Centre Street ministry which now has 5 locations in the city of Calgary.

According to Wikipedia, "Centre Street Church is an evangelical megachurch located in Calgary, Alberta, Canada, affiliated with the Evangelical Missionary Church of Canada Founded in 1958, it has an average weekly attendance of 7,739 and is considered the largest megachurch in Canada. In addition to its Central Campus, it has four satellite locations in the Calgary Metropolitan Region."

I suggest that in its present form, this seniors project is entirely inappropriate. It needs to abandon the row housing design, it needs to conform to the density of the surrounding area, it needs to have traffic implications considered, it needs to reduce its size.

Most importantly, it needs to be sent back to the developers to start over and to rethink a concept to other than a row housing walk up structure.

Whereas it also impacts the immediate City of Calgary on the transportation infrastructure strain, I have included them in this objection to the project as proposed.

Gary Stevens

77 Watermark Villas

Calgary, Alberta, Canada

T3L0E2

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Stefan Kunz

From: Arun Abbi [REDACTED]
Sent: August 15, 2020 10:29 PM
To: Stefan Kunz
Subject: [EXTERNAL] - File Number 05618459

Do not open links or attachments unless sender and content are known.

Dear Stefan.

> I am writing to you regarding FileNumber: 05618459, Application Number: PL20200050/51, Division 8.

>

> We strongly oppose the amendment of the Watermark at Bearspaw Conceptual Scheme (CS) in order to allow the development of four multi-family dwelling buildings, up to 500 units total, including a seniors' housing facility and private residential dwelling units.

>

> We reside on Hillside Terrace and believe approval of theses changes will negatively impact access, provision of water, disposal of sewage, our pathways and parks and property values.

Thanks

Arun Abbi

135 Hillside Terrace NW
Calgary AB
T3L 0C9

Rocky View County
262075 Rocky View Point
Rocky View County, Alberta
T4A 0X2

August 31, 2020

Attention: Stefan Kunz

Re: file number 05618459, application number PL20200050/51

Dear Mr. Kunz,

I am writing to express my concerns with, and strong opposition to the above referenced application to amend the Watermark at Bearspaw Conceptual Scheme and to redesignate the subject lands from Residential Three District to Direct Control District.

My husband and I were motivated and excited to build our dream home for our retirement in the Watermark community. The serenity of the community and the architectural design guidelines and requirements that each homeowner must adhere to, assured us that we were choosing an elegant estate community that fit our lifestyle to enjoy our retirement and senior years.

The original owners of the subject lands, Ernie and Iris, envisioned a seniors residential project to be a place where local aging populations can enjoy their retirement in familiar surroundings together with loved ones. This certainly sounds like it was their hope and dream to support seniors to age gracefully and with peace.

When we built our home, the conceptual scheme of the Damkar senior-oriented residential project originally consisted of approximately 350 units. Now it is suggested to greatly modify the original plan which would increase the residential density to approximately 20 times higher than neighboring communities.

The now proposed scope of the project has changed drastically and would not be exclusive to seniors housing, which is not in alignment with the original vision. The rules should not be allowed to change after homeowners have made significant investments.

I am opposed to, the proposed grossly increased density of the residential project and also very concerned with the very close proximity to adjacent homes, this would inevitably depress the value of properties and negatively impact quality of life.

I understand that one of the objectives of the project is to integrate with the Watermark community, and that the community interface will be sensitive and will seamlessly integrate with neighboring Watermark communities. I am very concerned with the integrity of this statement as demonstrated by the size and imposing nature of the church currently under construction. Sadly, the church is often referred by our visiting friends as the “atrocious” the “monstrosity” or “what the hell is that”. The size of the church is quite disproportionate to neighboring communities. In my opinion, it is not following the architectural guidelines set out for Watermark.

Furthermore, during the initial construction phase there were severe land/ mud slides indicating drainage or soil instability issues that were not dealt with properly. I am very concerned the same issues will happen with the construction of the Damkar residential project which could potentially cause significant damage to the homes adjacent to the development.

Building structures of 4 to 6 stories high on the elevated subject lands will make the proposed development tower over the adjacent Watermark homes, again resulting in proportions inconsistent with the surrounding communities.

I am also concerned with the increased demand on the current infrastructure. Not only will the number of the residents have an impact on infrastructure but also their visitors, staff, church goers. The plan is to tap into current Watermark water supply. Such an increase in demand for our water concerns me in terms of availability and/or pricing. A development similar to Watermark has experienced significant issues as outlined in the attached article. Also, see the attached letter for evidence that the infrastructure may very well not support the additional demand.

<https://www.cbc.ca/news/canada/calgary/water-rocky-view-county-cambridge-alberta-utilities-commission-1.5661828>

Flow of traffic will be impacted; comings and goings of staff, visitors, church goers, noise level will increase, our walking paths will be busier losing the quaint rural feel to the community.

In closing I reiterate my strong opposition to the application to amend the Watermark at Bearspaw Conceptual Scheme and to redesignate the subject lands from Residential Three District to Direct Control District. Changing the rules part way through the game is not fair to those who have made significant investments based on existing plans and regulations.

Regards,
Martine Albert
17 Spyglass Point
T3L 0C9

Planning Services Department,
Rocky View County,
262075 Rocky View Point,
Rocky View County, AB
T4A 0X2

Re: File number 05618459
Application Number P1202000050/51 S

To : Stefan Kunz, Rocky View County

Dear Mr. Kunz,

We are residents of Watermark Villas and are strongly opposed to the Damkar Seniors Multi-Family Development application referenced above. We are not in favour of the proposed rezoning and the potential project as proposed for the following reasons:

- We purchased our villa 4 years ago with the understanding that the “Damkar Lands” shall only be used for the following purposes:
 - A church
 - A seniors home
 - A church and a seniors home
 - Single family residences provided that no more than 10 lots in total may be used for single family residences

The proposed project which includes up to 500 multi family residences is not in keeping with the purchase conditions in place when we bought our unit. It is our view that simply changing the rules of our purchase agreement conditions to allow developers to build a for profit apartment complex that is not compatible with the current neighbourhood and development is unacceptable.

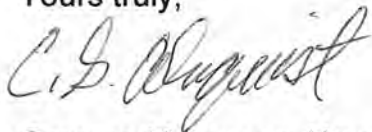
- The height and density of the buildings are not consistent with other developments in Rocky View County. A six-storey building will impact the skyline and rural nature of the county and they will not integrate in any way with existing structures.
- The population density of the proposed development is much higher (20-40 times higher) than the existing levels of population, more in keeping with density levels in the City of Calgary.
- Vehicular traffic on Twelve Mile Coulee will greatly increase as a result of the influx of 1000 residents. The projected Church population will already exacerbate traffic flow issues and adding 1000 residents will make this area extremely busy.

- Utilities such as sewer, water and storm sewers which currently appear to be marginal to inadequate will be severely stressed by the addition of so many residents.
- Potential impacts on current property values. The current Watermark development (single family homes and villas) is an upscale community that in no way embraces high density development. It seems like the introduction of a high density apartment building will do nothing but drive down current property values which is highly undesirable from our perspective.
- Increased strain on emergency services and the potential for increased crime.

In addition to these physical issues, this is no longer a Damkar legacy project, but rather the proposal of six profit-driven developers. The initial Damkar project was a worthy, socially motivated benefit to society; a church and senior's facility, built in the tradition of the community. This new development application is driven by a quest for profit in the overutilization of bare land, and I think the association with the Damkar name is designed to win approval under false pretences.

Please do not allow this project to proceed in its current form and thereby destroy the existing ambience of Rocky View County. I seek your careful consideration of all the downsides to this development proceeding.

Yours truly,



Greg and Maureen Almquist
17 Watermark Villas

Stefan Kunz

From: Justin Anders [REDACTED]
Sent: August 11, 2020 4:07 PM
To: Stefan Kunz
Subject: [EXTERNAL] - Application number PL20200050/51

Do not open links or attachments unless sender and content are known.

Hi,

I am writing to voice my concern over the redesignation of these lands.

We bought our nearby property knowing what the surrounding hours were zoned by/for and did not expect large buildings which will increase traffic significantly but also block our beautiful views.

Thanks,
Justin

Stefan Kunz

From: Stefan Kunz
Sent: August 24, 2020 10:49 AM
To: Stefan Kunz
Subject: PL20200050-051 Comments

From: Amara Anozie [REDACTED]
Sent: August 18, 2020 12:18 AM
To: Stefan Kunz <SKunz@rockyview.ca>
Subject: [EXTERNAL] - Submissions CLT Developments Ltd.; Janke Junior Ventures Ltd.; WBG Holdings Inc.; 7 Hills Land Inc.; Hearnco Holdings Ltd.; and Trico Developments (1990) Ltd. ! 4.97 hectares (! 12.29 acres) Lot 4, Block 1, Plan 1712232, within SE-18-25-2-W5M

Do not open links or attachments unless sender and content are known.

Attention: Rockyview County

RE:
Friday, July 24, 2020 File Number: Application Number: Division 8 05618459
P120200050/51

We strongly oppose the above application.
The above application by the applicants do not meet the requirements for the existing use.
If this application is allowed it will completely erode and the value of the properties in Watermark. The investments made will be a colossal loss.
Residents came here to invest and cannot accept their investment to be suddenly brought to a complete loss while a developer is maximising profit in an inconsiderate manner.

It will also completely ruin the quiet and rural feel of the environment which is one of the main reasons for moving away from the city of Calgary into the countryside of Rockyview.

The proposed development will be completely out of sync with the environment and all the developments in existence in this area including both Calgary and Rockyview areas.

With the volume and scope of the development proposed , including medium high rise buildings, the environment will be further grossly degraded.

Rockyview county's image and reliability will be tarnished and brought to question if such a move to degrade investments in the county is not prevented.

No one will come here to invest knowing that a few years down the line it will be brought to waste.

It will be very unfair to the residents to allow such a development in its current proposal.

The applicants should be advised that if they need to have approval for developments in this vicinity, they need to align it with existing uses.

Our stand is that this proposal should be rejected in its entirety as it is.

Thank you.

Amaraegbulam Anozie & Magdalene Anozie
Water Mark at Bearspaw

Stefan Kunz

From: Geoff Antrum [REDACTED]
Sent: September 15, 2020 9:24 AM
To: Stefan Kunz
Subject: [EXTERNAL] - Re: File number 05618459 Application Number PL20200050/51 Division 8

Do not open links or attachments unless sender and content are known.

Dear Mr. Kunz

Can you please reply to this email to confirm you have it.

This email is with reference to: File number: 05618459 Application Number: PL20200050/51 Division 8

I am a resident of Watermark Villas and would like to express **my strong opposition to the proposed application for the Damkar Seniors Multi-Family Development**, file number referenced above. I firmly believe that this development is not in the general architectural plan for either Watermark or Rockyview County.

- The proposed height and density of the buildings of this complex are not consistent with other developments in Rocky View County. .
- The population of this development will far exceed the levels of the existing levels in the surrounding area, thereby putting extreme stress on an already struggling water/sewage supply.
- I am also concerned about the amount of traffic that an extra 1000 new residents will generate, causing huge traffic flow issues, along with the amount expected for the church.

The original project I believe was one that would enhance the community in the name of the Damkar Family, with a vision of a church and a seniors facility, enhancing the Watermark Community development and making this an enjoyable and peaceful area to live. In my opinion, this new application is more likely to be a profit driven venture, not at all in keeping with the original vision the Damkars had for their generously donated land. It would be a dreadful shame if this new application is accepted, notwithstanding the pressure put on the area utilities.

Sincerely
Geoff Antrum
75 Watermark Villas
[REDACTED]

Stefan Kunz

From: Delia Antrum [REDACTED]
Sent: September 7, 2020 11:48 AM
To: Stefan Kunz
Subject: [EXTERNAL] - File number 05618459 Application Number P1202000050/51 S

Do not open links or attachments unless sender and content are known.

Dear Mr. Kunz,
I am a resident of Watermark Villas and would like to express my strong opposition to the proposed application for the Damkar Seniors Multi-Family Development, file number referenced above. I firmly believe that this development is not in the general architectural plan for either Watermark or Rockyview County.

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- I am also concerned about the amount of traffic that an extra 1000 new residents will generate, causing huge traffic flow issues, along with the amount expected for the church.

The original project I believe was one that would enhance the community in the name of the Damkar Family, with a vision of a church and a seniors facility, enhancing the Watermark Community development and making this an enjoyable and peaceful area to live. In my opinion, this new application is more likely to be a profit driven venture, not at all in keeping with the original vision the Damkars had for their generously donated land. It would be a dreadful shame if this new application is accepted, notwithstanding the pressure put on the area utilities.

Sincerely
Delia Antrum
Villa 75

Stefan Kunz

From: shannon Bailey [REDACTED]
Sent: August 18, 2020 10:26 AM
To: Stefan Kunz
Subject: [EXTERNAL] - Damkar Land development

Do not open links or attachments unless sender and content are known.

Hello Sir,

I live in Bragg Creek and we have been threatened as well with reports of the Councils interest in bringing high density city development in our community as well.

This council has hijacked the ASP process and handed them to developers with little or no meaningful public participation or proper notice. To be so drastically ripping apart and destroying the culture and the character of a neighbourhood with so little regard to the wishes and the right of the people whom have invested their time, their heart and soul in building their homes and culture is infuriating and appalling.

In the middle of a pandemic, an economic crisis – the cost of services, transportation infrastructure and social supports for these developments is coming from where? The people who will have to pay are the people you are ramrodding and treating with complete disrespect.

Alberta has become Trump land – democratic process – ignore it and ram it through with the help of your developer friends who will put money into your campaigns – they can now increase their amount with the help of your conservative friends and the public will never know.

This needs to stop now – this level and pace of development is wrong, will have horrendous economic impact on the citizens as well as destroying the character and the culture of the community and the process is that of autocratic dictators.

Thank you for passing on these comments to the Council – we can only hope that they will listen.

Shannon Bailey
Bragg Creek

Sent from [Mail](#) for Windows 10

Planning Services Department,
Rocky View County,
262075 Rocky View Point,
Rocky View County, AB
T4A 0X2



Re: File number 05618459
Application Number P1202000050/51 S

Attention: Stefan Kunz

Dear Mr. Kunz,

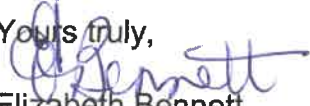
I am a resident of Watermark Villas and am strongly opposed to the Damkar Seniors Multi-Family Development application referenced above. I am not in favour of the rezoning and this project proceeding as proposed for the following reasons:

- The height and density of the buildings are not consistent with other developments in Rocky View County. A six-storey building will impact the skyline and rural nature of the county and they will not integrate in any way with existing structures.
- The population density of the proposed development is much higher (20-40 times higher) than the existing levels of population, more in keeping with density levels in the City of Calgary.
- Vehicular traffic on Twelve Mile Coulee will greatly increase as a result of the influx of 1000 residents. The projected Church population will already exacerbate traffic flow issues and adding 1000 residents will make this area extremely busy.
- Utilities such as sewer, water and storm sewers will be severely stressed by the addition of so many residents.

In addition to these physical issues, this is no longer a Damkar legacy project, but rather the proposal of six profit-driven developers. The initial Damkar project was a worthy, socially motivated benefit to society; a church and senior's facility, built in the tradition of the community. This new development application is driven by a quest for profit in the overutilization of bare land, and I think the association with the Damkar name is designed to win approval under false pretences.

Please do not allow this project to proceed in its current form and thereby destroy the existing ambience of Rocky View County. I seek your careful consideration of all the downsides to this development proceeding.

Yours truly,


Elizabeth Bennett,
Watermark Villas Resident

Stefan Kunz

From: Paul Bennett [REDACTED]
Sent: August 6, 2020 5:48 PM
To: Stefan Kunz
Subject: [EXTERNAL] - Damkar Lands CS Amendment

Do not open links or attachments unless sender and content are known.

Good day. I am a resident of Watermark Villas which lies just south of the proposed Damkar seniors development on 12 Mile Coulee Rd. I received the letter sent to landowners just recently. I am at our summer house in BC and our mail is redirected. In the letter they said responses/comments had to be received by August 17. There was a mailing address for comments but no email address other than yours. Anyways, I do not have confidence that mailing a letter here will get to Rockview before the due date.

I have two comments:

- 1) the seniors complex is much larger than we were led to believe it was going to be when we bought at Watermark Villas. Also there is no east- west cross section supplied to show how the buildings handle the sloping lot. Just some conceptual drawings - hard to understand exactly what they are building with what they supplied. As an example, is the parking underground?
- 2) the comments in the review document about traffic don't agree with my view of the current traffic - sometimes very difficult to get onto 12 Mile Coulee north bound. The new community being built in Calgary called RockLand Park has it's main west side exit using 80 Ave and 12 Mile Coulee. Once fully built, this development this could have a major impact on the volume of traffic on 12 Mile Coulee. Lights should be considered from day 1 for this development and the main exit should be at Tuscany Way. 12 Mile Coulee is a city of Calgary road, so I think traffic issues are falling through the cracks.

I would appreciate it if you could pass these comments, for what they are worth, onto the Planning Services Dept. Thank you for your help on this matter

Paul Bennett
25 Watermark Villas
Calgary AB T3L0E2
[REDACTED]

Planning Services Department,
Rocky View County,
262075 Rocky View Point,
Rocky View County, AB
T4A 0X2

Re: File number 05618459
Application Number P1202000050/51 S



Attention: Stefan Kunz

Dear Mr. Kunz,

I am a resident of Watermark Villas and am strongly opposed to the Damkar Seniors Multi-Family Development application referenced above. I am not in favour of the rezoning and this project proceeding as proposed for the following reasons:

- The height and density of the buildings are not consistent with other developments in Rocky View County. A six-storey building will impact the skyline and rural nature of the county and they will not integrate in any way with existing structures.
- The population density of the proposed development is much higher (20-40 times higher) than the existing levels of population, more in keeping with density levels in the City of Calgary.
- When we bought at Watermark Villas in 2016 we were led to believe that there would be a low rise seniors complex north of the church development, not a much larger general population housing development. This amounts to a bait and switch tactic.
- Vehicular traffic on Twelve Mile Coulee will greatly increase as a result of the influx of 1000 residents. The projected Church population will already exacerbate traffic flow issues. Also the development of Rockland Park subdivision in Calgary will use 80th Avenue and Twelve Mile Coulee as it's western exit, again greatly increasing traffic flows. Local trails and pathways are not designed for this much larger population!
- Utilities such as sewer, water and storm sewers will be severely stressed by the addition of so many residents. Already Blazer Water is asking Watermark residents to curtail water usage this summer!

In addition to these physical issues, this is no longer a Damkar legacy project, but rather the proposal of six developers whose motivation is not the social benefit given to seniors and church goers, but for-profit development. I resent the association with the Damkar name which invokes warm fuzzy feelings about a strong social goal. This new development application is driven by a quest for profit in the overutilization of bare land.

Please do not allow this project to proceed in its current form and thereby destroy the existing ambience of Rocky View County. I seek your careful consideration of all the downsides to this development proceeding.

Yours truly,



Paul J Bennett HBSc, MSc, PGeol (retired)
25 Watermark Villas

Stefan Kunz

From: Lori Berg [REDACTED]
Sent: August 2, 2020 4:45 PM
To: Stefan Kunz
Subject: [EXTERNAL] - File #05618459/application #PL20200050/51

Do not open links or attachments unless sender and content are known.

Hello,

We received a letter regarding the Damkar Lands as we have property adjacent to this area. We would be supportive of this development if traffic calming measures were installed on 12 Mile Coulee Road. Although traffic is not as busy now due to more people working from home (COVID related), in the normal course it can be difficult to exit the Tuscany community due to traffic on 12 Mile Coulee Road. Additionally, the area is not conducive to pedestrians. We believe that traffic lights are needed at 12MC Road and Tuscany Way, as well as a merge lane for traffic exiting Tusslewood Drive and heading north on 12MC Road. Finally, crosswalks are needed for pedestrians to cross 12 MC Road to/from Tuscany at or near Tusslewood Drive.

Thank you,

Andrew & Lori Berg

Stefan Kunz

From: Savraj Bhangra [REDACTED]
Sent: September 11, 2020 3:50 PM
To: Stefan Kunz
Subject: [EXTERNAL] - The Damkar lands - Senior-Oriented Residential

Do not open links or attachments unless sender and content are known.

The Damkar lands - Senior-Oriented Residential
 File Number: **05618459**
 Application Number: **PL20200050/51**

From:
Dr. Savraj Singh Bhangra & Dr. Sharonjit Kaur Bains
40 Waters Edge Gardens
 Calgary, AB T3L 0C9

To:
 Senior Planner
 Planning Services Department,
 Rocky View County,
 262075 Rocky View Point,
 Rocky View County, AB. T4A 0X2

Dear Stefan Kunz,

We are **NOT** in favour of the redesignation of the subject lands as referenced above from R-3 to Directly Control and the project progressing as proposed.

We have many concerns in respect of this project as listed below:

- **Project Creep**
 - Residents of Watermark and abutting areas were always aware of a senior's development proposed for the Damkar Lands. The project was thought to be much smaller in scope both physically and visually and integrated into the abutting communities. As stated in the Damkar April 2020 development proposal, the project will: *carefully integrate the natural environment, maintain views of the Rocky Mountains, leverage its proximity to the Bow River Valley and the City of Calgary, while incorporating innovative and aesthetically pleasing development standards, visually enhancing the broader Bearspaw community.* The sheer magnitude and concentration of residential units in no way can accomplish this. The result is a project which is more invasive rather than integrative.
- **Housing Density & Population**
 - The extreme concentration and number of residential units conflicts with the guiding principles of the Rocky View County plan (2018), specifically:
 - Encourage a 'moderate' level of residential growth that preserves and retains the County's rural character.

- The Environment in maintaining the rural landscape and character of dark skies and open vistas.
 - Undertake a wide range of measures to support the conservation of land, water, watersheds, energy and other natural resources.
- It is difficult to accept these guiding principles as having been seriously considered in light of an intensified project such as a four building, six story, 500 unit, high-density development which speaks to none of these guiding principles.
- This project takes residential density 15 to 20x over the greater Watermark Community and 3 to 4x that of the Residential Density Policy (2.0 upga up to 40.6 upga)!
- **Traffic Impacts**
 - Enormous traffic load increases from 1000 residents (477+ parking spaces), and a 44,000 sq ft Church/Campus with parking for a 800 seat sanctuary. 12 mile Coulee road the only feeder into abutting communities including Tuscany, Blue Ridge, Blazer Estates, Bearspaw Village, Lynx Ridge, Watermark will be bursting with vehicular traffic.
- **Infrastructure Loading (Water/Sewer)**
 - Given that the existing customer base of Blazer Water Systems were asked to curtail their discretionary water usage August 2020 it seems highly likely that there will be a necessary infrastructural upgrade required to service 1000 additional residents based on original assumptions of community demands and expansion. Although words of assurance were given to inquiring residents that any upgrades are the burden of the developer, past experience with Blazer Water Systems dictates skepticism as in the past Blazer Water systems has submitted rate increases 4-5x in excess of what is considered rate shock by the AUC.
 - It is also highly likely that the existing wastewater supply and treatment will require upgrades as stated in the approved Conceptual Scheme: *Communal wastewater treatment and water services will be provided to the Damkar Parcel under certain conditions*. Given that the original Blazer water/waste water systems forecasts anticipated an increased of 100 residential senior units (GRA rate application 2016) which has become 500 senior units, it is a reasonable assumption that these “conditions” will present much, much sooner and likely result in a disproportionate burden falling to the existing rate/customer base.
- **Project integration & Aesthetics**
 - It is beyond sensibilities that a four building, up to 6 story, high density development with absolutely no thought to a transition zone can integrate in anyway with the neighbouring communities of: Blue Ridge, Tuscany, Watermark, Bearspaw Village and Lynx Ridge.

A senior's aging-in-place development concept is a worthwhile effort and a necessary endeavour for our aging population. Many residents moved to Watermark and neighbouring communities with the understanding and acceptance of the senior's project progressing. Unfortunately, the execution of this project, its magnitude, impact and consequences to existing residents makes the endeavour awkward and unwelcome. On this basis the project should be declined.

Sincerely,
Savraj Bhangra
Sharonjit Bains

Dr. Savraj Singh Bhangra
MD, MBBS, MRCGP, CCFP
University Lecturer
Medicare Royal Vista

Stefan Kunz

From: Rolly Bhasin [REDACTED]
Sent: August 30, 2020 10:16 AM
To: Dominic Kazmierczak; Stefan Kunz
Subject: [EXTERNAL] - Opposition of Re-zoning of senior residence

Do not open links or attachments unless sender and content are known.

Hello Dominic and Stefan,

As a resident of Watermark that is DIRECTLY affected by the Damkar Seniors Project, we are definitely OPPOSED to the application for re-zoning of this project. We are at 371 Spyglass Way and the size of the structures proposed are significant and will negatively impact both our property directly and Watermark as a whole.

Reasons include:

Bearspaw Density:

The person/acre density figures (<2) are an important reason why we chose to live in Watermark. With this change in re-zoning of the project and the potential for that density figure to increase up to 40, and this goes directly against what Bearspaw low density figures are meant to achieve.

Hill stability. We have personally experienced the disastrous outcome of the mud slide during the construction of the Church on the hillside which caused damage to our house and other houses on Spyglass Point. We are very concerned that the construction so close to our property line may result in hill instability.

Water usage:

The plan is to tap into the current Watermark water supply. Such an increase in demand for our water causes concern in terms of pricing and availability. A development similar to Watermark has experienced significant issues. Article: <https://www.cbc.ca/news/canada/calgary/water-rocky-view-county-cambridge-alberta-utilities-commission-1.5661828>

PRIVACY:

With a potential for a 6 story building on the hill looking down on our house directly, we have concerns about our personal privacy and people trespassing through our backyard as they come down the hill (we currently have this issue). Traffic and Safety: The volume of traffic that will be imposed upon 12 mile coulee road is going to be significant. Safety of residents of Watermark will be significantly impacted as the volume of cars will be trying to exit from the new development from folks living there as well as the church, will be significant. We have to keep our house blinds closed at all times for privacy reasons with people working at the church and also due to the lights that are left turned on during the night. This will only get worse once the facility is up and running with people using it 24/7z. We cant enjoy our backyards because of these issues. We don't support another structure adding to our privacy concerns.

Watermark had many thefts so far and these projects adds to the risk of thefts further.

We request that you take these concerns seriously and DO NOT approve the change in designation from R3 – DC.

I am available to discuss if you need more information.

Thank you,

Rolly.

Stefan Kunz

From: [REDACTED]
Sent: August 5, 2020 6:11 PM
To: Stefan Kunz
Subject: [EXTERNAL] - Damkar senior's housing development

Do not open links or attachments unless sender and content are known.

Attention: Stefan Kunz, Senior Planner, Rocky View County

Dear Stefan Kunz,
RE: File no 05618459, Application no. PL20200050/51, Division 8

I wish to provide comments on the above noted application. I am very opposed to the changes proposed for this project.

My home backs on to 12 Mile Coulee Rd. directly across from this proposed development. I purchased the home in 2018 for the mountain views, natural sunlight and tranquility of the area. The new development proposal will completely block out any mountain views. Backing onto these new towering buildings with an proposed access point off of 12 mile coulee would make our home unsuitable for us and undesirable for anyone who enjoys sunlight and/or peace & quiet.

We would loose not only our right to the quiet use and enjoyment of our home but the resale value and ability to find a suitable replacement property.

We are not opposed to a seniors development, however, it should be appropriate for the community.

While there is still the Mega Church and new residential development in the area, the proposed development is huge. The impacts on traffic would be significant. We respectfully request that the developer reconsiders the Damkar Seniors Housing Proposal to give greater consideration and equity to the community in which it is to reside.

Consideration should be given to moving the facility further away from 12 Mile Coulee road, more in line with the Church to minimize the impact on the surrounding community and landscape. Consideration should be given to scaling the project down to bungalow villas and/or a single level facility with more green space in the front to preserve the natural habitat enjoyed by the local residents using the popular pathway along 12 Mile Coulee.

Please do not approve the zoning changes. The proposed development is unreasonable, does not fit in and will dramatically and negatively change the community.

I don't think it was the Damkar's intention to come in and destroy the community in which they wish to reside.

Kind Regards,

Kurt Bollinger
45 Tuscany Ridge Circle NW
Calgary, Alberta T3L 0E6

Stefan Kunz

From: Brian Blackwell [REDACTED]
Sent: August 14, 2020 6:52 PM
To: Stefan Kunz
Subject: [EXTERNAL] - Re: File# 05618459 Application# PL20200051/51

Do not open links or attachments unless sender and content are known.

Good day Mr. Kunz,

Comments re above proposed planning application:

As residents in close proximity to the above mentioned proposed development, we have been asked to return any comments/concerns. please accept this email as registering my comments.

I have read several documents on the Rocky View web site, concerning the above planning application. I understand the goals of the Damkar family and have enormous respect for their philanthropic concerns for the community at large.

However, I would like to air some comments/concerns we now have, following the release of the above planning application:

1. A little over three years ago when we purchased our home, which will be adjacent to the planned development, we understood that planning permission for the area in question, was for 'low level' Senior Housing. This would be in keeping with all other construction in the area - save the new Church. The proposal now in front of us will include multi story buildings up to six stories high. There is no where in the immediate area that is so high, so how do the buildings in this proposal remain, 'in keeping' with the area.

The new Church Campus is a very large building. However, by planning construction on the West facing slope of the land, the Church blends far better into the local landscape. A six story building on the edge of 12 Mile Coulee will not blend into the local area how ever pleasant the architectural renderings may appear.

2. There appears to be no consideration for proximity to public transport for residents of the proposed accomodation. Bears Paw falls outside of the Calgary City limits, so who will provide public transport.

Thank you in advance for accepting and reading my comments/concers.

Kind regards

Brian Blackwell

[REDACTED]

Stefan Kunz

From: PAA_Development
Sent: May 20, 2020 5:03 PM
To: Stefan Kunz
Subject: FW: [EXTERNAL] - Trico Homes Damkar family's senior living home

Hey Stefan – I believe this is for your file PL20200050/51

Cheers,

EVAN NEILSEN
Development Assistant | Planning Services

ROCKY VIEW COUNTY
262075 Rocky View Point | Rocky View County | AB | T4A 0X2
Phone: 403-520-7285
ENilsen@rockyview.ca | www.rockyview.ca

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

From: Bella [REDACTED]
Sent: Tuesday, May 19, 2020 6:29 PM
To: PAA_Development <Development@rockyview.ca>
Subject: [EXTERNAL] - Trico Homes Damkar family's senior living home

Do not open links or attachments unless sender and content are known.

Hello,

My name is Isabella, I am 16 years old and I live in Tuscany, more specifically, directly behind where the seniors home is expected to be built. I don't know a whole lot about the specifics of what's going on but I do know that this project is not a good idea. I know that my parents are really concerned about a few things, but I have a few concerns of my own.

This area that is meant to be built on is a place that animals thrive in. I see countless amounts of deer grazing here all the time. I often wake up to these deer wondering around the area. At night I can hear the howls of the wolves and coyotes that roam around the green space. There are always countless amounts of bunnies here as well as many other animals. There has already been a large amount of development in this animal driven area in just the past few years, to completely take away these animals safe space would be absolutely cruel. I think that it is a miracle that the animals have stayed as it is, is it really the best idea to completely chase them out? Not to mention that the whole driving aspect of the homes below in Watermark is there seclusion and peace from the rest of the busy city as well as there nature based aspect; building these residential buildings would significantly take away from that.

I understand that I am just a kid and that I don't know a whole lot about building development, but I do know that these animals can not speak for them selves, but trust me when I say that there lives and homes matter just like ours do. We have taken away enough of there freedom in this beautiful nature driven area, to take away even more would be detrimental to the ecosystem that exists here.

Thank you so much for your time and hearing out my concerns,

Isabella Bollinger

Sent from [Mail](#) for Windows 10

Stefan Kunz

From: Brian Blondahl [REDACTED]
Sent: August 15, 2020 8:39 AM
To: Stefan Kunz
Subject: [EXTERNAL] - File # 05618459 Application PL20200050/51 Damkar

Do not open links or attachments unless sender and content are known.

We received a notice of this proposal as I am in the immediate vicinity of the subject lands. We very much oppose the proposal as stated. This proposal is a dramatic departure from the existing plan of 57 dwelling units on 29 acres compared to the current proposal of 500 dwelling units on 12 acres.

We think the original vision that Ernie had was admirable with a church and modest seniors residence but this is clearly NOT what was Ernie envisioned.

This does not in any way shape or form comply with the Bearspaw Area Structure Plan which states that the development should be compatible with the rest of the "country residential" area.

The notice states the proposal to be a senior's "oriented". What is there that precludes non seniors to occupy the housing? I know for sure Ernie had envisioned only seniors. This is destined to become merely a big apartment condo complex incompatible with the area. Four to six storey buildings are a far cry from the modest housing that was envisioned and approved.

Five hundred dwelling units and 494 parking stalls plus the traffic from the church will make the egress from the areas south of the entrance highly dangerous. Twelve Mile Coulee Road is the only exit from the area south of the proposed development and abundant traffic poses significant potential for congestion to block residents egress including emergency services.

Please take these comments into consideration when dealing with this proposal of a drastic switch in scope.

Brian & Joan Blondahl
96 Blazer Estates Ridge

Stefan Kunz

From: Simrit Brar [REDACTED]
Sent: August 17, 2020 10:24 AM
To: Stefan Kunz; Samanntha Wright
Subject: [EXTERNAL] - damkar

Do not open links or attachments unless sender and content are known.

Hello,

I am writing you regarding my significant concerns about the Damkar development. This density is unprecedented and unsafe in my opinion for this area.

We currently have a hard time accessing emergency services quickly for a low density population - this will significantly overburden already strapped resources.

This is a low density area. That amount of traffic with the associated residential component will be of significant detriment and safety to the children and families who walk the area regularly.

The area is not meant to support utility and water services that amount of density.

I understand the Damkars want to make money but this is not appropriate or acceptable. The entire community around was built with the understanding that any residential was to be low volume seniors living. This is of significant risk to the surrounding area.

Sincerely,
Simrit Brar Ahmed and Riaz Ahmed
180 Hillside Terrace

August 16, 2020

To: Stefan Kunz, Rocky View County
 Dominic Kazmierczak, Supervisor Planning (Policy), Planning Services, Rocky View County
 Gary Boehlke, Reeve, Rocky View County
 Samanntha Wright, Councillor, Division 8, Rocky View County
 Donal O'Callaghan, Chief Operating Officer, Macdonald Development Corporation
 Matthew Jones, Vice President Development – Calgary, Macdonald Development Corporation
 Carla Crews, Community Relations Manager (Watermark), Macdonald Development Corporation
 Watermark Community Association

Re: Application to Amend the Watermark Bears paw Conceptional Scheme to Redesignate Lands from Residential Three District to Direct Control District
 File No: 05618459
 Application Number: PL20200050/51
 Division: 8

We are residents of Watermark Villas in Bears paw and strenuously oppose the redesignation application as being significantly incompatible with the existing uses for this neighbourhood. In addition, serious concerns exist with regard to the number of units proposed, the availability of satisfactory and sufficient water supply, sewage disposal and greatly increased traffic levels on an already stressed Twelve Mile Coulee Road.

Regarding preliminary matters, the timing of the soliciting of comments and submissions – in the summer on the briefest of notice and during the pandemic – suggests an effort by the Applicants to rush the redesignation and the project through without adequate scrutiny and with a callous disregard of the rights of existing neighbours and property owners. Also, the public relations exercise about this being a Damkar Seniors Housing Project is a sham where the owners are six property development companies with no clear commitment to seniors housing and who in fact are attempting to get approval to build four large apartment buildings housing 500 units and an additional 1000 residents.

Compatibility with the Neighbourhood

This proposed development is grossly incompatible with the neighbourhood and the Bears paw community. The size of the project speaks for itself. Like many others, we left the City of Calgary to avoid increased densification and to live in a peaceful rural setting. The Centre Street Church, with its construction, related social activities and traffic are already a deviation from this goal, which we accepted. In fact, there is a Restrictive Covenant binding the lands described as the “Damkar Lands” which provides that the lands shall only be used for the following purposes:

- “(a) a church; or
- (b) a senior citizen’s home; or
- (c) a church and a senior citizen’s home; and
- (d) single family residences, provided that no more than ten (10) lots in total may be used for single family residences with the Servient Lands.”

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Those are the representations that were made to us and upon which we relied before becoming citizens of Rocky View and members of the Bearspaw community. The application to amend the Watermark at Bearspaw Conceptual Scheme and redesignate these lands bears absolutely no resemblance to the existing neighbourhood and will drastically alter and harm this community. It is also contrary to the provisions of the legally binding Restrictive Covenant on the "Damkar Lands" and which must have had at least the tacit approval of the MD of Rocky View to limit development on these lands. The MD of Rocky View has a duty and responsibility to protect existing property owners from this profit-driven attempt to alter this community under the guise of promoting densification like Calgary (which is not desirable or compatible with this community) and creating some vaguely described seniors housing.

Macdonald Development Corporation also has a duty and responsibility to protect existing property owners in Watermark and Watermark Villas and to support the Bearspaw community in opposition to the application to amend the Watermark Bearspaw Conceptual Scheme to redesignate the zoning on these lands. This is a scheme to develop a densification which is unprecedented in this community and must be rejected.

Available Water Supply and Sewage Disposal

There have been ongoing concerns about the availability and sufficiency of the water supply as it currently exists without further strain on these resources. In the past 5 years the water charges for Blazer Water Systems Ltd. who service the Watermark community have almost doubled. Moreover, MacDonald Development Corporation which has been involved in the provision of water services to this community, is far from completing all phases of the Watermark development. The provision of these services must be fully and clearly provided for before any other developers should expect to be able to access the existing infrastructure and resources. It is the duty and responsibility of MacDonald Development Corporation and the MD of Rocky View to ensure sufficient water supply and sewage disposal services for the fully completed Watermark community and for all existing and future property owners in Watermark and the surrounding communities for the foreseeable future.

Increased Traffic Volumes

The traffic projections by the developers are extremely unrealistic. Already Twelve Mile Coulee Road is experiencing high traffic volumes servicing Tuscany (with 2 entrances), Blue Ridge Estates, Watermark and Watermark Villas, the Lynx Ridge communities and Bearspaw Village and related communities. There are serious traffic, cycling and pedestrian issues with no traffic controls or cross walks. Also, the potential increase in traffic from the Centre Street Church has not even started to add to the congestion. Anecdotal, based on observations of the existing Centre Street Church campus in Calgary, this traffic increase is not just Sunday morning "go to church" traffic but is daily and continuous based on the numerous services and activities provided by the Church to its members. To add traffic related to 500 new units with approximately 1000 residents to this mix is irresponsible and dangerous.

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Page 3

Fire, Police and Emergency Services

A clearer and more substantial commitment to existing and future fire, police and emergency services is required. According to various news reports, policing in rural areas is inadequate and RCMP resources are already stretched to the limit. The Watermark community has already lost one home to fire even though a City of Calgary fire station is located approximately 6 blocks from the site. Lastly, it is not satisfactory that emergency medical services "are expected from facilities in Calgary and/or Cochrane." Expectations and/or uncertainty do not save lives, rather the opposite is true.

For the Church to build a church and a senior citizens home is one thing. For the developers to build 500 units with approximately 1000 residents in four apartments buildings up to an imposing height of six stories is quite another and significantly incompatible with the existing uses in the Watermark Bearspaw community.

Yours truly,



Brian Brockman – Property Owner Watermark Villas



Gayle Brockman – Property Owner Watermark Villas



Gayle McPhee – Property Owner Watermark Villas



Gerard Meagher – Property Owner Watermark Villas



Stefan Kunz

From: Susan Brown [REDACTED]
Sent: August 18, 2020 11:54 AM
To: Stefan Kunz
Subject: [EXTERNAL] - Dakmar Land Development

Do not open links or attachments unless sender and content are known.

Hi there. I am writing to express my concerns about the development of a 500 unit building on this land in the county. I am very opposed to a development like this due to its significant density. This is completely contrary to the quality of life that Rocky View residents expect and deserve. None of us bought property out here to live near apartment complexes of this size.

And while I don't live in Watermark, I can't believe that residents there will not be very detrimentally affected by having this complex towering over them. They will lose their privacy and their property values will diminish. How is it fair to them to have a development like this ruin their way of life and property values after they spent millions of dollars to build their homes? I'm sure none of them would have built there had they known this is what they would be facing down the road.

If this development is allowed to proceed, it will only be a matter of time before the rights of other residents elsewhere in the County are similarly compromised.

Please register this email as opposition to the development. Thank you.

Susan Brown
48 Church Ranches Blvd.

Sent from my iPhone

Stefan Kunz

From: [REDACTED]
Sent: August 18, 2020 2:44 PM
To: Stefan Kunz
Subject: RE: [EXTERNAL] - FW: Damkar Lands Application for 500 units on 12 acres - comment deadline extended to Sept. 15

Jim Brownlee

brownlee@telus.net

From: SKunz@rockyview.ca <SKunz@rockyview.ca>
Sent: August 18, 2020 1:18 PM
To: [REDACTED]
Subject: RE: [EXTERNAL] - FW: Damkar Lands Application for 500 units on 12 acres - comment deadline extended to Sept. 15

Hi there,

Thank you for your comments regarding this application. I just wanted to let you know that I didn't see your name anywhere on this email. Anonymous submissions aren't provided to Council, so if you'd like this to be provided to them could you re-submit this to me with your name attached?

Regards,

Stefan

From: [REDACTED]
Sent: August 17, 2020 2:56 PM
To: Stefan Kunz <SKunz@rockyview.ca>
Cc: info@rockyviewforward.com
Subject: [EXTERNAL] - FW: Damkar Lands Application for 500 units on 12 acres - comment deadline extended to Sept. 15

Do not open links or attachments unless sender and content are known.

Hello,

While we live across the river from this development, I am shocked that the county would allow this size of development in Rockyview.

I see its close to city and maybe there are other developments in the NW area that are similar, but not in the county.

I would be opposed to this development at this location, unless it had proper 4 lane roads to and from and an overpass at 12 mile coulee.

But if I was a neighbor to this development, I would be mad as hell. It belongs in a residential neighborhood, not in country residential area.

The city of Calgary and Rockyview need to give their heads a shake and plan something that makes more sense. There is so much land inside the city that could be used for this type of development.

Signed

Residents of Rockyview for 22 years.

From: Rocky View Forward <info@rockyviewforward.com>

Sent: August 17, 2020 12:48 PM

To: Rocky View Forward <info@rockyviewforward.com>

Subject: Damkar Lands Application for 500 units on 12 acres - comment deadline extended to Sept. 15

Greetings:

We sent out an email on August 10th about the Damkar lands application for 500 units on 12 acres. At that time, the deadline to get comments to the County on this application was today, August 17th. We have just learned that the County has extended the deadline to Tuesday, September 15th. Comments should be sent to Stefan Kunz in Rocky View's planning department – skunz@rockyview.ca.

If you haven't had time to get comments in yet, there is now still time to do so.

We have pasted our earlier email at the bottom to provide a refresher for those of you who haven't yet sent in comments.

As always, if you have any questions or comments, please let us know. Also, please share this with your friends and neighbours.

All the best,
Rocky View Forward

[If you no longer want to receive our emails, just let us know and we'll remove you.]

On Mon, Aug 10, 2020 at 11:03 AM Rocky View Forward <info@rockyviewforward.com> wrote:

Greetings:

Some residents have asked that we make everyone aware of this upcoming development application in Bearspaw. The application is located just north of Watermark, on the west side of 12 Mile Coulee Road south of Highway 1A. The proposal is for four multi-family buildings that will contain 500 dwelling units on the 12-acre parcel. The application is to include private residential dwelling units and a seniors' facility.

The County has circulated a notice about the development to adjacent landowners and has asked for comments to be directed to Stefan Kunz at skunz@rockyview.ca by Monday, August 17th.

This application should be of interest to people in Bearspaw as well as elsewhere in Rocky View. Its density, at 40.6 upa (units per acre), goes far beyond anything that has ever been proposed or built in the County. In comparison, the Bearspaw ASP had assumed 4-acre country residential development for the area, which Watermark significantly exceeded with its overall density of 1.95 upa.

If this is your vision for the future for Rocky View, you should respond accordingly. On the other hand, if it is not the direction you'd like Rocky View to move towards, you should be sure your opposition is heard.

The application received 1st reading on July 14th. The date for its public hearing has not yet been released. However, given the County's circulation notice it seems reasonable to assume that the public hearing will be sometime in the fall.

The fact that the application received 1st reading only acknowledges that it will proceed to a public hearing. At the end of that public hearing council will make its decision on the application. This is a substantial change for those of you who were familiar with the County's old public hearing process where an application received all three readings at the end of the public hearing. Under Council's new procedures, first reading has been separated from the public hearing and is now a largely rubber stamp.

For those of you not familiar with the Damkar lands, they are 29 acres at the north-east corner of the Watermark development. When Watermark was approved in 2009, this land was identified as the future location for 57 residential units. However, in 2014, the Damkar Lands Concept Scheme was approved to provide for the construction of a church on 13 acres (currently under construction) and 10 residential lots on just under 5 acres – setting aside the 12-acre remainder parcel which is the subject of this new application. It is a long way from the original 57 units on 29 acres to the 500 units now being proposed on 12 acres.

From the beginning, the Damkar lands have been slated for seniors housing. The concept scheme for this application is for four 4 – 6-storey apartment buildings and is being presented as a “seniors-oriented” community. However, the Direct Control bylaw that will govern its development does not restrict it in any way to providing seniors housing. The DC bylaw includes as “permitted uses” multi-family dwellings (a.k.a. apartment buildings); senior's community (apartments plus shared community facilities); assisted care facility; and vacation rentals (e.g. AirBnB). As a result, the 500 units could be built and sold to anyone, regardless of age and regardless of whether they intend to use the apartments as their principal residences or as a rental investment.

You can access the Damkar concept scheme [here](#). If you'd also like to review the Direct Control bylaw, you can find it in the [July 14th council agenda](#), starting on page 484.

As always, if you have any questions or comments, please let us know. Also, please share this with your friends and neighbours.

All the best,
Rocky View Forward

Planning Services Department
File Number: 05618459
Application Number: PL2020005051
Division 8

I, Cheryl Carrick, residing at 6 Spyglass Point, **strongly oppose** the Trico Homes request to redesignate the lands they propose to develop (SE-18-25-02-W05M, Lot 4, Block 1, Plan 1712232) for the Damkar Senior Residences, from a Residential 3 to a District Control zone for the following reasons:

1. The proposed multi-building, 500 unit, special care facility is much larger than we were advised when we purchased our lot in 2014. The Rocky View County | 2018-2019 | Land Use Bylaw C-4841-97 states that developments should not materially interfere with the use, enjoyment or value of neighbouring parcels of land. The proposed development is far too large to be located in what is essentially a low to medium density residential community and will certainly significantly impact our enjoyment and value of our property.
2. The residential density of the 500-unit proposal is approximately 20 to 40 times higher than the residential density of the neighbouring Watermark community. This far too large a difference and will ultimately put enormous strain on the common facilities of the Watermark community which were paid for by the Watermark residences. Consequently, the project should not be approved.
3. The conceptual plan prepared by Trico proposes 4 residential buildings from three to six stories high. The land has been zoned R3 which, according to the Rocky View County | 2018-2019 | Land Use Bylaw C-4841-97, limits the height of buildings to 10 m. Any building over three stories will almost certainly be taller than 10 m and should not be approved. Trico is proposing to change the Land Use zoning from R3 to a Direct Control District zone as part of the effort to "achieve the overarching vision of the Damkar family". The overarching vision of the Damkar family should not be any part of the basis for a decision to re-zone this land. In fact, given that the original 2008 and 2011 studies proposed 57 to 60 single-family residential units, I suspect that the smaller scale project is much closer to the original Damkar family vision.
4. Four buildings, up to 6 stories high, do not integrate into the neighbourhood, regardless of any design elements they may have.
5. The church was given permission to increase the maximum height requirement. Even though it about half the height and width of the proposed senior residences, it dominates the Watermark Community. The actual church does not look like the artist rendering in the package provided to you from Trico Homes. It seems as though Trico Homes is misrepresenting the actual impact on our community. I have attached a picture of the actual size and placement of the church.

6. This proposed special care facility will be a large commercial business with numerous staff and 24 hour operations. Normally large commercial facilities of this nature are not embedded in residential neighbourhoods. If they are, the adjacent neighbourhood is generally also multi-story, high-density residential and/or commercial property. For example, the Sage Hill Retirement Residence in NW Calgary is a 180 unit, four story facility located next to a very large shopping mall, as well as multi story condo units. Other large seniors' residences in Calgary are also generally located in high density/commercial neighbourhoods. If they are embedded in a low density neighbourhood, they tend to be smaller single-story buildings. Given that this proposal is not compatible with the low to medium density of the surrounding neighbourhoods, it should not be approved.
7. The Plan Area will integrate the stormwater system with Watermark community system. Watermark already experiences road flooding during severe storms, and our storm water systems do not always handle the spring melt run-off. This is not due to plugged grates at street level. When cleared by shovels, the area below the street level remains blocked. The complete freezing of the storm water systems seems to indicate the systems pipe are small enough to have water freeze underground and block the entire system by the time spring arrives. As already indicated by the spring melt and severe storms, the stormwater system seems to be too small to fully manage current demands. This large development will only exacerbate the problem and, as such, should not be approved.
8. Watermark will be responsible to provide services such as sewer and clean water to this Plan Area. As stated by Trico Homes, an additional water pump has been installed to meet future demand. We have not seen proof of this, and what it hasn't fully explained are the following issues:
 - a) Will the system be able to maintain the quality of the potable water if there is such a large increase in demand on the system? System analysis can be wrong. Can they guarantee that any unexpected costs, which could arise due to the large increase in demand, will be covered by them if upgrades are found to be required? If not, will Rocky View County pay for any needed upgrades if the system cannot handle the demand? If neither Trico Home or the County is willing to take on unforeseen problems, due to this very large expansion, it should not be approved.
 - b) How will the much higher water demand affect the current water pressure? I have been assured by MacDonald Corporation and by Blazer Water Systems that 70 PSI of pressure will be maintained. Is this true? Do we have recourse to have the water system improved by Trico Homes if pressure does drop? If not, the proposed senior resident should not be approved.
 - c) With increased demand on waste treatment, how often will solid waste need to be removed from the water treatment facility? Constant removal of solid waste

from the Blazer Water Treatment Plant will greatly impact the enjoyment of properties near this facility and should not be approved.

- d) Trico Homes claims that the planned pond collection areas are designed for severe weather run-off. How will the run-off be managed if these ponds overflow? Poor water run-off management will impact the homes directly below the development, as well as the homes that presently experience street flooding in the spring season and in severe storms. If Rocky View County or Trico Homes is not willing to pay for any flooding damage caused by this project, it should not be approved.
9. The soil on the proposed site is silt and clay, with water found between 3.2 and 6.4 meters. This kind of soil, with high water content, makes the building of very large structures very difficult. I question whether the development will ever be stable, or if we will have problems similar to what the community of GlenEagles, in Cochrane, had. There, homes suffered structural problems due to landslides. Much more work was needed to be done in order to stabilize those slopes, at the expense of the homeowners. Mud has already slide down the hill in Watermark, requiring massive clean-ups of the homes bordering the property of the church. Not only would mud slides be an issue on this property, but if the proposed large structures are not stable, particularly on the slope nearest the homes on Spyglass Point, the result could be catastrophic. Engineers claimed that GlenEagles was structurally sound as well. Wet silt and clay soils are likely to remain unstable.
10. There will be a large increase traffic and parking resulting in the following concerns:
- a) Although Trico Homes will provide underground parking, all the buildings are on a slope. Will any part of the parkades be visible from the Watermark community? Where will the additional parking needed for visitors and large numbers of staff be located?
 - b) Senior Residences require a large staff, which come and go as needed for the residence. What is being done to mitigate this very large increase in traffic? The church, which can hold 800 people, will also have very large numbers of people attending different events. Has this been taken into consideration as well?
 - c) The Cochrane Fire Department is located 20 minutes away from Watermark Community, whereas the fire department in Tuscany would be able to respond in 2 minutes according to Google Maps. With 1000 or more possible residents and staff at this facility, and the possibility of having an additional 800 or more people attending events in the adjacent church, fire safety is of great concern. The City of Calgary would have every right to annex Watermark for safety reasons as they have the capability to provide quicker response time, to a large number of people.

- d). The only road we have for evacuations is 12 Mile Coulee Road and there is no exit from the community until we are past this high-density complex. If there is an emergency, the greatly increased traffic along 12 Mile Coulee Road will make evacuations much slower and difficult. Much has been said about an exit in lower Tuscany, but nothing has materialized yet.
 - d) Increased traffic due to staff changes, visitors and tenants will result in higher noise levels both day and night. This is a commercial enterprise, selling their services, regardless of how Trico Homes would like to classify it. This would interfere with the use, and enjoyment our home and therefore should not be approved.
11. Should this project proceed, it will set a precedent that any community in Rocky View County can be subjected to projects of this scale. It would effectively break the trust that buyers, looking for properties throughout Rocky View County, would need in order to make Rocky View County their home.

In closing, I would like to state that I bought in the Bearpaw rural area because of the low density. That was the driving motivation of purchasing here rather than in Calgary. As I had concerns about what was planned for the Church and the Senior Residences on the Damkar Land Area, we contacted Rocky View Country Planning Division, MacDonald Development Corporation, and the home builder. We particularly focused on the height and maximum residential requirements of that particular Plan Area, in regard to permittable sizes. We feel we completed all due diligence in regard to the land use across the street from us and should be able to expect that the information provided to us would be honoured. We would not have purchased a house in the area if we thought plans could be changed so easily, to such an extreme scale in size. The value of my property, and my enjoyment of my home and community depends on maintaining the low to medium density.

SEE ATTACHMENTS ON NEXT 2 PAGES – (I kept photos to original size so that there would not be any distortions.)

Picture of Actual Church



Imagine having at about twice the height and almost twice the width as the proposed plans call for.

Picture of Trico Homes Artist Rendering



The distance portrayed here between the buildings and the existing homes, the sizes of the structures, and the steepness of the slope are not truthfully represented.

Stefan Kunz

From: Cheryl Carrick [REDACTED]
Sent: August 31, 2020 8:42 PM
To: Stefan Kunz
Subject: [EXTERNAL] - File Number 05618459 - Application number PL 2020005051 - Division 8
Attachments: Note to Blazer Customers about water management (002).pdf; ATT00001.htm

Do not open links or attachments unless sender and content are known.

Dear Mr. Kunz,

I have already sent in my letter opposing the redesignation of the Damkar land from a Residential Three District to a Direct Control District. This is for file number 05618459, Application Number PL20200050/51, Division 8. In the letter, I question the ability of Blazer Water Systems to provide water for Blueridge Estates, Watermark at Bearspaw, Villas at Watermark, Lynx Golf course, Lynx Ridge, and Bearspaw Meadows, as well as handle the possibility of 1000 additional residences plus numerous staff. I have attached a note sent to me that states that Blazer Water Systems are having problems supplying enough water for Watermark's irrigation systems. If they are unable to supply summer demands for water, with all of Watermark not yet developed, how can they believe that they can handle such a large increase in demand, from such a high density project that they proposing for the Damkar Senior Residences.

Please forward this information to the councillors, and to anyone else in your planning department that should see this note. It certainly proves that you cannot predict water usage by just crunching numbers. I don't think that Blazer Water Systems can be objective in this matter as they will gain additional clients, and thus make more profit for their company. If water is already an issue, how can you proceed with such a large scale project that will likely double the demand for water in the area.

Regards,

Cheryl Carrick
6 Spyglass Point

Stefan Kunz

From: Gordon Carrick [REDACTED]
Sent: August 15, 2020 2:53 PM
To: Stefan Kunz
Subject: [EXTERNAL] - Comments on the Dakar Lands - Seniors-Oriented Residential CS
Ammendment
Attachments: Damkar Lands Comments - August 15, 2020.docx

Do not open links or attachments unless sender and content are known.

Dear Mr. Kunz,

Please find attached my comments on the Trico Homes proposal to amend the Damkar Lands - Seniors-Oriented CS land use zoning, File Number: 05618459, Application Number: PL20200050/51.

Regards,

Gordon Carrick

Stefan Kunz

From: [REDACTED]
Sent: September 1, 2020 9:05 AM
To: Stefan Kunz
Subject: [EXTERNAL] - proposed Damkar development

Do not open links or attachments unless sender and content are known.

Dear Stefan,

This development is far too dense for Bearspaw, it will cause tremendous traffic jams and I don't know how the water and waste water are going to be handled. It would make far more sense to wait for the updated Bearspaw ASP before going any further with this development. The current one recommends 1 housing unit per 4 acres, a bit different from what is proposed for Damkar.

Warm regards,

Lynn Chambers
31124 Woodland Heights

September 7, 2020

Planning Services Department
Rocky view County
262075 Rocky View Point
Rocky View County, AB
T4A 0X2

File number 05618459
Application number PL20200050/51

Attention: Dominic Kazmierczak / Stefan Kunz

As a resident of Watermark directly affected by the Damkar Seniors Project (13 Spyglass Point), I hereby oppose the proposed redesignation of the subject land based on the following:

Residential Density

- The density will be 20 to 40 times higher than the neighbouring communities with the proposed development and does not integrate with the neighbouring communities.

Vehicle traffic

- As there is no infrastructure within walking distance in the area to service the seniors (ie. Medical, Dental and shopping) the traffic on 12 mile coulee will increase and will have significant impact to safety, noise and volume.

Utility

- With the proposed development, the interconnections of water, sewer and storm sewer will be stretched to its limit, Note: email received from Blazer dated August 27, 2020 indicating concern for the security of the water supply for Watermark. (that's before the opening of the Church)

Building Height

- Privacy is a concern as the proposed development is for 4 buildings up to 6 stories high over looking our property.

Please feel free to contact the undersigned if you require additional information.

Regards,



Allison Chan



September 7, 2020

Planning Services Department
Rocky view County
262075 Rocky View Point
Rocky View County, AB
T4A 0X2

File number 05618459
Application number PL20200050/51

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Please feel free to contact the undersigned if you require additional information.

Regards,



Emily Chan



September 7, 2020

Planning Services Department
Rocky view County
262075 Rocky View Point
Rocky View County, AB
T4A 0X2

File number 05618459
Application number PL20200050/51

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Building Height

- Privacy is a concern as the proposed development is for 4 buildings up to 6 stories high over looking our property.

Please feel free to contact the undersigned if you require additional information.

Regards,



Laurie Chan



September 7, 2020

Planning Services Department
Rocky view County
262075 Rocky View Point
Rocky View County, AB
T4A 0X2

File number 05618459
Application number PL20200050/51

Attention: Dominic Kazmierczak / Stefan Kunz

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Building Height

- Privacy is a concern as the proposed development is for 4 buildings up to 6 stories high over looking our property.

Please feel free to contact the undersigned if you require additional information.

Regards,



Sau Chan, CPA



Doug Childs
Anne Roggensack
218 Creekstone Rise (Watermark)
Calgary , T3L 0C9
[REDACTED]
[REDACTED]

Attention: Stefan Kunz
Email: skunz@rockyview.ca
Planning Services Department
Rocky View County – 262075 Rocky View Point
Rocky View County, AB
T4A 0X2

Dear Mr. Kunz:

My wife and I have lived in Watermark for the last 4 years with our children. We have seen a lot of change happen during that time. We have concerns regarding the development proposal

File Number: 05618459

Application Number: PL20200050/21

Div. 8

We are not opposed to development and were certainly made aware of the ongoing plans for expansion of Watermark. The construction of the new and extremely large church certainly has already impacted the "Country Residential" aesthetic of any Bearpaw expected development.

We feel the proposed development would be a further detriment to the "Country Residential" aesthetic as well as have other impacts to the area.

These include

- Increased traffic and related noise and air pollution
- Increased strain on schools, police, fire and ambulance services
- No changes to retail or commercial development which will exacerbate traffic and pollution concerns
- Potential for increase in criminal activity due to isolated area for at risk potential residents

We feel that a development of this size and scope will put at risk both the investment my wife and I have put into our property as well as negatively impact the safety, security and healthiness of the area.

Thank you in advance for your consideration of this response

Regards,

Doug Childs.

Anne Roggensack

Signature



Roggensack.

Date

Sept/8/20

Stefan Kunz

From: Dave Collyer [REDACTED]
Sent: August 16, 2020 2:51 PM
To: Stefan Kunz
Cc: Dave Collyer; Samanntha Wright
Subject: [EXTERNAL] - Proposed Damkar Seniors-Oriented Residential Project - File Number 05618459, Application Number PL20200050/51

Do not open links or attachments unless sender and content are known.

Planning Services Department, Rocky View County
 Attention: Stefan Kunz

File Number: 05618459
 Application Number:
 PL20200050/51

I am a resident of the community of Watermark, residing at 31 Watermark Avenue. I am writing to provide my input regarding the subject application and *to express my opposition to the proposed Damkar Seniors-Oriented Residential Project based on the current Conceptual Scheme.*

I am not opposed to residential development on this site, but I have a number of concerns regarding the specifics of the proposed development concept as outlined by the Applicant.

These concerns can be summarized as follows:

- ***Density and Collateral Impacts:*** The proposed development of for buildings up to six stories high on a relatively small surface footprint is clearly incompatible with the nature and character of the neighbouring communities. Assuming 500 units @ 2 residents per unit, this would significantly increase the demand for shared services and amenities. Additionally, the target market for the project is unclear. It is framed as a “seniors-oriented residential project”, but appears to be directed to a residential market broader than seniors.
- ***Visual Impact:*** The visual impact of the Centre Street Church is already problematic for the Watermark community, particularly for those living in immediate proximity to the location of the church. It is a very imposing structure directly overlooking the residential community of Watermark. The addition of a several story apartment complex also overlooking the community effectively creates a “wall” that would be visually unappealing to say the least.
- ***Traffic Impacts:*** Traffic volumes on 12 Mile Coulee Road are becoming increasingly problematic. Two specific locations are of particular concern related to safety - the left turn lanes from Hwy 1A turning south onto 12 Mile Coulee Road are inadequate and traffic backs up into the primary traffic lanes on 1A during busy periods, and the intersection of 12 Mile Coulee Road and Tuscany Way is problematic when turning left from Tuscany Way onto 12 Mile Coulee. The addition of traffic from both the Church and this proposed residential development will exacerbate both these issues.
- ***Integration of Utility Services with Watermark Community:*** The specific as to the manner in which utility services (water, sanitary, stormwater) will be integrated with the neighbouring communities is unclear, as is the impact of the additional demand on these services from a capacity and lifecycle cost standpoint. Additionally, there is a need for greater transparency regarding the cost and other implications for existing users of these services and facilities.

I note that the above concerns were raised by myself and other Watermark residents during the Proponent's engagement process. They were not satisfactorily addressed.

Thank you for the opportunity to provide input regarding the subject application.

Dave Collyer
31 Watermark Avenue
Calgary, AB

Stefan Kunz

From: Dave Collyer [REDACTED]
Sent: August 31, 2020 9:46 PM
To: Stefan Kunz
Cc: Dave Collyer; Samanntha Wright
Subject: [EXTERNAL] - Proposed Damkar Seniors-Oriented Residential Project - File Number 05618459, Application Number PL20200050/51

Do not open links or attachments unless sender and content are known.

Planning Services Department, Rocky View County
Attention: Stefan Kunz

File Number:
05618459
Application Number:
PL20200050/51

I am writing on behalf of the Watermark at Bearspaw (“Watermark”) Homeowners Association (“HOA”) regarding the subject application related to the proposed ***Damkar Seniors-Oriented Residential Project***.

The HOA Board of Directors has reviewed the current Conceptual Scheme and had decided not to take a position with respect to the proposed project at this time. Rather, we have encouraged individual residents of Watermark to express their views regarding the project as part of the Rocky View County planning process.

However, we wish to advise that the HOA Board is particularly interested in the potential impact of the proposed project on Watermark amenities and services for which the HOA is responsible. This includes, but is not limited to:

- Water quality and other potential impacts on the stormwater ponds.
- Shared pathways, playgrounds and other amenities.
- Water and sanitary services.

These impacts could result in a reduced quality of life in our community and/or additional capital or ongoing maintenance costs which would have to be borne by our community.

This correspondence is to advise the County that we are aware of the proposed development, that we have potential concerns related to the development, that we will be closely monitoring the application in the context of impact on amenities and services under the purview of the HOA, and that the HOA Board may elect to take a more active role in the planning process as the project progresses.

Thank you,

Dave Collyer
Board Member

(on behalf of the Watermark at Bearspaw Homeowners Association Board of Directors)

Alana Constance
321 Spyglass Way
Rocky View, AB T3L0C9

September 8, 2020

Planning Services Department
Rocky View County – 262075 Rocky View Point
Rocky View County, AB T4A0X2

Re: File Number 05618459
Application number: PL20200050/51
Div 8

Dear Mr. Kunz

I am writing to you to express some of my concerns with this new development proposal in Bearspaw along 12 Mile Coulee Road.

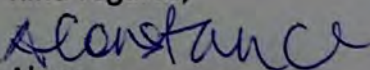
We are not opposed to development in Bearspaw, however, we support development on the subject lands that are:

- Consistent with "Country Residential" as defined in the Bearspaw Area Structure Plan. Inconsistency would lead to increased traffic creating safety, access and noise concern and would place a tremendous strain on public services including schools, police, fire and ambulance support.
- Is not accessible via Blueridge Rise, Bearspaw Road or Bearspaw Village Road (which are designated local roads) but rather have sole access directly off Highway 1A/12 Mile Coulee Road intersection so as to avoid increased traffic congestion which creates safety, access and noise concerns.
- Does not include commercial and retail development as they would further exacerbate traffic and safety issues and lead to increased crime rates.
- Aligns with existing policy
- Considers impact on local school system
- Maintains community safety for its residents

The access off of 12 Mile Coulee does not support a development of this size. The traffic lights at the intersection of Crowchild Trail and 12 Mile Coulee also cannot handle the volume of traffic for the church currently being constructed as well as the new buildings being proposed. During peak traffic times there is already a significant back up at this intersection.

We purchased our property in Bearspaw due to the quite nature of country living. We hope that consideration will be made to the current residents of Bearspaw as this proposed development will have an impact on all of us.

Kind regards,


Alana

Stefan Kunz

From: Barry [REDACTED]
Sent: August 24, 2020 6:24 PM
To: Dominic Kazmierczak; Stefan Kunz; Barry
Subject: [EXTERNAL] - File Number 05618459/Application # PL20200050/51/Division 8

Do not open links or attachments unless sender and content are known.

Dear Sirs,

This email is in regards to the letter mailed to my home - 21 Spyglass Point, T3L 0C9 - **File Number 05618459/Application # PL20200050/51/Division 8** - on July 24, 2020.

We **STRONGLY OPPOSE** the redesignation of the subject lands from Residential Three District to Direct Control District in order to allow the development of four multi-family dwellings (up to 500 units total), including a seniors' housing facility and private residential dwelling units.

My property is adjacent to **AND** in the immediate vicinity of the land subject to this application (PL20200050/51).

We moved from an acreage in Bearspaw to Watermark to continue our experience of solitude, quiet and luxury. The population density of Watermark at 1.9-2.0 fit our lifestyle and expectations which was similar to our acreage experience.

Adding an additional 500 units, with a minimum of 1000 residents PLUS extra workers and caretakers will directly increase the density ratio between 32.5-40.6 in **our backyard**. This is unacceptable to us who have paid in excess of \$1.5 million dollars for a luxury home AND have an expectation of a density ratio less than 1.0. Our senses of privacy and seclusion are directly impacted by this development.

Experiencing the recent COVID-19 pandemic, this increase in density ratio will create an incubator of disease next to Watermark as a community and directly in our backyards. Recent events show us how quickly a virus can shut down a community as well as a global economy. Having an extra 1000 residents so close by will only create more instability and uncertainty as we venture forward in this pandemic.

With the pathway connecting the proposed development and church into Watermark, this will increase non-Watermark resident traffic into the area. We currently pay monthly HOA fees to maintain our parks, ponds and roadways within Watermark. With increased access to our development by NON-HOA paying visitors, this will cause community issues for the current residents of Watermark, affect property values, and impact criminal activity and safety concerns of our neighborhood.

Hillside and slope stability are of concern. When the church was being constructed, mud ran down the hill onto Spyglass Way during rain storms and snow melts. This created a major mess for the homeowners near the church's base as well as road and sewer blockages. This problem is still not rectified. The structural integrity of the hill behind Spyglass Point is no different than the church.

Water servicing, sanitary servicing, stormwater servicing will be impacted with an increase in 1000+ residents to the area. The plan is to tap into the current Watermark water supply and this will impact pricing and availability. A development similar to Watermark has already experienced negative significant issues. Article: <https://www.cbc.ca/news/canada/calgary/water-rocky-view-county-cambridge-alberta-utilities-commission-1.5661828>

This letter - **File Number 05618459/Application # PL20200050/51/Division 8** - sent on July 24, 2020 - should have been mailed to all residents of Watermark, Blue Ridge, Bearspaw Village **AND** Tuscany, not those residents adjacent to or in the immediate vicinity of the land.

The proposed project raises many issues and concerns to us and we **STRONGLY OPPOSE** this redesignation.

Thank you for your attention to this matter.

Sincerely,
Barry Davis
21 Spyglass Point

The Damkar Lands - Senior-Oriented Residential

File Number: **05618459**

Application Number: **PL20200050/51**

Email to: skunz@rockyview.ca

September 14, 2020

From:

Thomas & Carmen Dechert
22 Spyglass Point
Calgary. AB T3L 0C9

To:

Senior Planner
Planning Services Department,
Rocky View County,
262075 Rocky View Point,
Rocky View County, AB. T4A 0X2

Dear Stefan Kunz,

We are **NOT** in favour of the redesignation of the subject lands as referenced above from R-3 to Directly Control and the project progressing as proposed.

We have many concerns in respect of this project as listed below:

- **Project Creep**
 - Residents of Watermark and abutting areas were always aware of a senior's development proposed for the Damkar Lands. The project was thought to be much smaller in scope both physically and visually and integrated into the abutting communities. As stated in the Damkar April 2020 development proposal, the project will: *carefully integrate the natural environment, maintain views of the Rocky Mountains, leverage its proximity to the Bow River Valley and the City of Calgary, while incorporating innovative and aesthetically pleasing development standards, visually enhancing the broader Bearspaw community.* The sheer magnitude and concentration of residential units in no way can accomplish this. The result is a project which is more invasive rather than integrative.
- **Housing Density & Population**
 - The extreme concentration and number of residential units conflicts with the guiding principles of the Rocky View County plan (2018), specifically:
 - Encourage a 'moderate' level of residential growth that preserves and retains the County's rural character.
 - The Environment in maintaining the rural landscape and character of dark skies and open vistas.
 - Undertake a wide range of measures to support the conservation of land, water, watersheds, energy and other natural resources.

- It is difficult to accept these guiding principles as having been seriously considered in light of an intensified project such as a four building, six story, 500 unit, high-density development which speaks to none of these guiding principles.
- This project takes residential density 15 to 20x over the greater Watermark Community and 3 to 4x that of the Residential Density Policy (2.0 upga up to 40.6 upga)!
- **Traffic Impacts**
 - Enormous traffic load increases from 1000 residents (477+ parking spaces), and a 44,000 sq ft Church/Campus with parking for a 800 seat sanctuary. 12 Mile Coulee Road, the only feeder into abutting communities including Tuscany, Blue Ridge, Blazer Estates, Bearspaw Village, Lynx Ridge, and Watermark will be bursting with vehicular traffic.
- **Infrastructure Loading (Water/Sewer)**
 - Given that the existing customer base of Blazer Water Systems were asked to curtail their discretionary water usage August 2020 it seems highly likely that there will be a necessary infrastructural upgrade required to service 1000 additional residents based on original assumptions of community demands and expansion. Although words of assurance were given to inquiring residents that any upgrades are the burden of the developer, past experience with Blazer Water Systems dictates skepticism as in the past Blazer Water systems has submitted rate increases 4-5x in excess of what is considered rate shock by the AUC.
 - It is also highly likely that the existing wastewater supply and treatment will require upgrades as stated in the approved Conceptual Scheme: *Communal wastewater treatment and water services will be provided to the Damkar Parcel under certain conditions*. Given that the original Blazer water/waste water systems forecasts anticipated an increased of 100 residential senior units (GRA rate application 2016) which has become 500 senior units, it is a reasonable assumption that these “conditions” will present much, much sooner and likely result in a disproportionate burden falling to the existing rate/customer base.
- **Project integration & Aesthetics**
 - It is beyond sensibilities that a four building, up to 6 story, high density development with absolutely no thought to a transition zone can integrate in anyway with the neighbouring communities of: Blue Ridge, Tuscany, Watermark, Bearspaw Village, Blazer Estates and Lynx Ridge.
- **Generous Renderings**
 - The submission to Council (Proposed Amendment April 2020) contains within it many conceptual renderings which are to assist in the visualization of the project. Renderings do not show any 6 story buildings, the proximity of the 4 building complex to existing housing and to the 44,000 sq ft church/campus right next door. Renderings emphasize pastoral scenes of generous green space and wide open vistas which, when viewed alternatively from ground level up, would show large overbearing structures dominating the eastern horizon – a diametrically opposite view for all existing residents.

A senior's aging-in-place development concept is a worthwhile effort and a necessary endeavour for our aging population. Many residents moved to Watermark and neighbouring communities with the understanding and acceptance of the senior's project progressing. Unfortunately, the execution of this project, its magnitude, impact and consequences to existing residents makes the endeavour awkward and unwelcome. On this basis the project should be declined.

Sincerely,

Thomas & Carmen Dechert

Stefan Kunz

From: Akaljot Dhillon [REDACTED]
Sent: August 17, 2020 10:17 PM
To: Stefan Kunz
Subject: [EXTERNAL] - Rezoning application - opposition

Do not open links or attachments unless sender and content are known.

Dear Mr. Kunz,

As residents of Rocky View in the community of Watermark, I and my family are **strongly not in favour** of the proposed rezoning/redesignation of the lands in file number 05618459 (application number PL20200050/51).

Specifically, I oppose this redesignation under the following grounds:

1. The amount of vehicle traffic on 12 Mile Coulee Road would be greatly increased by this rezoning. Beyond the addition of traffic control systems, the increased traffic density will mean more danger for myself and my family around this development.
2. I am very concerned that the utility usage required for the finished dwellings would compromise the water, sewer and storm sewer systems shared with Watermark.
3. Finally, high-density private apartment-style buildings are not in character with the direction of Rocky View. We chose to live in Rocky View because of its low density. If this rezoning is approved, what is to stop another developer from rezoning other communities in Rocky View. As a result, I request that you expand the commentary to include other communities in Rocky View.

I ask that you deny this redesignation application.

Thank you,

Akaljot and Supreet Dhillon
345 Creekstone Rise
Calgary, AB T3L 0C9
[REDACTED]

Stefan Kunz

From: Peter Dolynchuk [REDACTED]
Sent: August 16, 2020 5:31 PM
To: Stefan Kunz
Subject: [EXTERNAL] - Damkar Lands Senior Complex Development Land Amendment

Do not open links or attachments unless sender and content are known.

August 16, 2020

Attention:
Planning Services Department, Rocky View County
262075 Rocky View Point
Rocky View County, AB
T4A 0X2

RE: Damkar Lands Trico Senior Complex Development Land Amendment
File Number: 05618459
Application Number: PL20200050/51
Division 8

Stefan Kunz,

I'm writing to you in regards to the proposed Trico Homes Senior Housing Development on the Damkar lands located at Damkar Court just off 12 Mile Coulee Road. I received a letter from the Rocky View County regarding the application of the developer to redesignate the subject lands from Residential Three District to Direct Control District. I don't have concern with the redesignation to allow for the development of a senior housing complex but I do have reservations about the high population density that it will create with 500 units and that the 5-6 story buildings will be an eyesore compared to the current area aesthetics. At this time it is unclear what height and design restrictions will be imposed by the county under this new land designation.

The public engagement survey that Trico completed made it clear that nearby residence are concerned about the impact it will have on 12 Mile Coulee Road/traffic and the proposed heights taking away the current views of residents. There was a negative experience with the church proposal until they listened to the public, modified their height/design and provided clear renderings. I hope that these concerns will all be addressed at the development permit stage.

Peter Dolynchuk

Stefan Kunz

From: Garrett Dueck [REDACTED]
Sent: August 16, 2020 4:35 PM
To: Stefan Kunz
Cc: Division 8, Samanntha Wright
Subject: [EXTERNAL] - File number: 05618459. Application number: PL20200050/51

Do not open links or attachments unless sender and content are known.

Good day,

Please accept these comments in relation to the a/n file and application numbers in relation to the request to rezone land to accommodate four multi family dwelling buildings in Division 8 Bears paw.

I oppose this proposal as I have no doubt allowing four structures of this magnitude and occupancy is going to have negative impacts on the existing community of watermark, Tuscany and other nearby communities. The negative impacts I am concerned about include:

The size of the building (up to six stories) will impact existing views; The density of the building will impact existing roadways, pathways as well as neighbouring ponds; Environmental strains on existing infrastructure; And Existing community enjoyment and property values.

I am not opposed to development, but this area is seeing massive projects moving forward including the dam site build by the city of Calgary nearby, Tuscany expansion, The Damkar church and now this proposal.

What was once a tranquil and peaceful part of Rockyview is quickly becoming a hub for developers to cash in on building for money and not for practicality.

I would ask that this proposal be denied at this time.

Thank you,
Garrett Dueck
watermark resident.
[REDACTED]

Sent from my iPad

Stefan Kunz

From: Darrin Durda [REDACTED]
Sent: August 11, 2020 9:33 AM
To: Stefan Kunz
Cc: Division 8, Samanntha Wright
Subject: [EXTERNAL] - Damkar

Do not open links or attachments unless sender and content are known.

Hi Stefan,

We would like to go on record as in opposition to the concept scheme as proposed. Our opposition is based on excessive density and them not honoring the initial agreed proposal for that land. It seems, some of these developers like to get something passed and then do something different later

Regards,

Darrin Durda
31 Big Sky Close

Stefan Kunz

From: [REDACTED]
Sent: August 12, 2020 5:56 PM
To: Stefan Kunz
Cc: marcjenglish@shaw.ca
Subject: [EXTERNAL] - Damkar Land

Do not open links or attachments unless sender and content are known.

The Damkar Land Seniors-Oriented Residential amendment is not compatible with the existing neighbourhood of Watermark, and shared lands of NW Calgary/Tuscany or any other areas of Rockyview and NW Calgary.

Density - The density of 500 units in four buildings is incompatible with the size of the area. With a Seniors oriented facility, the traffic from this type of business will not be sustainable. The volume of support vehicles, deliveries, staff and visitors is more than 3 times a typical condominium development. It will not be conducive to a residential neighbourhood. The space is not large enough, traffic is already at peak levels and is not conducive to this type of business for profit.

Building size / Location - They are proposing 4 buildings of 3-6 story heights which is unacceptable in the existing neighbourhoods. They are trying to do this to profit off the views with no consideration for the irreparable damage to the communities. There are no buildings over 4 stories in the affected NW Calgary communities and none in Rockyview region of Bearspaw or even Cochrane that I am aware of. The communities of Tuscany and other areas in NW Calgary are capped at 4 stories. It is imperative that views are maintained in this area as it is one of the only walking areas in the region with unobstructed views. Having the buildings facing east/west does horrible damage to the area. When we purchased a West facing viewlot in Tuscany, the proposed Damkar Land conceptual scheme was 2 buildings at the North edge of the property. The North Damkar property with South facing buildings has minimal impact to the regional environment. We purchased and built with that as a major consideration. That conceptual scheme would allow for the regional communities of Rockyview and Calgary to continue with the views that have people choosing to live in these neighbourhoods and enjoy outdoor recreation in a setting that fits the regional area. Under this new scheme, the property values of the area will be considerably hurt and will cause irreparable harm to the communities.

Damkar Lands should not be allowed to change the conceptual scheme. They always act like they want to be good neighbourly people, they need to start acting like it.

If this development goes forward, I expect to be looking to leave the area.

Thank-you for Rockyview County in taking consideration to stop this terribly undesirable development.

Marc English

The Dakar lands - Senior-Oriented Residential
File Number 05618459
Application Number PL20200050/51

From:
Alexandra A. Fedun
108 Blueridge View,
Calgary. AB T3L 2N6

Dear Stefan Kunz,

I am submitting my **unqualified objection** to the application noted above. The development makes no sense at all to me. Why would the County approve a high density set of 6 story buildings with 500 apartments on lands which are right next door to acreages? Why wouldn't this sort of development be built in the City of Calgary, or someplace else that is more compatible? The development makes no sense to me, and it seems the developers making this application don't care at all about the owners of the properties that will be affected by this development.

Also, I actually don't understand what is being proposed to be built as part of the development application. How can people understand the extent to which they should be objecting to a development if they don't fully understand what it is?

Sincerely,

Alexandra A. Fedun

The Dakar lands - Senior-Oriented Residential
File Number 05618459
Application Number PL20200050/51

From:
Jana Fedun
108 Blueridge View,
Calgary. AB T3L 2N6

Dear Stefan Kunz,

Further to the application for development referenced above (the “**Subject Development**”), I am submitting my **unqualified objection** to it. From the perspectives of density and aesthetics, the Subject Development is outrageously incompatible with all surrounding neighborhoods. The application is irresponsible, and reflects a total disregard for neighboring communities. The very real and adverse impacts the Subject Development would visit upon these communities, whether due to noise and light pollution, traffic issues, devaluation of nearby properties or others, are entirely unacceptable. This sort of development belongs in municipalities, not in acreage communities.

Furthermore, the application materials are vague and lack clarity in terms of the nature of the Subject Development that is proposed to be constructed, and it should accordingly be rejected.

My family and I are prepared to take all further steps that may be advisable to ensure this sort of irresponsible development does not proceed.

Sincerely,

Jana Fedun

The Dakar lands - Senior-Oriented Residential
File Number 05618459
Application Number PL20200050/51

From:
Wayne Fedun
108 Blueridge View,
Calgary. AB T3L 2N6

Dear Stefan Kunz,

With respect to the application for development referenced above (the “**Multi-Story Apartments**”), I am submitting my unqualified objection to it for the reasons set forth in this letter. Multi-Story Apartments are not allowed by the current applicable conceptual scheme or land use designation for many good reasons, including compelling density issues, coherent development principles and realistic expectations of area property owners, material adverse impacts on area property values, noise and light pollution, traffic issues, and others. Further details respecting these issues and concerns are set forth below.

When the application respecting the Multi-Story Apartments is being considered, the application should be considered as a separate, stand-alone development application and should not be considered to form any part of the Watermark community. That is, the developers should not be allowed to “piggy-back” on the Watermark community, whether based on density considerations or otherwise. There is significant and strong opposition to the Multi-Story Apartments by many in the Watermark community, similar to the strong opposition by many other Bearspaw and Tuscany residents.

Further details respecting the issues and concerns are set forth below.

- 1. Housing density:** The housing density associated with the Multi-Story Apartments is outrageously incompatible with the adjoining Blueridge and Watermark communities. I am actually astonished that a developer would even consider proposing this sort of irresponsible development having regard to basic development principles and regard for adjoining community expectations. Frankly, from a precedent perspective, if the developers here continue to advance

the application for Multi-Story Apartments in its current form, or anything resembling it, I would think that prospective purchasers of units from these developers in any other developments would be well-advised to pay attention to this application; this should assist them in making an informed decision as to how these developers may develop nearby lands. I can assure you that none of current owners of properties in the area ever conceived in their wildest dreams (or nightmares) that multiple six story apartment buildings would ever be considered for this area.

Similarly, if Rocky View County was to approve the application in its current form, or anything resembling it, current and prospective future home owners in the County would be well-advised to consider the very significant risk of wholly inappropriate developments adversely affecting their quality of life and property values in the future.

To further illustrate the outrageous densities that would result from the Multi-Story Apartments:

- (a) the 500 units in the Multi-Story Apartments, being located on a 12 acre parcel, would result in a density of 42 units per acre. The density in the adjoining community of Blueridge is .3 units per acre. In other words, the proposed density resulting from the 500 Multi-Story Apartments is **140 TIMES** higher than the directly adjoining Blueridge properties; and
- (b) There would be more units in the Multi-Story Apartments than in the entire existing Watermark development.

When the Watermark development was approved, the responsible developer and the County were mindful of the interface of Watermark with the adjoining Blueridge properties, with the result that a buffer of 1 acre parcels on the Watermark perimeter was created to accommodate the legitimate concerns Blueridge property owners had with respect to this interface. This was an appropriate and effective means of addressing the different densities associated with the Blueridge and Watermark communities. As noted above, the density resulting from the Multi-Story Apartments is irresponsibly high, without any accommodation whatsoever to adjoining landowners.

Finally, I note that the Damkar family website states: "Community interface will be sensitive and seamlessly integrate with the neighbouring Watermark Community." NOTHING could be further from the truth here. The fact the developers are currently attempting to associate the Multi-Story Apartments with the Damkars and their vision is inappropriate. Please refer to paragraph #4 below as well.

2. Compatibility of the Development with the Surrounding

Communities: There is NOTHING associated with the Multi-Story Apartments that would suggest there is ANY compatibility with ANY of the communities in the surrounding areas, including in the City of Calgary. Residents in the nearby areas purchased their properties on the expectation proximate developments would be compatible with their properties, and it is the County's responsibility to ensure this occurs.

3. Nature of the Development: The original development application for the subject lands indicated it was to be a Seniors development. In fact, the Dakar Family Legacy stated it would be "a residential project that caters to seniors" and that it would "provide varying levels of care" where seniors 'could live out their retirement'. Reference is now made by the developers to "private residential housing units" without any details as to what percentage these "housing units" would comprise of the entire development. This lack of information is unacceptable, as there are certainly very different factors, considerations and concerns associated with seniors housing versus apartment style living for families with children, including the capacity of local schools. The application should be rejected as a result of not including this important information.

4. Building height: Any buildings exceeding 2 stories would be inconsistent with every residence located in the adjoining Blueridge and Watermark communities, and would constitute a permanent visual blight on the landscape and those communities. The Church is a prime visual example of an inappropriately sized building; it looks ridiculous right next door to estate homes. Many guests who have visited our home have provided their unsolicited comments on the Church, wondering what the County could possibly have been thinking. It is frankly embarrassing. The County should not be

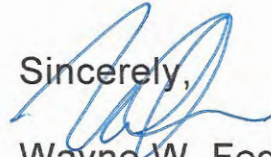
“doubling down” (or worse, given the number of the Multi-Floor Apartments being proposed here) on this previous ill-advised decision.

- 5. Traffic:** The Church is expected to attract 700 people per service. With one service on Saturday evening, three services on Sundays and various weekly classes and workshops, this will result in significant traffic increases on an already busy and limited road system. Approval of the Multi-Story Apartments will cause an even greater, and unacceptable, increase in traffic congestion. Additional traffic controls will inevitably need to be put in place. This is not what residents in adjoining communities ever expected; instead, they expected traffic increases that could reasonably be anticipated as a result of adherence to, and reliance upon the continuing applicability of, the governing conceptual schemes and land designations.
- 6. Noise and Light Pollution:** The Multi-Story Apartments will result in a very significant increase in noise and light pollution. Again, this is not what residents in adjoining communities ever expected; instead, they expected additional noise and light pollution that could reasonably be expected from appropriate sized developments adhering to governing conceptual schemes and land designations.
- 7. Property Values:** There is no doubt that approval of the incompatible, exceptionally high-density, Multi-Story Apartments will have a material adverse effect on the values of nearby properties, resulting in material and direct damage to the owners of these homes and their very significant investments. This is hardly the time to be visiting these sorts of effects upon County residents/voters, for the direct benefit of the developers.
- 8. Irresponsible Development and Reasonable Apprehension of Bias:** As noted above, I am astonished the developers are sufficiently emboldened to think that an application for such an inappropriate development like the Multi-Story Apartments, having regard to the nature of the surrounding communities, had any reasonable chance of success. I would appreciate the County disclosing whether any of the representatives of any of the developers were previously employed with the County, and if so for

how long, so that any reasonable apprehension of bias can be assessed.

In conclusion, there is NOTHING in this Multi-Story Apartments application that would suggest it warrants approval, or frankly even serious consideration. Every impact it would have is unacceptable to the nearby communities, for all the reasons set forth above. County voters should expect Council to dismiss this irresponsible application promptly and without conditions.

Sincerely,



Wayne W, Fedun

Stefan Kunz

From: Rose Feighan [REDACTED]
Sent: August 15, 2020 1:49 PM
To: Stefan Kunz
Subject: [EXTERNAL] - Re: Damkar Conceptual Scheme; File Number: 056184459

Do not open links or attachments unless sender and content are known.

Rocky View County
911 – 32nd Avenue NE
Calgary, AB T2E 6X6

October 11, 2017

Attention: Mr. Stefan Kunz, Planning Services Department
Re: Damkar Conceptual Scheme; File Number: 056184459
Application Number: PL20200050/51 Division 8

Dear Mr. Kunz;

Please be advised as nearby residents to proposed conceptual scheme by Watermark at Bearspaw (Damkar Lands – Senior Oriented Residential), we are strongly opposed to the scheme for the following reasons:

1. **The proposed development is not in alignment with the interests, needs or wants of the Bearspaw residents.** It contradicts the Bearspaw Area Structure plan which designates the lands as Country Residential. It will create greatly increased traffic along 12 Mile Coulee Road – our only exit from our home. Although 12 Mile Coulee Road is 4-lanes – there are no traffic lights to mitigate the impact of 500 residences. It will also create unnecessary traffic at the intersection of Hwy 1A and 12 Mile Coulee Road – one that already suffers from congestion and poor traffic flow. This increase in density will also impact the water and sewage systems created for a much lower population.
2. **The scheme is not in alignment with the Bearspaw Area Structure Plan (BASP).** Specifically, the proposed density is not a 'transition between adjacent Calgary developments (e.g. Tuscany & Rocky Ridge) at typical suburban densities and the nearby Bearspaw acreages.' Instead – the proposed density mimics that of the Calgary neighbourhoods and completely overshadows the country living embraced by Bearspaw residents. A mere glance at the location plan reveals that the Damkar Lands Conceptual Scheme plans 500 residences in an area that is much smaller in size to the adjacent Blueridge area – one that only has approximately 100 homes. Nor is the style of development in keeping the existing homes in the area but instead a reflection of an urban development. That is a drastic shift in density not 'an ideal transition'.

This proposal needs to be revised in a way that addresses the concerns of the existing residents of the area and align itself with the guidelines laid out in the **Bearspaw Area Structure Plan (BASP)**.

Yours truly,

Rosemary and Patrick Feighan

59 Blueridge Close
Calgary, AB
T3L 2P4

Stefan Kunz

From: Bill Fennell [REDACTED]
Sent: August 19, 2020 8:57 PM
To: Stefan Kunz
Subject: [EXTERNAL] - Re: Bearspaw Land Use Application – Damkar Lands: 500 units on 12 acres

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Dear Mr. Kunz,

I am writing in strong protest against the proposed land use application. In the last decade or two, long term residents in Bearspaw who were drawn to this area for a quiet country life style have seen progressive erosion of our environment with the bulldozing of our pastures to be replaced by high density or commercial dwellings. At 40.6 upa (units per acre), the proposal goes far beyond anything that has ever been proposed or built in the County. The Bearspaw ASP had earmarked 4-acre country residential development for the area, which Watermark significantly exceeded with its overall density of 1.95 upa.

Before Rocky View County continues to promote uncontrolled and illegal developments, may I remind the members of Council who are supportive of such moves that our natural environment, once destroyed, is lost for all eternity.

Sincerely,
Bill and May Fennell
30038 Township Road 254
Calgary, Alberta T3L 2P7

Tina Fermaniuk
31 Blueridge Lane
Calgary, AB.
T3L 2N5

Rocky View County
262075 Rocky View Point
Rocky View County, AB.
T4A 0X2

Attn: Mr. Stefan Kunz, Planning Service Department

File number: 05618459
Application Number: PL20200050/51

Dear Mr. Kunz,

As a resident of Bearspaw, and in the vicinity of the land subject to be amended, I am writing to express my opposition to amend the Watermark Conceptual Scheme from Residential Three District to Direct Control District.

We purchased our home in Rocky View County three years ago and chose to live in this area for the open spaces and country living. It is very disappointing to see a proposal for 500 units on 12 acres of land in such close proximity to the residential homes in Watermark and the surrounding acreages to the north and south. At a density of 40.6 units per acre, this proposal goes far beyond anything that has been built in Rocky View County and is a very, very long way from the original Bearspaw Area Structure plan that assumed 4-acre country residential development for this land.

I am very concerned that if the land was amended to Direct Control District, the community would be negatively impacted by such a large number of people moving into the area. It is my understanding that the development is being built with senior housing and private residential dwellings in mind; however also know that the Direct Control bylaw opens up the possibility of building apartment buildings, community facilities, vacation rentals, and so forth. As a result, the 500 units could be built and sold to anyone, regardless of age and regardless of whether they intend to use the apartments as their principal residences or as a rental investment.

With 500 units in such a small area of land, there would be traffic / safety issues with vehicles turning on and off 12 mile Coulee Road, which would end up impacting traffic flow onto Crowchild. With the absolute enormous church being built in this area, there is already going to be traffic challenges once the church is completed. The addition of 500 units beside the church will only exemplify the problem.

Another huge concern that needs to be addressed is schooling for the children that would be living in the private residential dwelling units. Developers always have plans for building in communities without any empathy to how these developments will affect the community and the people who call this area home. As always, there is no consideration given to the fact that Watermark is still developing its phases and numerous families will be moving into the area in the near future. Add in another 500 units, and our already packed schools in Bearspaw and Cochrane are forced to accept even more children into the classrooms, affecting the education of all the children attending.

At a density of 1.95 units per acre, the development of Watermark already significantly exceeded what was originally proposed to be 4 acre parcels. I kindly ask that Watermark remain at its current density and the proposal to redesignate the land to Direct Control be denied. Rocky View is not the city of Calgary and should remain unique, and in my mind better, by not allowing the development of such large units on its land.

Thank you for your time and consideration.

Sincerely,

Tina Fermaniuk

Brenda Fischer
28 Watermark Villas
Calgary, AB T3L0E2

August 17, 2020

Mr. Stefan Kunz
Planning Services Department
Rocky View County
262075 Rocky View Point,
Rocky View County, AB T4A0X2

Re: File Number 05618459
Application Number PL20200050/51
Objection to Change in Land Designation Status

Dear Sir:

I am writing to express my strong **objection** to the proposed change in designation from Residential Three District to Direct Control District to allow the development of multi-family dwelling buildings as per the application noted above. I am a landowner and resident adjacent to the property.

The proposed development of up to 500 units in 4 multi-storey buildings is significantly higher density than anything in the surrounding communities and is inappropriate for this semi rural/ urban setting. The proposed height of up to 6 storeys is significantly higher than anything else in the community, even the church, already under construction, which towers over the community.

A development such as this will have major impacts on road traffic. 12 Mile Coulee Road currently services the acreages Lynx Ridge, Bearspaw Village and Blue Ridge Estates. It also services the current and future Watermark developments and potentially any additional development south of Bearspaw Village, as well as a significant portion of Tuscany. The addition of the traffic from this proposed development will significantly negatively impact traffic, noise and safety on this road, which is the only entrance/exit for the acreages and Watermark communities.

There will also be significant increase in foot traffic on the Watermark pathway/ pond system which it was not designed nor intended to accommodate and which is paid for and maintained by homeowners in the Watermark communities.

There will also need to be consideration of the provision of water and sewer services, as this is currently privately provided to the Watermark Community and it is not clear whether there is capacity for expansion.

The proposed amendment to the land use is not compatible with the existing Blueridge, Bearspaw and Watermark communities and should not be approved to proceed.

Sincerely,



Brenda Fischer

Glen Fischer
28 Watermark Villas
Calgary, AB, T3L 0E2

Rocky View County
262075 Rocky View Point
Rocky View County, AB, T4A 0X2

Planning Services Department
Attention: Stefan Kunz

Re: File Number 05618459
Application Number PL20200050/51
Objection to Change of Land Development Designation

Dear Sirs;

I am writing you to object to the proposed change in designation of the lands contained in the subject application from "Residential Three District" to "Direct Control District". I am a landowner and resident adjacent to the proposed development.

My concerns are the following:

1. 12 Mile Coulee Road is currently a fairly busy road for existing residents. The addition of a development of this size, added to the new church traffic, with single access onto 12 Mile Coulee Road will result in significant increase to traffic volume, noise and safety issues.
2. The proposed structure height is significantly higher than anything in this district. It is not appropriate for this neighbourhood and I don't think it will be complementary to the overall develop plan for the district.
3. I have concerns about utility services required for this development. Surrounding landowner/residents are provided water and sewer service by a private company. Adding this magnitude of development to the area could pose problem for existing service recipients.
4. The proposed development has a population density comparable to a downtown urban setting. The existing developments surrounding the proposed development have a much lower population density and the existing landowners acquired the properties partly because of this lower density.

The size of the proposed development (structure size and population density) is not appropriate or complementary to the existing Blue Ridge and Watermark areas, and I urge the County to not approve the land designation change.

Sincerely,



Glen Fischer

Watermark Villas
Rocky View County AB
T3L 0E2

Planning Services Department
Rocky View County
262075 Rocky View Point
Rocky View County AB
T4A 0X2



September 1, 2020

Attention: Mr. Stefan Kunz

RE: File # 05618459
Application # P 1202000050/51 S

Dear Mr. Kunz,

As residents of Watermark Villas, we would like to raise objection to the Domkar Senior Multi-Family Devekopment application as referenced above. We firmly believe that this project should not proceed as proposed for the following reasons -

- The density of the proposed building does not integrate well with the edifices in the surrounding area. A six-floor resedential building would be more in tune with urban Calgary.
- The highly increased number of occupants equate much denser traffic along TWelve Mile Coulee, and certainly would increase more vehicular mishaps.
- Utilities such as water, sewer, storm sewer would be over extended and detrimental to the present residents of the area.

Furthermore, we understand that the original Domkar plan is motivated to offer local residents the benefit of an easily accessible church, and a seniors facility This propoded project hardly aligns with that concept.

Please reconsider granting the go-ahead with the proposal per se.

Thanking you,

Yours sincerely,

A handwritten signature in black ink, appearing to read "Philip & Gloria Fong".

Philip & Gloria Fong

Stefan Kunz

From: Stefan Frick [REDACTED]
Sent: August 10, 2020 2:22 PM
To: Stefan Kunz
Subject: [EXTERNAL] - Senior Accommodation

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Dear Stefan

Let me remind you that high density residences for seniors has done little to safeguard their health and quality of life in the past which has become even more obvious lately. Has the developer clearly addressed these issues?
It is time to pause and rethink this proposed development to come up with progressive solutions regarding high density residences that take into consideration all aspects of quality of life issues for seniors and other future inhabitants.

Stefan Frick
T3Z3K4

Sent from my iPhone

Stefan Kunz

From: Sajal Patel [REDACTED]
Sent: August 17, 2020 8:03 PM
To: Stefan Kunz; sam@wrightforbearspaw.com
Subject: [EXTERNAL] - NOT IN FAVOR OF REZONING & PROJECT PROPOSAL OF DAMKAR LANDS

Do not open links or attachments unless sender and content are known.

Hello,

This letter is highlighting my great concern over the new Damkar development. I do not believe this development is fair or feasible for the following reasons:

- 1) The amount of traffic with the new development will be significantly increased. Not only has the area not been designed to accommodate this new flow of traffic, but it also is not safe to the children and families who reside in the area and make use of it recreationally.
- 2) I have a hard time believing that the current water services will be able to appropriately serve the area. I do not want to see an increase in my water bill because we are having a difficult time procuring water for this new development. If my water bill does increase, the value of my home will also subsequently decrease.
- 3) I pay HOA fees to maintain my neighborhood. The new development will cause an increase in walking traffic within our neighborhood. I am not sure how this is fair, when I am paying for the maintenance of my neighborhood. Having a high concentration of additional residents who have access to our common areas is also a significant safety issue, especially when most of the families in Watermark have young children.
- 4) How are you addressing the increase in water and sewer capacities? Physical upgrades will be necessary in the utility interconnections.
- 5) Emergency services would have to increase their volume and ensure they are properly equipped for this increase in population. We are already not sufficiently served in this area.

I hope these above points are taken into account and **you do NOT proceed to go ahead with the rezoning and project development**. This proposed development is not beneficial to Watermark residents in any way - the only benefit is to Damkar and their bottomline.

Gandeephan & Sajal Ganeshalingam

317 Creekstone Rise

The Damkar lands - Senior-Oriented Residential

File Number: **05618459**

Application Number: **PL20200050/51**

Email to: skunz@rockview.ca

From:

Cheryl Berglund and Garth Gazdewich

308 Splyglass Way

Calgary, AB T3L 0C9

To:

Senior Planner

Planning Services Department,

Rocky View County,

262075 Rocky View Point,

Rocky View County, AB. T4A 0X2

Dear Stefan Kunz,

We are **NOT** in favour of the redesignation of the subject lands as referenced above from R-3 to Directly Control and the project progressing as proposed.

We have many concerns in respect of this project as listed below:

- **Project Creep**
 - Residents of Watermark and abutting areas were always aware of a senior's development proposed for the Damkar Lands. The project was thought to be much smaller in scope both physically and visually and integrated into the abutting communities. As stated in the Damkar April 2020 development proposal, the project will: *carefully integrate the natural environment, maintain views of the Rocky Mountains, leverage its proximity to the Bow River Valley and the City of Calgary, while incorporating innovative and aesthetically pleasing development standards, visually enhancing the broader Bearspaw community.* The sheer magnitude and concentration of residential units in no way can accomplish this. The result is a project which is more invasive rather than integrative.
- **Housing Density & Population**
 - The extreme concentration and number of residential units conflicts with the guiding principles of the Rocky View County plan (2018), specifically:
 - Encourage a 'moderate' level of residential growth that preserves and retains the County's rural character.
 - The Environment in maintaining the rural landscape and character of dark skies and open vistas.
 - Undertake a wide range of measures to support the conservation of land, water, watersheds, energy and other natural resources.

- It is difficult to accept these guiding principles as having been seriously considered in light of an intensified project such as a four building, six stories, 500 unit, high-density development which speaks to none of these guiding principles.
- This project takes residential density 15 to 20x over the greater Watermark Community and 3 to 4x that of the Residential Density Policy (2.0 upga up to 40.6 upga)!
- **Traffic Impacts**
 - Enormous traffic load increases from 1000 residents (477+ parking spaces), and a 44,000 sq ft Church/Campus with parking for an 800 seat sanctuary. 12 mile Coulee road the only feeder into abutting communities including Tuscany, Blue Ridge, Blazer Estates, Bearspaw Village, Lynx Ridge, Watermark will be bursting with vehicular traffic.
- **Infrastructure Loading (Water/Sewer)**
 - Given that the existing customer base of Blazer Water Systems were asked to curtail their discretionary water usage August 2020 it seems highly likely that there will be a necessary infrastructural upgrade required to service 1000 additional residents based on original assumptions of community demands and expansion. Although words of assurance were given to inquiring residents that any upgrades are the burden of the developer, past experience with Blazer Water Systems dictates skepticism as in the past Blazer Water systems has submitted rate increases 4-5x in excess of what is considered rate shock by the AUC.
 - It is also highly likely that the existing wastewater supply and treatment will require upgrades as stated in the approved Conceptual Scheme: *Communal wastewater treatment and water services will be provided to the Damkar Parcel under certain conditions*. Given that the original Blazer water/waste water systems forecasts anticipated an increase of 100 residential senior units (GRA rate application 2016) which has become 500 senior units; it is a reasonable assumption that these “conditions” will present much, much sooner and likely result in a disproportionate burden falling to the existing rate/customer base.
- **Project integration & Aesthetics**
 - It is beyond sensibilities that a four building, up to 6 stories, high density development with absolutely no thought to a transition zone can integrate in anyway with the neighbouring communities of: Blue Ridge, Tuscany, Watermark, Bearspaw Village and Lynx Ridge.

A senior's aging-in-place development concept is a worthwhile effort and a necessary endeavour for our aging population. Many residents moved to Watermark and neighbouring communities with the understanding and acceptance of the senior's project progressing. Unfortunately, the execution of this project, its magnitude, impact and consequences to existing residents makes the endeavour awkward and unwelcome. On this basis the project should be declined.

Sincerely,

Cheryl Berglund & Garth Gazdewich

Stefan Kunz

From: olufemi gbadamosi [REDACTED]
Sent: August 17, 2020 1:52 AM
To: Stefan Kunz
Subject: [EXTERNAL] - RE: Watermark at Bearspaw Conceptual Scheme

Do not open links or attachments unless sender and content are known.

File Number: 05618459

Application Number: PL20200050/51

Good day,

We are writing in respect of the application to redesignate the above land scheme from Residential Three district to Direct Control District. We wish to express our opposition to this application.

We believe the proposed development is not compatible or consistent with the present use. Presently the area is a low - medium density area, composed mostly of single family dwellings. The proposed development which would consist of four multi - storey buildings will increase population density greatly. The increase in population density will in turn put pressure on amenities and utilities - roads, water and sewer utilities.

Furthermore, the 4-5 storey buildings will alter the landscape and obstruct views of the outstanding beauty of the Rockies which you see to the west of 12 Mile Coulee.

In conclusion, we do not believe the proposed development is compatible with current land use in the area and there ought to be outright rejection of the proposal.

Sincerely,

Olusola and Oluwafemi Gbadamosi

Rocky View County

August 31, 2020

262075 Rocky View Point

Rocky View County, Alberta

T4A 0X2

Attention: Stefan Kunz

Re: file Number 05618459, Application Number PL20200050/51

Dear Mr. Kunz

I am writing to express my concerns with, and strong opposition to the above referenced application to amend the Watermark at Bearspaw Conceptual Scheme and to redesignate the subject lands from Residential Three District to Direct Control District. I am a landowner whose property is adjacent to the proposed development. My concerns are as follows:

1. The proposed size and nature of the project has changed from what I understood when I purchased my property. I understood the project to be a 350-unit seniors residence complex with varying levels of care. The project being proposed now is "the development of four multi-family dwelling buildings, up to 500 units in total, including a seniors' housing facility and private dwelling units." The project is now larger (500 vs 350 units) and is not exclusive to seniors' residences as the project description states that it will "include" seniors' housing. Also, this is the first time that I have heard of private dwelling units being included in the development. The point here is that the rules should not be allowed to change once people have made significant investments based on previously laid out parameters.
2. The applicant is proposing a density ratio of 39 – 40 units per acre which is 20 times greater than the Watermark at Bearspaw Conceptual Plan as well as the other developments in the area. Some increase may be acceptable for a seniors residence but a 20 times increase is far too much.
3. The first phase of the development, being the construction of the church, has had several issues including the very substantial water runoff control and soil erosion incidents that impacted the Watermark community. Also, the design of the church is not compatible with the architectural parameters of the Watermark community. It is a hulking behemoth that reminds me of a medieval royal castle overlooking the subjects below. The structure towers over the adjacent neighbors and significantly infringes on the privacy for which they paid when they purchased their lots in this unique community. Spacing between buildings should be proportionate to the size of the buildings with larger structures required to be further away from property lines. This would be consistent with what I believe is the intent of the Watermark building standards to preserve the "out of the city" feel of the development. These things do not instill a lot of trust in the developer's capability or desire to build a project that is compatible with its neighbors.
4. The expanded size of the project presents several potential problems. First is the impact on the demand for water and sewer utilities that I understand will be serviced by the Watermark infrastructure. Will the existing facilities be able to handle this incremental, expanded demand? See the attached letter for evidence that the answer to this question may very well be "No". Second, will the residents of the proposed development avail themselves of the amenities

(walking paths, ponds, parks) that are paid for by the Watermark Homeowners' Association? I have no doubt that even if they are not "allowed" to access these facilities there will be substantial additional usage coming from residents of the new development, particularly if it is not exclusively a seniors' complex. Finally, the added population and associated traffic will have a large negative impact on the limited road access to the new development and to the Watermark community. This could in turn be detrimental to the timely delivery of emergency services to the area.

In closing, I would like to say that I moved to Watermark and Rocky View County to enjoy the more rural setting the development offered with more space between houses than what you usually have in the city. I was aware of the proposal to develop the property adjacent to me and was accepting of the plans that were in place at that time. I do not think that amending the Watermark at Bearspaw Conceptual Plan, or redesignating the lands, to accommodate a developer's changed plans is fair to the people who have made significant investments based upon the old rules. For the reasons outlined here in, I am strongly opposed to this application.

Regards,

Bob German

17 Spyglass Point

Watermark at Bearspaw

T3L 0C9

CC: Samantha Wright, Rocky View County Councilor, Division 8

The recent and current warm spells of weather have significantly increased demand on the Blazer water system. Most of this is, of course, as a result of increased watering of yards by residents in the area. Normally this would not be a problem as the Blazer system is designed to deal with summer peaks spread over 5 days, and the design assumption is that demand for irrigation water is spread evenly through the week.

Unfortunately, this design assumption is not proving to hold true, as it seems that many Blazer's customers have elected to operate their irrigation systems on the same days. This results in extreme spikes which deplete the balancing volumes available in Blazer's main water reservoir, and this is becoming a cause for concern for the security of our water supply.

If the irrigation demand was more appropriately spread out through the week, there would not then be an issue in ensuring water availability for drinking water purposes, irrigation purposes and firefighting security. Therefore, Blazer is hereby implementing measures to try to better spread out the demand for irrigation water through the week. We ask that the occupants of each home play their part to ensure the security of your water supply and do each of the following as they apply to your home. We ask that you reprogram your irrigation system and make changes to your gardening practices on the following basis:

- a) Only water your lawns twice a week, with those days spaced evenly through the week; e.g. Monday and Friday or Tuesday and Saturday and so on;
- b) If you have an odd numbered street address, operate your irrigation system only as needed and a maximum of two days per week on either Sunday, Tuesday, Thursday, and/or Saturday;
- c) If you have an even number street address, operate your irrigation system only as needed and a maximum of two days per week on either Monday, Wednesday, and/or Friday (in 2021 we will flip the sequencing to maintain equity);
- d) Reduce the time that each irrigation zone is on so that the lawns in particular, are being watered using no more than 1 inch of water per week, i.e. ½ an inch per irrigation day;
- e) Put out a container (or purchase a rain gauge and use that) on your lawn, and measure the amount of water being applied, limit the application to ½ an inch per irrigation day, and;
- f) If you see water from your irrigation system running down the street gutters, you are wasting water by applying too much, too quickly.

Please ensure that you are only applying one inch of water a week to your lawns, anything more than that is unnecessary and wasteful, and the excess water simply ends up in the stormwater system. This is the recommendation from the City of Calgary: *"Apply water low and slow, for short intervals (5-8 minutes) to ensure all water is being absorbed. Reapply at these short intervals until water starts to run off or pool."* <https://www.calgary.ca/uep/water/water-conservation/lawn-and-garden/watering-101-mature.html>

You should also note that irrigating in the heat of the day is ineffective and wasteful, as the water tends to evaporate in the heat rather than providing any benefit to the roots of your lawn. Evening, overnight and early morning are the best times to operate your irrigation systems.

Your cooperation in implementing these measures as quickly as possible will be of benefit to yourselves and all the other customers of Blazer.

Best wishes,

DaLee J. Erdely
General Manager
BLAZER WATER SYSTEMS LTD.

Stefan Kunz

From: Susan Gibson [REDACTED]
Sent: August 17, 2020 2:44 PM
To: Stefan Kunz
Subject: [EXTERNAL] - Proposal land use Damkar

Do not open links or attachments unless sender and content are known.

Dear Stefan,

I was opposed to the proposal for 500 units on 12 acres. If this is affordable housing for seniors I could be swayed. If it is for more expensive single homes, I am opposed as we have plenty.

Sincerely

Susan Gibson

Sent from my iPhone

Hello Dominic and Stefan:

I am a resident of Watermark and am **DIRECTLY** affected by the Damkar Seniors Project. I am **ABSOLUTELY OPPOSED to the application for re-zoning of this project.**

The size of the structures and the proximity to the residential homes are significant and will negatively impact both our property directly and Watermark as a whole. Please find the following reasons that individually and we as a community have researched and are concerned about:

- Bears paw Density. The person/acre density figures (<2) are an important reason why we chose to live in Watermark. With this change in re-zoning of the project and the potential for that density figure to increase up to 40, and this goes directly against what Bears paw low density figures are meant to achieve.
- Hill stability. I have seen the disgusting, dirty and outright negligent outcome of the mud slide during the construction of the Church on the hillside which caused damage to homes on Spyglass Point. Also, we have spoke to other neighbors who are concerned with hill stability considering the type of clay and organic material of the soil will cause eventual slumping/sliding of the planned buildings.
- Water usage. The plan is to tap into the current Watermark water supply. Such an increase in demand for our water causes concern in terms of pricing and availability. A development similar to Watermark has experienced significant issues. Article: <https://www.cbc.ca/news/canada/calgary/water-rocky-view-county-cambridge-alberta-utilities-commission-1.5661828>. Blazer has already sent notices this month of water issues and we were required to reduce our water usage - so how will this exponential increase in residence usage impact our water pressure, water costs, usage etc.
- Traffic: The volume of traffic that will be imposed upon 12 mile coulee road will absolutely overwhelm the current road.
- Sense of security in the community: As parents of young children, we chose Watermark as it is a small safe community. I do not trust that the residents and visitors of the proposed development will not venture below to the parks and paths that we currently pay for through our fees.
- Property Value: All these factors will **significantly** impact the value of the homes in the community.

We request that you take these concerns seriously and **DO NOT approve the change in designation from R3 – DC.**

I am available to discuss if you need more information.

Amardeep Gill

Hello Dominic and Stefan:

I am a resident of Watermark and am **DIRECTLY** affected by the Damkar Seniors Project. I am **ABSOLUTELY OPPOSED to the application for re-zoning of this project.**

The size of the structures and the proximity to the residential homes are significant and will negatively impact both our property directly and Watermark as a whole. Please find the following reasons that individually and we as a community have researched and are concerned about:

- Bears paw Density. The person/acre density figures (<2) are an important reason why we chose to live in Watermark. With this change in re-zoning of the project and the potential for that density figure to increase up to 40, and this goes directly against what Bears paw low density figures are meant to achieve.
- Hill stability. I have seen the disgusting, dirty and outright negligent outcome of the mud slide during the construction of the Church on the hillside which caused damage to homes on Spyglass Point. Also, we have spoke to other neighbors who are concerned with hill stability considering the type of clay and organic material of the soil will cause eventual slumping/sliding of the planned buildings.
- Water usage. The plan is to tap into the current Watermark water supply. Such an increase in demand for our water causes concern in terms of pricing and availability. A development similar to Watermark has experienced significant issues. Article: <https://www.cbc.ca/news/canada/calgary/water-rocky-view-county-cambridge-alberta-utilities-commission-1.5661828>. Blazer has already sent notices this month of water issues and we were required to reduce our water usage - so how will this exponential increase in residence usage impact our water pressure, water costs, usage etc.
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- Property Value: All these factors will **significantly** impact the value of the homes in the community.

We request that you take these concerns seriously and **DO NOT approve the change in designation from R3 – DC.**

I am available to discuss if you need more information.

Simple Gill

The Damkar lands - Senior-Oriented Residential

File Number: **05618459**

Application Number: **PL20200050/51**

Email to: skunz@rockview.ca

From:

Terry & Sherry Gill
197 Blueridge View
Calgary AB
T3L 2R7

To:

Senior Planner
Planning Services Department,
Rocky View County,
262075 Rocky View Point,
Rocky View County, AB. T4A 0X2

Dear Stefan Kunz,

We are **NOT** in favour of the redesignation of the subject lands as referenced above from R-3 to Directly Control and the project progressing as proposed.

We have many concerns in respect of this project as listed below:

- **Project Creep**
 - Residents of Watermark and neighbouring areas were always aware of a senior's development proposed for the Damkar Lands. The project was thought to be much smaller in scope both physically and visually and integrated into the surrounding communities. As stated in the Damkar April 2020 development proposal, the project will: *carefully integrate the natural environment, maintain views of the Rocky Mountains, leverage its proximity to the Bow River Valley and the City of Calgary, while incorporating innovative and aesthetically pleasing development standards, visually enhancing the broader Bearspaw community.* The sheer magnitude and concentration of residential units in no way can accomplish this. The result is a project which is more invasive rather than integrative.
- **Housing Density & Population**
 - The extreme concentration and number of residential units conflicts with the guiding principles of the Rocky View County plan (2018), specifically:
 - Encourage a 'moderate' level of residential growth that preserves and retains the County's rural character.
 - The Environment in maintaining the rural landscape and character of dark skies and open vistas.
 - Undertake a wide range of measures to support the conservation of land, water, watersheds, energy and other natural resources.

- It is difficult to accept these guiding principles as having been seriously considered in light of an intensified project such as a four building, six story, 500 unit, high-density development which speaks to none of these guiding principles.
- This project takes residential density 15 to 20x over the greater Watermark Community and 3 to 4x that of the Residential Density Policy (2.0 upga up to 40.6 upga).
- **Traffic Impacts**
 - Enormous traffic load increases from 1000 residents (477+ parking spaces), and a 44,000 sq ft Church/Campus with parking for a 800 seat sanctuary. 12 mile Coulee road the only feeder into adjoining communities including Tuscany, Blue Ridge, Blazer Estates, Bearspaw Village, Lynx Ridge, Watermark will be bursting with vehicular traffic.
- **Infrastructure Loading (Water/Sewer)**
 - Given that the existing customer base of Blazer Water Systems were asked to curtail their discretionary water usage August 2020 it seems highly likely that there will be a necessary infrastructural upgrade required to service 1000 additional residents based on original assumptions of community demands and expansion. Although words of assurance were given to inquiring residents that any upgrades are the burden of the developer, past experience with Blazer Water Systems dictates skepticism as in the past Blazer Water systems has submitted rate increases 4-5x in excess of what is considered rate shock by the AUC.
 - It is also highly likely that the existing wastewater supply and treatment will require upgrades as stated in the approved Conceptual Scheme: *Communal wastewater treatment and water services will be provided to the Damkar Parcel under certain conditions*. Given that the original Blazer water/waste water systems forecasts anticipated an increased of 100 residential senior units (GRA rate application 2016) which has become 500 senior units, it is a reasonable assumption that these “conditions” will present much, much sooner and likely result in a disproportionate burden falling to the existing rate/customer base.
- **Project integration & Aesthetics**
 - It is beyond sensibilities that a four building, up to 6 story, high density development with absolutely no thought to a transition zone can integrate in anyway with the neighbouring communities of: Blue Ridge, Tuscany, Watermark, Bearspaw Village and Lynx Ridge.

A senior's aging-in-place development concept is a worthwhile effort and a necessary endeavour for our aging population. Many residents moved to Watermark and neighbouring communities with the understanding and acceptance of the senior's project progressing. Unfortunately, the execution of this project, its magnitude, impact and consequences to existing residents makes the endeavour awkward and unwelcome. On this basis the project should be declined.

Sincerely,

Terry Gill on behalf of the Gill Family

Stefan Kunz

From: Marc & Sheryl Guay [REDACTED]
Sent: August 15, 2020 4:04 PM
To: Stefan Kunz
Subject: [EXTERNAL] - File 05618459/Application PL20200050/51

Do not open links or attachments unless sender and content are known.

Afternoon Stefan,

I would like to comment on the proposed application for redesignation of the Damkar lands (Senior Oriented Residential) from a residential three district to a direct control district (File 05618459/Application PL20200050/51). While we are not opposed to the development of a seniors facility, the proposed facility has increased substantially from the original proposed development, our comments are as follows:

- It would not preserve views for neighbours of Tuscany and conform with existing surrounding structures due to the proposed structure size right along 12 Mile Coulee Road. This amendment would be in direct contradiction of all published material provided on the development to date. This could be corrected by lowering the overall density and height of buildings C & D and increasing density in the remaining buildings which would still align with the typology similar to the neighbouring church.
- Increased traffic density in an already busy intersection would only be compounded by the addition of another 500 residents. What plans are in place to mitigate this?
- It is surrounded by a pedestrian unfriendly and dangerous intersection for residents to potentially access transit and other amenities within Tuscany.

Thank you,
Marc Guay

Stefan Kunz

From: Karen Hamilton [REDACTED]
Sent: August 17, 2020 11:22 PM
To: Stefan Kunz
Subject: [EXTERNAL] - Damkar lands in Bearspaw

Do not open links or attachments unless sender and content are known.

Stefan,

I'm contacting you regarding the Damkar lands approval regarding the high density on 12 acres that was designated 4 acre country residential.

I have a 38 acre parcel that is currently designated for 2 acre country residential in Springbank off of Horizon View and lower Springbank Rd. A couple of years ago while the MD was in the final stages of planning, I approached the County regarding the possibility of having one portion of my land at the bottom corner have a small country store and farmersmarket style development that would harmonize with the community as an asset, includes making the runoff holding pond a and playpark part of the concept. I was playing to still keep the rest of the land as acreages as per the designation. I was told at the time the county would not be approving any changes to the designation of my land and suggested it would not be willing to entertain that concept.

Upon reviewing the Damkar lands off of highway 1A, request for approval and complete change to designation, I'm curious as to the current stance on my lands, if this designation goes through, as mine is a significantly larger piece and would not be high density.

The reason for my inquiry is to find out the MD's current position on rezoning one small portion of my property to allow for my concept. I've currently listed my 38 acres and feel it critical on valuing of my lands to know whether that is a possibility, as that would greatly increase the value of my land and I may decide not sell.

Any information on why this is being considered with Damkar verses my land would be very helpful.

Regards,

Karen Hamilton

Sent from my iPhone

Stefan Kunz

From: [REDACTED]
Sent: August 27, 2020 1:13 PM
To: Stefan Kunz
Cc: 'Samanntha Wright'
Subject: [EXTERNAL] - Opposition to Proposed Damkar Seniors-Oriented Residential Development

Do not open links or attachments unless sender and content are known.

Re: File Number: 05618459
 Application Number: PL20200050/51
 Division 8
 Description: The Damkar Lands – Seniors-Oriented Residential development

Dear Mr. Kunz, I am a resident of Watermark and I am strongly opposed to this proposed project as currently drafted. There are numerous reasons for my opposition, specifically:

- 1) Incompatibility: First and foremost, a project of this size and scope is simply not compatible with other existing land uses in the neighbourhood. For that matter, to my knowledge it is also inconsistent any other development in the rural-based Municipality of Rocky View, outside of Airdrie, Chestermere, Cochrane, Crossfield, Irricana, and Beiseker. Watermark is a community of largely detached single family homes, along with attached single-family Villas, which consist of one-story, walk-out homes. The proposed development of up to 500 units would be 150% larger than the entirety of Watermark. This would significantly increase the density factor well beyond what was ever intended for our community, and would also be inconsistent with density factors elsewhere in Rocky View outside of its cities, towns, or villages.

The vision of Watermark is a tranquil estate-like community, with natural ambiance, including subdued street lighting to maintain a rural-feel. Zoning and strict architectural standards limit the type and height of the homes permitted. The proposal for four multi-family dwellings of three to six storeys in height would physically tower over the community of Watermark and would be a complete departure from this vision. This would be further amplified by the higher Grade of the proposed land in question, which has been clearly demonstrated by the Center Street Church development currently underway on the adjacent land. These proposed dwellings would be significantly taller and larger than the Church which has already exceeded what we were led to expect.

A development of this size, scope and multi-family density would be more appropriate for one of the cities, towns, or villages in Rocky View, not on top of the small and quiet residential community of Watermark.

- 2) Water Supply and Treatment: We understand that the proposed development would look to tap into the same source of water supply and to share the existing waste treatment facility located in the centre of Watermark, across the street from the Central Plaza park which is a hub for many of the children in the community. Aside from the capacity considerations of our water supply infrastructure and the treatment plant, this proposed development would also result in a significant increase in the volume of daily sewage truck traffic in and out of our residential community to process the added volumes. Sewage trucks are already an unsightly fact that we live with, any added truck traffic would be detrimental to the neighbourhood aesthetics and safety of our community.
- 3) Vehicle and Pedestrian Traffic: The communities of Watermark and neighbouring Tuscany already face lengthy rush-hour delays on west-bound Crowchild Trail, waiting to turn south onto 12-Mile Coulee Road. This traffic

volume would become further adversely affected by the addition of 500 residential units, along with the associated daily service staff employees as well as third-party contractors. Twelve-Mile Coulee is the only access route into Watermark and it is already projecting a substantial increase in volume associated with the Centre Street Church currently under construction. The Damkar proposal would only further exacerbate these traffic volumes.

In addition to the vehicle traffic considerations, the potential population increase of up to 1,000 people with pedestrian access to Watermark would place an unanticipated burden and additional cost to maintain the amenities and change the character of our community. Watermark was designed for a specific density of activity which all residents understood when they chose to move here. Introducing a potential large external population increase from a neighbouring development would be unfair to the residents of the community.

- 4) Property Values: The proposed development will only serve to further negatively affect home prices in the community of Watermark which are already suffering from the broader economic conditions in Alberta.

Overall, a development of this scale and design, towering over the community of Watermark would be highly inappropriate and as such, it should not be approved.

Sincerely,
Greg Hickaway

Ralph & Laurel Hildenbrandt
10 Spyglass Point
Calgary, AB T3L 0C9

September 14, 2020

Mr. Stefan Kunz, Senior Planner
Planning Services Department
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Sent via email

Dear Mr. Kunz:

Re: The Damkar Lands - Seniors-Oriented Residential CS Amendment
File Number: 05618459
Application Number: PL20200050/51
Division 8

We are writing to advise that we are opposed to the Conceptual Scheme Amendment Proposal to redesignate the subject land from Residential Three District to Direct Control District in order to allow the development of four multi-family dwelling buildings up to 500 units total.

We have been aware of the senior's development proposed for the Damkar lands since before we purchased our lot and home in 2015. We have always understood the project to be much smaller both physically and visually than what is being proposed in this amendment.

We have several concerns with the proposed amendment as follows.

Density

The proposed density and number of dwelling units conflicts with the guiding principles of the **Rocky View County Plan (2018)**, which *'encourage a moderate level of residential growth that preserves and retains the County's rural character'* and *'maintaining the rural landscape and character of dark skies and open vistas.'*

An intense development such as is being proposed, four buildings up to six storeys in height, and up to 500 units, does not speak to rural character nor rural landscape and open vistas. The proposed density of approximately 40 residential units per acre is well beyond the currently permitted 1.95 units per acre, is approximately 20 times the density of the Watermark neighborhood, and 3 to 4 times the Rocky View Residential Density Policy.

Project Integration

The proposed building height of up to six storeys does not provide any transition or integration with the single family residences in the neighboring communities of Tuscany, Blue Ridge Mountain Estates, Watermark, or Lynx Ridge. The Rocky View Land Use Bylaw maximum building height for most Land Use Districts is only 10 m, with 15 m permitted for certain commercial districts; a six storey residence will certainly exceed the 15 m height, and well exceed the generally permitted 10 m height.

Traffic Impact

Previous traffic impact assessments completed for the Damkar Lands did not take into account the traffic anticipated from a 500 unit, 474 parking stall development. The traffic associated with the proposed development certainly has the potential to overload the existing roads and intersections.

Infrastructure Load

In late August 2020 the existing customer base of Blazer Water Systems were asked to curtail their discretionary water usage. It would thus seem highly likely that an infrastructure upgrade will be required to service the additional residents of the proposed 500 unit development.

It would also seem highly likely that the existing wastewater supply and treatment will require upgrades. The Blazer Water and Bearspaw Regional Wastewater forecasts included in their 2016 GRA rate application anticipated an increase of 100 residential senior units, not 500 units as now proposed. We are concerned that such upgrades will result in a disproportionate burden falling to the existing customer base rather than to the developer of this project. Previous rate increase applications by Blazer Water Systems, **well in excess of what AUC considers 'rate shock', suggest they will pass this** cost on to the existing user base.

We do support the notion of a seniors oriented community – it is a worthwhile effort and a necessary endeavour for our aging population. We, along with most of our neighbors, moved to Watermark with the understanding and acceptance of a seniors residence on the Damkar Lands. However, the sheer size and scale of the proposed project is inconsistent with the adjacent neighborhoods, and is contrary to the rural intent implicit in the current Rocky View land use bylaw. On this basis the Conceptual Scheme Amendment Proposal should be rejected.

Sincerely

Ralph and Laurel Hildenbrandt
[REDACTED]

Stefan Kunz

From: Hill Steve CGY [REDACTED]
Sent: August 10, 2020 5:30 PM
To: Stefan Kunz
Cc: Julie Hill
Subject: [EXTERNAL] - Comments re: File Number 05618459 Application Number PL20200050/51 (Damkar Lands)

Do not open links or attachments unless sender and content are known.

To: Stefan Kunz
 Planning Services Department
 Rocky View County

Re: Application to Amend Watermark at Bearspaw Conceptual Scheme: to redesignate the subject lands from R3 District to Direct Control District to accommodate the development of four multi-family dwelling buildings, with up to 500 units total, including a senior's housing facility and private residential units.

In general I support the seniors-oriented residential community project that is the subject of the amendment of the Conceptual Scheme. Below are listed two (2) specific questions/concerns that I have related to the amendment application.

1. There are concerns that once the lands are redesignated that the developers may choose to open up the high density residential units to more than just seniors (ex. assisted living for people with disabilities, young single families, charitable shelter, housing for students etc...), I cannot say if neighbouring residents would be opposed to different uses other than a residence for seniors but it would be different than the intent and scheme presented. How does the County protect against this type usage "drift"? (It should be noted that I do not presume there is any such intent by the developer to do so). When the county passes a Direct Control bylaw does the approved bylaw specifically dictate the use of the structures in perpetuity (or until another DC bylaw is passed/amended)? I believe the adjacent land owners would benefit from a better understanding of what restrictions/protections come under a Direct Control land designation.
2. Transportation Network/Traffic
 For residents of Watermark Villas it is currently becoming more challenging to make the short trip into Tuscany to visit the Tuscany LRT, Tuscany Market, Rexall Pharmacy etc... The east bound left turn from Watermark Villas onto 12 Mile Coulee Road is becoming more difficult with increased traffic. As well the return west bound left turn from Tuscany Way NW onto 12 Mile Coulee Road is even more difficult and can result in long lines of cars on Tuscany Way waiting to make a turn. The assumption is that residents of the proposed 500 unit complex making the same trip will experience the same growing challenges. The Transportation Impact Assessment completed for the Project states that the Project will not have a significant impact on the capacity of 12 Mile Coulee Road.
 - Rather than the capacity of the infrastructure I am concerned for the safety of aged persons from the proposed 500 unit complex making the short trip from the Damkar Lands into Tuscany. Before approving the amendment to the conceptual scheme I would like to see a safety study done that specifically addresses the safety aspects of aged persons driving and/or walking from the Damkar Lands Project into Tuscany.
 - I also believe that any redesignation of the lands from R3 District to a Direct Control District should be linked with signalization and crosswalk installation at the 12 Mile Coulee Road/ Tuscany Way NW intersection. I appreciate that 12 Mile Coulee Road falls under the jurisdiction of the City of Calgary but I

cannot imagine aged persons crossing 12 Mile Coulee Road into Tuscany today without a crosswalk and traffic signals. In my opinion it would be dangerous and irresponsible to not have signals and crosswalks at the 12 Mile Coulee Rd and Tuscany Way NW intersection as an integral part of the development approval.

Regards,

Steve Hill
65 Watermark Villas
Rocky View County
T3L 0E2

Stefan Kunz

From: Hans Hirschmanner [REDACTED]
Sent: September 15, 2020 1:41 PM
To: Stefan Kunz
Subject: [EXTERNAL] - Damkar Lands - 500 unit development

Do not open links or attachments unless sender and content are known.

Hi Stan

We have reviewed the Application for Development of a seniors-focused 500 unit development on the Damakar land and have some concerns. We are in general agreement with the need for a seniors focused development and the attendant high density associated with it, recognizing its unique location, next to the Church, [12 Mile Coulee Road](#) and the Watermark Villas. We are, however, very concerned that this NOT be a precedent for high density developments/apartments etc in the area north of Blue Ridge or Bearspaw Village.

In summary, we would support this seniors focused development but only on the understanding that this is a one off development to meet a specific need, and not as a precedent which undermines the rural character of this community.

Hans Hirschmanner
55 Bearspaw Point Place

Sent from my iPad

September 8, 2020

To : Stefan Kunz
Rocky View County Planning

From: Brent Hughes
28 Rockwater Way
Calgary, AB T3L 0C9

Re: File number 05618459, Application PL202000050/51

I am writing to share my concerns about the proposed development. (File number 05618459, Application PL202000050/51)

The area of Bearspaw is considered a "Country Residential" area, as outlined in the Bearspaw Area Structure Plan. This proposed high density development does not fit in with the guidelines of the area. Some of my concerns include increased traffic (especially considering there is only one access road- 12 Mile Coulee), noise and light pollution, and strain on our current infrastructure and public services.

Bearspaw is a unique and beautiful area, free of multi story buildings and high density developments. Please help to keep it that way.

Sincerely,



Brent G. Hughes

Stefan Kunz

From: Sara Hughes [REDACTED]
Sent: September 8, 2020 11:07 AM
To: Stefan Kunz
Subject: [EXTERNAL] - Bearspaw development concerns

Do not open links or attachments unless sender and content are known.

Dear Mr. Kunz,

I am writing to share my concerns about a proposed development in Bearspaw. (File number 05618459, Application PL202000050/51)

The area of Bearspaw is considered a "Country Residential" area, as outlined in the Bearspaw Area Structure Plan. This proposed high density development does not fit in with the guidelines of the area. Some of my concerns include increased traffic (especially considering there is only one access road- 12 Mile Coulee), noise and light pollution, and strain on our current infrastructure and public services. The water service in particular is not meant to handle such a drastic increase in users.

Most importantly, Bearspaw is a unique and beautiful area, free of multi-story buildings and high density developments. Please help to keep it that way.

Thank you,
Sara Hughes
28 Rockwater Way
[REDACTED]

The Damkar lands - Senior-Oriented Residential

File Number: **05618459**

Application Number: **PL20200050/51**

Email to: skunz@rockview.ca

From:

Celina Hwang

33 Damkar Drive

Calgary, AB, T3L 0E8

To:

Senior Planner

Planning Services Department,

Rocky View County,

262075 Rocky View Point

Rocky View County, AB. T4A 0X2

Dear Stefan Kunz,

We are **NOT** in favour of the redesignation of the subject lands as referenced above from R-3 to Direct Control and the project progressing as proposed.

We have many concerns in respect of this project as listed below:

- **Project Encroachment**

- The project was thought to be much smaller in scope both physically and visually and integrated into the abutting communities. As stated in the Damkar April 2020 development proposal, the project will: *carefully integrate the natural environment, maintain views of the Rocky Mountains, leverage its proximity to the Bow River Valley and the City of Calgary, while incorporating innovative and aesthetically pleasing development standards, visually enhancing the broader Bearspaw community.* The increase in density and concentration of residential units in no way can accomplish this, resulting in a project which deviates from the original proposal.

- **Housing Density & Population**

- The increase in density of residential units conflicts with the guiding principles of the Rocky View County plan (2018) as well as the Bearspaw area, specifically:
 - Encourage a 'moderate' level of residential growth that preserves and retains the County's rural character.
 - The Environment in maintaining the rural landscape and character of dark skies and open vistas.
 - Undertake a wide range of measures to support the conservation of land, water, watersheds, energy and other natural resources.
- It is difficult to accept these guiding principles as having been seriously considered in light of an intensified project such as a four building, six story, 500 unit, high-density development which speaks to none of these guiding principles.

- This project takes residential density 15 to 20x over the greater Watermark Community and 3 to 4x that of the Residential Density Policy (2.0 upga up to 40.6 upga)!
- The proposed changes would create a precedent for larger densities throughout the Bearspaw area, which other Bearspaw residents have not been able to provide feedback on. The scope of this rezoning has **NOT** encompassed the correct group and should be expanded to include all of Bearspaw for community feedback.
- **Traffic Impacts**
 - A traffic load increase from the additional density proposed would create additional load on 12 mile Coulee, the only feeder into abutting communities including Tuscany, Blue Ridge, Blazer Estates, Bearspaw Village, Lynx Ridge, Watermark. A traffic study should be conducted to ensure this is forecasted correctly and upgrades are completed as necessary.
- **Infrastructure Loading (Water/Sewer)**
 - Given that the existing customer base of Blazer Water Systems were asked to curtail their discretionary water usage August 2020 it seems highly likely that there will be a necessary infrastructural upgrade required to service additional residents based on original assumptions of community demands and expansion. Although words of assurance were given to inquiring residents that any upgrades are the burden of the developer, past experience with Blazer Water Systems dictates skepticism as in the past Blazer Water systems has submitted rate increases 4-5x in excess of what is considered rate shock by the AUC.
 - It is also highly likely that the existing wastewater supply and treatment will require upgrades as stated in the approved Conceptual Scheme: *Communal wastewater treatment and water services will be provided to the Damkar Parcel under certain conditions*. Given that the original Blazer water/waste water systems forecasts anticipated an increased of 100 residential senior units (GRA rate application 2016) which has become 500 senior units, it is a reasonable assumption that these “conditions” will present much, much sooner and likely result in a disproportionate burden falling to the existing rate/customer base.

Sincerely,
Celina Hwang

The Damkar lands - Senior-Oriented Residential

File Number: **05618459**

Application Number: **PL20200050/51**

Email to: skunz@rockview.ca

From:

Geoffrey Hwang

33 Damkar Drive

Calgary, AB, T3L 0E8

To:

Senior Planner

Planning Services Department,

Rocky View County,

262075 Rocky View Point

Rocky View County, AB. T4A 0X2

Dear Stefan Kunz,

We are **NOT** in favour of the redesignation of the subject lands as referenced above from R-3 to Direct Control and the project progressing as proposed.

We have many concerns in respect of this project as listed below:

- **Project Encroachment**

- The project was thought to be much smaller in scope both physically and visually and integrated into the abutting communities. As stated in the Damkar April 2020 development proposal, the project will: *carefully integrate the natural environment, maintain views of the Rocky Mountains, leverage its proximity to the Bow River Valley and the City of Calgary, while incorporating innovative and aesthetically pleasing development standards, visually enhancing the broader Bearspaw community.* The increase in density and concentration of residential units in no way can accomplish this, resulting in a project which deviates from the original proposal.

- **Housing Density & Population**

- The increase in density of residential units conflicts with the guiding principles of the Rocky View County plan (2018) as well as the Bearspaw area, specifically:
 - Encourage a 'moderate' level of residential growth that preserves and retains the County's rural character.
 - The Environment in maintaining the rural landscape and character of dark skies and open vistas.
 - Undertake a wide range of measures to support the conservation of land, water, watersheds, energy and other natural resources.
- It is difficult to accept these guiding principles as having been seriously considered in light of an intensified project such as a four building, six story, 500 unit, high-density development which speaks to none of these guiding principles.

- This project takes residential density 15 to 20x over the greater Watermark Community and 3 to 4x that of the Residential Density Policy (2.0 upga up to 40.6 upga)!
- The proposed changes would create a precedent for larger densities throughout the Bearspaw area, which other Bearspaw residents have not been able to provide feedback on. The scope of this rezoning has **NOT** encompassed the correct group and should be expanded to include all of Bearspaw for community feedback.
- **Traffic Impacts**
 - A traffic load increase from the additional density proposed would create additional load on 12 mile Coulee, the only feeder into abutting communities including Tuscany, Blue Ridge, Blazer Estates, Bearspaw Village, Lynx Ridge, Watermark. A traffic study should be conducted to ensure this is forecasted correctly and upgrades are completed as necessary.
- **Infrastructure Loading (Water/Sewer)**
 - Given that the existing customer base of Blazer Water Systems were asked to curtail their discretionary water usage August 2020 it seems highly likely that there will be a necessary infrastructural upgrade required to service additional residents based on original assumptions of community demands and expansion. Although words of assurance were given to inquiring residents that any upgrades are the burden of the developer, past experience with Blazer Water Systems dictates skepticism as in the past Blazer Water systems has submitted rate increases 4-5x in excess of what is considered rate shock by the AUC.
 - It is also highly likely that the existing wastewater supply and treatment will require upgrades as stated in the approved Conceptual Scheme: *Communal wastewater treatment and water services will be provided to the Damkar Parcel under certain conditions*. Given that the original Blazer water/waste water systems forecasts anticipated an increased of 100 residential senior units (GRA rate application 2016) which has become 500 senior units, it is a reasonable assumption that these “conditions” will present much, much sooner and likely result in a disproportionate burden falling to the existing rate/customer base.

Sincerely,
Geoffrey Hwang

Report an Issue

You can use this form to notify the County about bylaw infractions, lost animals, unsightly premises, traffic-related concerns, or other issues related to bylaw enforcement.

The County does not accept anonymous complaints. Please fill in all the information so that we can take appropriate action on your request. Your name and contact information is treated in confidence. Your information will not be shared, and will be managed in accordance with the *Freedom of Information and Protection of Privacy Act*.

Please visit the [Bylaw Complaints](#) page for more information on the reporting and complaints process.

Your Information

Name:

Saad Ibrahim

Municipal Address:

#19 Blueridge Place, N.W Calgary, T3L 2N5 (Rockyview County)

Home Phone:

[REDACTED]

Cell Phone:

[REDACTED]

Email:

[REDACTED]

Preferred Contact Time:

Late afternoon until midnight

Optional

Incident Information

Incident Category:

- ☐ Animal Control
- ☒ Development/Land Use Bylaw (Private Property)
- ☐ Miscellaneous
- ☐ Nuisance and Unsightly Premises
- ☐ Roads and Traffic

Incident Type:

Development Permit conditions



Incident Location:

We are Blueridge Mountain Estates on the coner of Twelve Mile coulee residents objecting on Damkar Senior housing development legal location: Lot 4 Block 1 Plan 1712232

Date and Time of Incident:**Is this a repeat call?:**

- ☐ Yes
☐ No

Incident Details:

On the map of proposed development (which we never received) are a few buildings of 3-6 stories to be built right on our property line absolutely not reasonable and not acceptable. It is overwhelming very high obstruction of all ours and our neighbors property lines. We are demanding an urgent meeting to discuss this problem.

Subject of Report:

Objection on Damkar Senior Housing Project

Optional

Subject's Contact Information:

Pleas contact us ASAP [REDACTED]

Optional

Send Report

FOIP Notification: Personal information provided through this online form is collected in accordance with section 33 of the Alberta *Freedom of Information and Protection of Privacy Act*. The information is collected for the purpose of notifying Rocky View County staff about bylaw infractions and other issues related to bylaw enforcement. Questions about the collection, use, and disclosure of this information can be directed to the Manager of Enforcement Services at 403-230-1401.

Contact

Municipal Enforcement
T: 403.230.1401
F: 403.230.7091

An Enforcement Officer is available Monday to Friday, from 8 a.m. to 8 p.m. Please call 403.230.1401. Page 940 of 1084

Call 911 for immediate emergency assistance such as fire, ambulance and police services.

Weeds & Pests


Use the [Agricultural Services report form](#) to notify us about weeds, pests, or other agricultural-related problems in the county.

Report Road Issues

Use the [Report a Road Issue form](#) to notify us about issues or problems affecting County roads.

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Steven & Ruth Ingram
7 Blueridge Lane
Calgary, AB T3L 2N5



August 9, 2020

Rocky View County
262075 Rocky View Point
Rocky View County, AB
T4A 0X2

Attention: Planning Services Department

Dear Sir/Madame:

Re: Proposed Amendment to the Watermark at Bearspaw Conceptual Scheme and Redesignation of Subject Lands; File Number 05618459; Application Number PL20200050/51

This letter is in response to the notice from Rocky View County ("RVC") dated July 24, 2020 concerning the application with respect to "The Damkar Lands – Seniors-Oriented Residential CS Amendment".

We have reviewed the "Damkars Legacy Project – Appendix 9: Conceptual Scheme Amendment" document on RVC's website, as well as a May 2020 letter from the developers entitled "From the Damkars" and their June 2020 "Engagement Summary". We have the following comments for consideration by the Planning Services Department and RVC Council pertaining to the density, size and site location of the proposed development.

1. When the original Watermark development was under consideration by the local residents and RVC several years ago, it was proposed by the developers that the Watermark community would be a "master-planned residential community with +/- 600 homes on +/- 300 acres", with a "mandated overall density assumed to be 1.95 units per gross acre". That Watermark Conceptual Scheme proposal, which was approved by RVC in February 2010, included the subject Damkar Parcel. The Damkar Lands now in question (~12.3 acres) are proposed to be developed as 400 – 500 residential units in four buildings, of three to six storey buildings, which amounts to a residential density of ~ 32.5 – 40.6 units per gross acre, versus the 1.95 units per gross acre set out in the Watermark Conceptual Scheme. In their Conceptual Scheme Amendment document, the developers try to "spin" this as only requiring an amendment to increase the overall density of the Watermark development to 3.1 – 3.4 units per gross acre. This of course makes it seem like a small amendment, however the fact is that the proposed Damkar development now stands on its own and is starkly different than the large majority of the Watermark development, which is primarily single family homes. Such a significant increase in density goes far beyond what was originally supported by the majority of local residents (including those in the Blueridge neighborhood of which we are a part) and RVC Council. It is submitted that had such significant density been included in the original Watermark Conceptual Scheme, there would have been much greater opposition by the neighboring communities than was the case at the time.

2. A goal of providing housing for seniors is certainly laudable, and the developers lean on this heavily in their proposal. They do not, however, commit to the project being solely for seniors, and in fact they state in their document (section 4.5) that based on RVC's Senior's Housing Assessment document "it is estimated that there will be a need for an additional 151 supportive housing units/beds in the next ten years". Proposing a development that would however add 400 – 500 units would seem to be grossly in excess on the projected need for seniors' housing, especially since the proposed Ascension project also includes a significant amount of seniors housing. If that is the case, then it would seem that what is unstated by the developers in this case is that the excess units would either be sold to people who are not seniors, or are not from the neighboring communities in RVC, which would then mean the project largely stands as just another large scale and high density development which should be judged on its own merits and not lumped in with Watermark in order to "average down" the units per gross acre.
3. The proposed number and height of the buildings in the developer's proposal is highly objectionable. It is understood the original plan for this property was to have a small number of single-family residences which were intended to be much smaller in height and scale than what is now being proposed by the developers. To have such a massive increase in the size and density of the proposed buildings certainly indicates that the primary goal of the developers is not to design and build "seniors-oriented housing", but is instead to place as many units as possible on site in order to maximize their profits.
4. The on-site location of the four proposed buildings is also of concern (see figure 8 on page 21 of the "Conceptual Scheme Amendment" document). The proposed buildings would border on a narrow public utility lot to the immediate north of the development, next to which are several lots in the Blueridge Community. The Blueridge residents who have their homes on those lots would most definitely see a serious reduction in their privacy, a loss of enjoyment of their own properties and a commensurate reduction in their property values. Whatever buildings are eventually approved for the Damkar Lands should be required to be set back a significant distance from their Blueridge neighbours to the north.

Thank you for the opportunity to provide comments on this proposal.

Yours sincerely,



Steven & Ruth Ingram

Stefan Kunz

From: Barry Jardine [REDACTED]
Sent: August 30, 2020 2:02 PM
To: Stefan Kunz
Cc: Barry jardine
Subject: [EXTERNAL] - Damkar Seniors Multi Family Development File #05618459 App #PL20200050/51

Do not open links or attachments unless sender and content are known.

Rocky View County Planning and Service Department
Mr. Kunz,

We live in Watermark Villas and we are NOT in favour of the rezoning and Project defined above as proposed for the following reasons, among others:

1. The rezoning of this parcel of land to affordable multi-family residences would be inconsistent with existing Blue Ridge estate homes to the north, executive homes in Watermark to the west, and luxury Watermark Villas to the south. Three to six storey buildings do not integrate with these neighbouring communities!
2. When we purchased our villas we were told that this land was zoned for senior retirement residences only, which we support, but we do NOT support affordable multi family housing in this location.
3. The excessive height and density of the proposed project are also inconsistent with the current neighbouring communities.
4. This development as proposed will effectively double the population of Watermark, Blue Ridge and Bears paw and could overtax police, fire and emergency services in this area.
5. Blazer Water Systems has advised that there are challenges to the existing water supply, how can they be relied upon to adequately serve 500 additional households.

Barry and Madelaine Jardine
100 Watermark Villas
Rocky View County, AB

COMMENTS ON APPLICATION PL20200050/51 AND FILE NUMBER 05618459

The applicant wishes to redesignate land to allow for the development of 4 Multifamily dwelling buildings that may contain up to 500 units. Information was available on the RockyView website under the Building and Planning section Proposed Conceptual Schemes for Watermark at Bearspaw.

As a resident of Watermark Villas for over 5 years and having reviewed the material I am opposed to the development of 4 3-6 story Apartment Row Housing Buildings as described. I do not oppose all development of these lands only as it is now conceptualized. I would oppose any commercial or industrial development.

The proposed concept described on the website is titled Appendix 9. What happened to the earlier numbered appendices and are there more beyond 9? Referring the document as an appendix implies it is an attachment to some other document. What is this document? Even a listing of these would be helpful so further investigation and comments may be provided if necessary.

Appendix 9 is a sales brochure with some good information carefully thought out and prepared with careful thought. Damkar family history other history within the document is interesting but of no relevance to this application. Throughout the document there is references to need for facilities for the aging and for seniors accommodations etc. There is no requirement or commitment to a seniors residence so lets drop the façade and recognize that this is not an application for a seniors residence. This is a conceptual plan for a 500 unit apartment complex which may have some seniors who buy or rent an apartment.

Like anything size is important. A development of 500 units would see and almost doubling of the Watermark subdivision area after all phases are complete. That is still some time away. We are likely to see 1000 residents and more likely closer to 2000 new residents from a single development. This introduces some questions and concerns about existing and future infrastructure in the area.

I note that the development concept drawing shows 357 units in 4 buildings and not the 500 Units that is discussed in many other places including in the title of the drawing. So what is the size? Does anyone know and do we know if they are one or multibedroom apartments etc etc.

The drawing indicates there would be underground parking for a total of 474 vehicles which would be deficient if 500 units. Assuming less than 1 vehicle per unit is far too conservative for Rocky View. I do not see any parking for visitors or those who may have unit but no parking stall. Are these folks going to be parking on the street or just where? There is no indication of above ground or surface parking and any amendment for such would reduce other aspects of the plan for landscaping and open spaces as an example.

There is discussion of using the Blazer water utility and mention that there is capacity and same for the sewer system. Recently Blazer applied and obtained permission to build and charge existing residents for an expansion that they said was necessary for Watermark subdivision housing development. No mention was made about capacity for this development. More work will be required on these issues and an expansion of facilities may be needed.

It is mentioned that the stormwater would run into pond D of the Watermark development and that pathways etc would tie into existing ones and other amenities. I very much like the idea of an integrated connected community and support these ideas. However with the willingness to be integrated and connected there also needs to be support and accountability into the community. Presently all Watermark Residents and Villa Resident have been forced into a Watermark HOA to maintain and repair the ponds/walkways/landscape and other playground type facilities at substantial cost each year to each area resident. Are residents of this complex going to be required to become members of the Watermark HOA and make financial contribution to ongoing maintenance? Alternatively the County could take over the HOA obligations or make a substantial financial contribution each year to the area. The HOA has maintained these lands as a park like setting to the benefit of all County residents. The park like setting with ponds and walkways is a strong feature when marketing properties and living in the area. This development would benefit from these park lands and thus should contribute to the ongoing maintenance costs.

During construction of lane additions on 12 Mile Coulee road there was a significant concern about access to the area. At some time, which is rapidly approaching we will have over 5000 people living in this area with just one road to enter and leave. This is a significant safety concern if emergency vehicles are not able to access the area. A secondary access off 1A needs serious consideration. This development may not be the cause for the additional access but at some time in the near future one is needed and the proposal only hastens the need for action.

12 Mile Coulee Road is a City of Calgary road which makes thing much more difficult but with this development we may see up to 500 added vehicles all of them turning and trying to cross multiple lanes. Serious consideration needs to be given to turning lanes, lights, crosswalks, sidewalk on the west side etc. The developer says all should be OK but that is an opinion not shared by all. Perhaps the developers should be paying for some of this infrastructure. The city will be unwilling as they get no revenue from the west side of the road but the county needs to take the lead on this issue.

No doubt any development will bring additional revenue to the county which is likely greater than the local costs from a local development. More people means more use of local facilities and an increased demand for services in the commercial and retail areas. Some may view this as positive while others would view this as a loss of their country type setting. Similar discussions are occurring in other parts of the county. The Watermark area is no longer a country type setting but neither is it a full city type setting with large apartment complexes.

COMMENTS ON APPLICATION PL20200050/51 AND FILE NUMBER 05618459

COMMENTS FROM CHRIS JOHNSTON AT 63 WATERMARK VILLAS. AUGUST 8 2020

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Stefan Kunz

From: [REDACTED]
Sent: August 14, 2020 12:42 PM
To: Stefan Kunz
Subject: [EXTERNAL] - Opposition to the Trico development on Damkar land

Do not open links or attachments unless sender and content are known.

Attention: Stefan Kunz
Planning Service Department, Rocky View county

Date : August 14, 2020

Re : File # 05618459
Application number PL20200050/51
Damkar land

Sender: Keith Kam
43 Watermark Villas
[REDACTED]

Comment: We are **oppose** to the proposed rezoning on the Damkar land for the special care facility by TriCo
Reason: The propose density is not in conformity with the entire neighbourhood of Watermark, Blue Ridge and beyond.

The existing roads of 12 Miles Coulee Road simply cannot handle the volume of vehicles/traffic, with the additional traffic from the Church. As well

The additional human traffic will damage the wetland environment.

Sent from [Mail](#) for Windows 10

Stefan Kunz

From: [REDACTED]
Sent: August 29, 2020 9:17 AM
To: Stefan Kunz
Subject: [EXTERNAL] - Comments on RVC File No. 05618459 Application No. PL20200050/51

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Dear Mr. Kunz

Reference: RVC File No. 05618459 Application No. PL20200050/51

After reviewing the material received from Rocky View County on the above referenced application I am writing this email to express my strong opposition to the project as proposed. I have been a resident of Watermark Villas for coming on 5 years and we were always told this land was for a future seniors residence. While the proposal as presented does allow for some seniors housing it doesn't specify a quantity for seniors. The proposal for 500 residential units of which a large number of them could be designated private residential unit seems like an extremely high density project for this area. The impact on local traffic would be substantial and I didn't see any mention of how this would be addressed. As the City of Calgary is responsible for Twelve Mile Coulee Road have they been consulted on the impact of this development and what additional traffic controls would be required?

There also doesn't seem to be enough parking planned for the size of the development. Are people going to be parking in the surrounding neighborhood's? I am also concerned about the impact on water quality and waste water treatment services as well as the impact on the pathways and ponds of which we pay a percentage of the maintenance costs.

The development as proposed could result in a reduced quality of life in our community, an increase in ongoing maintenance costs and a reduction in home values.

Regards,
Stephen Katulka
78 Watermark Villas

Stefan Kunz

From: Mark Kilam [REDACTED]
Sent: August 6, 2020 9:28 PM
To: Stefan Kunz
Subject: [EXTERNAL] - Planning services department

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File # 05618459
Application # PL20200050/51
Division 8

I am against the proposed changes in my neighborhood, specifically redesignating the subject lands from residential 3 district to direct control district. I do not want those new developments being built here.

Mark Kilam.

Mark Kilam
Assistant Head Coach / Special Teams Coordinator Calgary Stampeders

Stefan Kunz

From: Charles K [REDACTED]
Sent: August 15, 2020 3:23 PM
To: Stefan Kunz
Subject: [EXTERNAL] - Comments respecting Damkar Lands Application
Attachments: Damkar Lands Residential CS Amendment Application Response.pdf

Do not open links or attachments unless sender and content are known.

Dear Mr. Kunz,

Attached is a letter outlining my comments in response to the Damkar Lands CS Amendment.

File Number 05618459

Application Number: PL20200050/51

Thank you for the opportunity to respond.

Sincerely,
Charles Klettke

Stefan Kunz

From: Mark Kuczynski [REDACTED]
Sent: August 16, 2020 1:08 PM
To: Stefan Kunz
Subject: [EXTERNAL] - File Number 05618459, Application Number PL20200050/51

Do not open links or attachments unless sender and content are known.

Sir,

I am writing this email to voice my strong opposition to the proposed development of several multi-story buildings in our neighbourhoods. Such development is totally incompatible with rural-residential nature of Bearspaw and should never be approved. It represents a direct assault on our way of life and is in contradiction to all the existing land use designations for the area. The current Watermark at Bearspaw Conceptual Scheme should not be amended to allow further erosion of peace and quiet residents of Bearspaw love and enjoy. It is typical for developers to try and slowly, one project at a time, sneak in higher and higher residential density projects in this area. Watermark was the first step in this process. Now we are faced with the potential for multi story apartment buildings. Pretty soon our neighbourhood would look no different than any area of the City of Calgary. This is not why anybody currently living in Bearspaw chose to live here. We want to preserve our way of life and rural character of the area. The proposed development is nothing less than encroachment of the city on the County. The claim by the developer that this would be a seniors-oriented projects is just a red herring. There is nothing in the provided information that would suggest that only seniors would be able to purchase the condos. Is there even a need for such a development? Has the developer presented any credible data showing that 500+ seniors want to buy apartments in multi-story buildings here? In light of the ongoing pandemic, how many seniors wants to live in close proximity to each other anyway? Maybe society needs to rethink what housing opportunities will be best suited for seniors in the future.

Best regards,

Mark Kuczynski
67 Blueridge Close
Bearspaw

Stefan Kunz

From: Claude Laflamme [REDACTED]
Sent: August 12, 2020 9:46 PM
To: Stefan Kunz
Subject: [EXTERNAL] - Damkar Legacy Project

Do not open links or attachments unless sender and content are known.

Mr Kunz,

I have been directed to you for feedback on the above development application in my Bearspaw neighbourhood.

I am very much in favour of a seniors-oriented residential community, in fact believe the Watermak lands would have been much better used for that purpose. From my point of view the scale of the proposed project does not provide an adequate transition area between the adjacent communities, except for Watermark itself which remains an "island" and isolated community to this day.

It was my impression that even the County Plan was to provide policies to enable a gradual transition in such circumstances.

For a more specific objection, Watermark traffic exiting their community on 12 mile coulee is already precarious crossing two lanes and turning left just at the top of the hill in a blind spot. I have already personally had several close calls in that location. I can only imagine the risk with increased traffic out of a senior residence in winter time, adding to the traffic from the church project. Major decisions will soon have to be made regarding stop signs, or even traffic lights, and these should be in the plan.

I very much value the effort of all staff at RockyView. Unfortunately I have lost all confidence in the leadership of Council and their ability to make the right decisions on my behalf. The situation has increasingly been caustic, and for those reasons I strongly object this project.

Sincerely, Claude

Claude Laflamme
[REDACTED]
1101 Bearspaw Village Lane
Calgary, Alberta T3L 2P3

Stefan Kunz

From: Garrett Laudel [REDACTED]
Sent: August 15, 2020 5:25 PM
To: Stefan Kunz
Cc: Stephanie Silva [REDACTED]
Subject: [EXTERNAL] - Planning Services Department - Damkar Lands Development - File # 05618459 - Application #PL20200050/51 - Detrimental Impacts to the Community

Do not open links or attachments unless sender and content are known.

Hello Stefan,

My wife and I have received a letter with enclosed documents, from Rocky View County, outlining the subject development plan. I am writing to address our concerns, which are synonymous with dozens of other impacted individuals and families, sharing the same concerns; that this proposal/project is simply egregious. The negative impacts to the good people of Tuscany, Blue Ridge, Lynx Ridge, and Watermark, is not justifiable in any way shape or form, with this ridiculous application of over-reaching size and scale.

In 2014, a proposal was made and approved, that seemed reasonable and fair, for development of the Damkar Lands (please see link below). A modest development, with a church, some homes/dwellings, particularity of which, would be for Seniors. The scope of the project seemed appropriate and adequate. Since that time, countless families have bought property, built homes, or moved into homes, that were offsetting the Damkar Lands that were to be developed. It was stated that a Church and a Future Residential Area (Seniors Housing), were to be built. The Seniors Housing was stated as being structured for ~60 residents. Moreover, a previous roadway and infrastructure study outlined the expansion of 12-Mile Coulee Road, to accommodate the Church, the ~60 Residential Housing, and the expansion in Watermark. All seemed fair and sensible. It looked like a nice added touch to the greater communities surrounding, which would benefit our Senior Citizens, and was something that the public would have understood, when purchasing their homes/properties, in the adjacent areas/communities. What is important to note, is that many people/families felt that in 2014, this development was fair, appropriate, and would complement the area... they made this area their home, with understanding of what was approved. This was mine and my wife's understanding, when we bought our home in Tuscany in late 2019, offsetting/backing onto 12-Mile Coulee Road. People would have made their decisions to invest in their future, living in the area, with the knowledge and understanding of what was to be built. Unfortunately, in 2020, a new proposal was submitted, which changed everything!

2014 Original

Proposal/Approval - <https://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Planning/CS/Approved/CS-Damkar-Lands.pdf>

The new 2020 proposal for the use of the Damkar Lands (link below) is completely unreasonable, extensive, unnecessary, and blind-sides so many wonderful people in the offsetting communities of Watermark, Blue Ridge Estates, Lynx Ridge, and Tuscany. Trico is looking to now develop a 500 Resident Complex, that is massive in size. The barrack style housing will be anywhere from 3 to 6 stories high, with 4 separate buildings. The over-development is outside of the building codes, and is beyond what anyone would have imagined when investing in their homes, properties, and future. Referring to the previous expansion of 12-Mile Coulee Road; this expansion was done in conjunction to a 60 Resident Study, and now, with 500 units

tabled, it will turn 12-Mile into a congested roadway with unwarranted traffic. Moreover, adding this many Residents to the area, people will venture into Tuscany and Rocky Ridge, for the services in the area, however, the amount of road-traffic in the community itself will increase dramatically. It will strain all ports into Tuscany.

To expand on some concerns, in relation to the above:

1. Congestion & Change in Community Scope – this massive influx of Residents will turn what is a quiet and peaceful community, to a much busier and noisy area. The high-density housing that is proposed, over-reaches any expectation that current residents would have for the area.
2. Impeding Views – many people bought their homes/property for the breath-taking views of the rolling hills and mountains. They had to of course “pay-up” for their locations, investing so much of their hard-earned income. Now, for many people, this will be gone in the blink of an eye, while casting shade and shadows into their yards and homes, from these towering buildings/structures.
3. Loss of property value – in conjunction to the above point, there will be an immediate loss in property value, for all homes in the area, particularly ones that have their homes view obstructed by these massive 6-story buildings. The loss to many will be very material!
4. Traffic – this influx of road traffic, on not only 12-Mile Coulee Road, but into Tuscany, will be notably increased in volume. The infrastructure is already at a high-use capacity, but with a 500 Resident Complex being built, the noise, traffic, and busyness will be asinine.

2020 New

Proposal - <https://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Planning/UnderReview/ProposedCS/Proposed-CS-Damkar-Seniors-Residential.pdf>

As of today, the results of the Trico Community Engagement Survey have been received, and let's just say that they are not good! It is overly apparent that the vast majority of the response was negative, gravely concerning, and simply a "NO!", from the surrounding communities. I have provided a link below, which outlines the survey, and as you will see, most of the responses from Trico themselves, in relation to the lengthy list of concerns from the people/community, were long-winded and "avoiding" in nature. It is obvious, that they are trying to maintain a good public perception, however, the "fluff" they state was more of a "non-answer". It reads, in my humble opinion, like Trico is trying to stay polished, giving "textbook" responses, after getting very poor feedback and such a negative review from the public... which brings me to my next point... It is important to note, that if you look specifically at the "Online Survey Results - pg 11-14", where Trico had to be more transparent, you will see that the vast majority of all of the feedback from the public, in every question asked, was negative, voiced material concerns, or was simply opposing. Very little feedback was supportive of the project. If read objectively, one would think "oh wow! Nobody seems to want this thing!" In short, nearly everyone responding opposes this current proposal.

2020 Trico Online Engagement Survey - <https://fromthedamkars.com/wp-content/uploads/2020/07/1908-12-Damkar-Residential-WWH-Report-June-2020-web.pdf>

I am appealing to Rocky View County, to reject this gigantic development, and to keep things reasonable for all stakeholders.

Sincerely,

Garrett Laudel

Stefan Kunz

From: Steph Silva [REDACTED]
Sent: August 17, 2020 4:39 PM
To: Stefan Kunz
Cc: [REDACTED]
Subject: [EXTERNAL] - Reject- Damkar Lands Application

Do not open links or attachments unless sender and content are known.

Good afternoon Stefan,

My husband and I reside right beside the Damkar lands, and wholeheartedly object to the proposed development and the application to redesignate the lands from Residential Three District, to Direct Control District. We purchased our home in 2019 for many reasons, among which include the beautiful sunsets and views of the mountains and rolling hills, the quiet and safety, and above all else, the privacy we are afforded.

The proposed development does not respect local context, in particular, the scale and proportions of surrounding buildings. The proposed dwelling is a massive four building, barrack style housing development, and its proportions are significantly larger than the neighbouring low density detached properties and acreages. The current highly dense proposal would result in over development of the area and would be unlike any other neighbouring property, therefore the scale and design of the development will be entirely out of character, to the detriment of the local environment.

In addition, the proposal to cram four massive, visually unappealing buildings on this plot of land is unreasonable and does not fit with current residential amenities and services, roadways, and character of the landscape.

Most of all, the current proposal is detrimental to the privacy of current homeowners. The proposed residential buildings and suites would completely overshadow and overlook surrounding homes, intruding on current homeowners' private homes, backyards and gardens. Windows and balcony's on the proposed residences would overlook our property and property of our neighbors and surrounding homes. This intrusion on privacy is unwarranted and not welcomed.

We kindly ask that the application to redesignate the lands be rejected and that the scope of the proposed project be scaled back significantly.

Kind regards,
Stephanie Laudel
[REDACTED]

Sent from my iPhone

Stefan Kunz

From: PAA_Development
Sent: May 20, 2020 5:03 PM
To: Stefan Kunz
Subject: FW: [EXTERNAL] - Damkar Lands Development - Recent Trico Proposal (April 2020) - REJECTION EMAIL

Importance: High

Hey Stefan – I believe this is for your file PL20200050/51

Cheers,

EVAN NEILSEN
Development Assistant | Planning Services

ROCKY VIEW COUNTY
262075 Rocky View Point | Rocky View County | AB | T4A 0X2
Phone: 403-520-7285
ENeilsen@rockyview.ca | www.rockyview.ca

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

From: Garrett Laudel [REDACTED]
Sent: Wednesday, May 20, 2020 4:48 PM
To: PAA_Development <Development@rockyview.ca>; Division 8, Samanntha Wright <SWright@rockyview.ca>
Cc: Garrett Laudel [REDACTED]; Stephanie Silva [REDACTED]
Subject: [EXTERNAL] - Damkar Lands Development - Recent Trico Proposal (April 2020) - REJECTION EMAIL
Importance: High

Do not open links or attachments unless sender and content are known.

Hello,

My name is Garrett Laudel, and I am a new resident of Tuscany, in Calgary. I am writing to you today, to express my grave concerns, disappointment, frustration, and surprise, at a recent publication by Trico Homes, for their new/amended development plans of the Damkar Lands, in Rocky View County.

As you are aware, in June of 2014, there was a publication of an approval, for the ongoing development of the Damkar Lands, along 12-Mile Coulee Road, offsetting Tuscany (I have attached a link for your convenience/reference). In this 2014 approval, it was stated that a Church and a Future Residential Area (Seniors Housing), were to be built. The Seniors Housing was stated as being structured for ~60 residents. Moreover, a previous roadway and infrastructure study outlined the expansion of 12-Mile Coulee Road, to accommodate the Church, the ~60 Residential Housing, and the expansion in Watermark. All seemed fair and sensible. It looked like a nice added development touch to the greater communities surrounding, which would benefit our Senior Citizens, and was something that the public would have understood, when purchasing their homes/properties, in the adjacent areas/communities. I suspect that many people

felt that in 2014, this development was fair, appropriate, and would compliment the area. This was mine and my wife's understanding, when we bought our home in Tuscany in late 2019, offsetting/backing onto 12-Mile Coulee Road. No issues, and full disclosure... however...

Now, in April of 2020, Trico Homes published a new proposal for the use of the Damkar Lands (I have enclosed a link, for your convenience/reference). This new proposal is completely unreasonable, extensive, unnecessary, and blind-sides so many wonderful people in the offsetting communities of Watermark, Blue Ridge Estates, Lynx Ridge, and Tuscany. Trico is looking to now develop a 500 Resident Complex, that is massive in size. The barrack style housing will be anywhere from 3 to 6 stories high, with 4 separate buildings. The overdevelopment is outside of the building codes, and is beyond what anyone would have imagined when investing in their homes, properties, and future. Referring to the previous expansion of 12-Mile Coulee Road; this expansion was done in conjunction to a 60 Resident Study, and now, with 500 tabled, it will turn 12-Mile into a congested roadway with unwarranted traffic. Moreover, adding this many Residents to the area, people will venture into Tuscany and Rocky Ridge, for the services in the area, however, the amount of road-traffic in the community itself will increase dramatically. It will strain all ports into Tuscany.

To expand on some concerns, in relation to the above:

1. Congestion & Change in Community Scope – this massive influx of Residents will turn what is a quiet and peaceful community, to a much busier and noisy area. The high-density housing that is proposed, over-reaches any expectation that current residents would have for the area.
2. Impeding Views – many people bought their homes/property for the breath-taking views of the rolling hills and mountains. They had to of course “pay-up” for their locations, investing so much of their hard earned income. Now, for many people, this will be gone in the blink of an eye, while casting shade and shadows into their yards and homes, from these towering buildings/structures.
3. Loss of property value – in conjunction to the above point, there will be an immediate loss in property value, for all homes in the area, particularly ones that have their homes view obstructed by these massive 6-story buildings. The loss to many will be very material!
4. Traffic – this influx of road traffic, on not only 12-Mile Coulee Road, but into Tuscany, will be notably increased in volume. The infrastructure is already at a high-use capacity, but with a 500 Resident Complex being built, the noise, traffic, and busyness will be asinine.

I must note, that I am completely fine and supportive of the original plans for development. A nice Seniors Residents, with 50-60 Residents, with buildings/homes at a standard 2-story height, is appropriate, fair, and welcomed. We (many) knew this when moving into the area, and acknowledge the future plans. Many people I have spoken with in Tuscany feel this way. Unfortunately, with the most recent Trico proposal, too many people will be negatively impacted. They are angry and frustrated, and bottom line: do not support this plan! It is too much, too big, is pure overdevelopment, is unnecessary, and does not consider a single resident who already lives in the adjacent communities. I am strongly opposed to this new plan, and I know that many feel the same.

ORIGINAL APPROVAL: <https://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Planning/CS/Approved/CS-Damkar-Lands.pdf>

NEW

PROPOSAL: <https://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Planning/UnderReview/ProposedCS/Proposed-CS-Damkar-Seniors-Residential.pdf>

I am appealing to the wonderful people in Rocky View County, to reject this gigantic development, and to keep things reasonable for all stakeholders.

Thank you very much for your time. I am happy to chat further with you. My contact info is below (FYI – I have CC'd my personal email, and my wife's email).

I welcome your feedback and response.

Cheers,

-Garrett

Garrett Laudel



Stefan Kunz

From: Philip Lavallee [REDACTED]
Sent: August 11, 2020 10:38 AM
To: Stefan Kunz
Subject: [EXTERNAL] - Against Application: PL20200050 Damkar concept in Bearspaw

Do not open links or attachments unless sender and content are known.

Please note that I am against application PL20200050 (Damkar)

The reason for my being against this application is that it goes against the wishes of Bearspaw residents to live in a country residential environment. Residents move to Bearspaw to live in a country residential setting, the Bearspaw Area Structure plan outlines the guidelines for what this country residential setting should look like, this plan does not fit into the vision of the ASP and should be outright dismissed. Those responsible for drafting this concept should be told that they are to follow established plans for Bearspaw and that they should stop wasting our time with proposals that completely ignore the wishes of Bearspaw residents.

Thanks,

Philip Lavallee
30311 Woodland Hts.

September 14, 2020

To: Stefan Kunz, Rocky View County
skunz@rockyview.ca
Senior Planner, Planning Services Department
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2

From: Lorraine Lavinskas
76 Watermark Villas
Calgary, AB T3L 0E2
[REDACTED]

Re: The Damkar Lands – Senior-Oriented Residential
Application Number PL20200050/51
File Number: 05618459
Division :8

Dear Mr. Kunz:

I am a resident of Watermark Villas and I **strongly oppose** this application for the following reasons:

1. **Density and population:** The proposed four building, six story, 500 unit, high density development conflicts with the guiding principles of the Rocky View County plan (2018). The density is not compatible with any of the Bearspaw and surrounding communities.
2. **Water supply and sewage:** There are already issues with water supply in Watermark. I fail to see how the current infrastructure can support such a large development.
3. **Traffic impacts:** Twelve Mile Coulee Road is the only access for the Watermark, Blueridge, Blazer Estates, Bearspaw Village, and Lynx Ridge communities. It is also the only feeder for the Tuscany community. There are no traffic lights or crosswalks. We have not yet begun to experience the increased traffic from the Centre Street Church daily (not just Sundays) activities which will greatly impact the above communities. I don't see how Twelve Mile Coulee Road can handle the additional traffic from 500 units without significantly impacting the above communities.

This proposed development is grossly incompatible with the current surrounding communities and should be declined.

Thank you.

Sincerely,

Lorraine Lavinskas

Stefan Kunz

From: Bob - Noreen Leasak [REDACTED]
Sent: August 12, 2020 7:14 PM
To: Stefan Kunz
Subject: [EXTERNAL] - Dammar Lands 500 unit proposal

Do not open links or attachments unless sender and content are known.

Hello Stefan ,

We felt compelled to write you this email to inform you of our opposition to this high of density proposal on 12 Mile Coulee Road.

The density of 40.6 upa is just not what we are interested seeing -
500 units in 4 big - 6 story apartments that will really destroy the rural feel to Bearspaw .

We moved to Bearspaw in 2016 to be close to the city conveniences yet to enjoy the rural feel of Bearspaw.

The vehicle traffic on Crowchild Trail from Cochrane and 12 Mile Coulee Road has already increased in volume two fold since 2016 - now to add the traffic from Damkar's proposed 500 units will double this number again making this entire area just a mess to drive in.

Damkar's original proposal of 57 units on 29 acres now wanting
500 units on 12 acres is just to
much for our beautiful Bearspaw.

Please put a halt to dense proposal and save our beautiful Bearspaw.

We get 1 chance to do this right-
please, please consider a much lower upa for this 12 acres.

Thank you in advance Stefan for your time and consideration to this very serious proposal.

Respectfully ,

Bob & Noreen Leasak
11 Country Club Place
Calgary, AB
T3R 1A1

[REDACTED]

Sent from my iPhone

Stefan Kunz

From: Bob - Noreen Leasak [REDACTED]
Sent: August 19, 2020 4:52 PM
To: Stefan Kunz
Subject: Re: [EXTERNAL] - Demkar land 500 unit application.

Hello Stefan,

Thanks for the additional information.

Our email was already sent to you opposing this type of development in Bearspaw.

Once this development exception is made - you will have opened up this entire undeveloped Bearspaw area to that dense of upa.

This type of area will be overdeveloped and all surrounding properties will quite likely suffer a significant decrease in value - whoever would want to live anywhere near to a property proposal like this?

No one that we know would for sure.

Both Noreen and myself feel very strongly there is no place in Bearspaw for this dense of upa development.

Please forward our concerns to your Council members .

Respectfully,

Bob & Noreen Leasak
 11 Country Club Place
 Calgary, Alberta
 T3R 1A1
 [REDACTED]

YSent from my iPhone

> On Aug 18, 2020, at 1:10 PM, "SKunz@rockyview.ca" <SKunz@rockyview.ca> wrote:
 >
 > Hi Bob and Noreen,
 >
 > More info regarding this can be found at the link below. If you need some more time to respond that's no problem at all.
 >
 > <https://protect2.fireeye.com/v1/url?k=82edd69a-dc627c78-82ead468-860397a5e393-705282953488bd09&q=1&e=fab27105-2659-4077-8777-e0be76bf8350&u=https%3A%2F%2Fwww.rockyview.ca%2FPortals%2F0%2FFiles%2FBuildingPlannin%2FPlanning%2FUnderReview%2FProposedCS%2FProposed-CS-Damkar-Seniors-Residential.pdf>
 >
 > Regards,

>
> Stefan
>
> -----Original Message-----
> From: Bob - Noreen Leasak [REDACTED]
> Sent: August 17, 2020 12:58 PM
> To: Stefan Kunz <SKunz@rockyview.ca>
> Subject: [EXTERNAL] - Demkar land 500 unit application.
>
> Do not open links or attachments unless sender and content are known.
>
> Hi could you please send us a land map showing the location of all of these units ASAP.
>
> Thank you
> Bob & Noreen Leasak
> [REDACTED]
> Sent from my iPhone

Stefan Kunz

From: Janine Leroux [REDACTED]
Sent: August 17, 2020 1:13 PM
To: Stefan Kunz
Subject: [EXTERNAL] - Damkar Lands Application

Do not open links or attachments unless sender and content are known.

Hi Stephen

This email is in response to the proposed multi family complex just north of water mark, expecting to hold 500 dwelling units.

I am completely opposed to this. I feel it goes against the purpose of living in rocky view county. The majority of the county is minimum 4 acre spacing per home and I feel we should be doing our best to stick with this minimum. 500 dwellings per 12 acres is very urban and would be an awesome development for inner city Calgary. I'm not even sure it would be viable in Cochrane.

Thank you for taking the time to read my email Janine

Stefan Kunz

From: Jon Lisa [REDACTED]
Sent: August 17, 2020 4:31 PM
To: Stefan Kunz
Subject: [EXTERNAL] - Damkar Lands Seniors Residential

Do not open links or attachments unless sender and content are known.

Hello,

We're responding in regards to the letter sent out to adjacent landowners for the proposed Damkar Lands Senior Residential Complex. Our main concerns are listed below:

1) Increased Traffic to 12 Mile Coulee. Currently the intersection between 12 Mile Coulee and Tuscany Way is fairly limiting. The High pressure pipeline is limiting the ability for Tuscany Way to be twinned near Tuscany Ridge Circle and the timeline previously provided to us was 2-3 years from now for pipeline removal (assuming that is still on schedule). If a vehicle exiting Tuscany Way needs to turn south on 12 Mile Coulee, they could be waiting awhile and that backs up traffic on Tuscany Way for any drivers wanting to exit to the North. Are there any plans to upgrade this intersection if you are planning to add a significant amount of residents/vehicles adjacent to it? If so, what is the timeline? If not, where is the foresight?

There are also concerns regarding pedestrian traffic for anyone wanting to cross 12 Mile Coulee or Tuscany Way near that intersection as there are no signals or marked crosswalks. Are there any plans to add these?

2) Height of Building. Currently that property being an open field provides a sightline for our residences to the Mountains. With the buildings being 4 stories high, we're anticipating that this will now block the view which will negatively affect our property values. The adjacent church that is currently being built is at least on the downside of the slope and being limited to 2 stories which seems like a compromise regarding the view. With reference to the church height, how much higher will this new complex be? Can the number of stories be limited on the buildings that are higher up on the slope as a compromise such that the tallest buildings do not eclipse the church height?

We look forward to hearing back from you on our concerns.

Thanks,

Jon and Lisa

Stefan Kunz

From: Theodora Lo [REDACTED]
Sent: August 24, 2020 9:12 AM
To: Dominic Kazmierczak; Stefan Kunz
Subject: [EXTERNAL] - File Number 05618459/Application # PL20200050/51/Division 8

Do not open links or attachments unless sender and content are known.

Dear Sirs,

This email is in regards to the letter mailed to my home - 21 Spyglass Point, T3L 0C9 - **File Number 05618459/Application # PL20200050/51/Division 8** - on July 24, 2020.

We **STRONGLY OPPOSE** the redesignation of the subject lands from Residential Three District to Direct Control District in order to allow the development of four multi-family dwellings (up to 500 units total), including a seniors' housing facility and private residential dwelling units.

My property is adjacent to **AND** in the immediate vicinity of the land subject to this application (PL20200050/51).

We moved from an acreage in Bearspaw to Watermark to continue our experience of solitude, quiet and luxury. The population density of Watermark at 1.9-2.0 fit our lifestyle and expectations which was similar to our acreage experience.

Adding an additional 500 units, with a minimum of 1000 residents PLUS extra workers and caretakers will directly increase the density ratio between 32.5-40.6 in **our backyard**. This is unacceptable to us who have paid in excess of \$1.5 million dollars for a luxury home AND have an expectation of a density ratio less than 1.0. Our senses of privacy and seclusion are directly impacted by this development.

Experiencing the recent COVID-19 pandemic, this increase in density ratio will create an incubator of disease next to Watermark as a community and directly in our backyards. Recent events show us how quickly a virus can shut down a community as well as a global economy. Having an extra 1000 residents so close by will only create more instability and uncertainty as we venture forward in this pandemic.

With the pathway connecting the proposed development and church into Watermark, this will increase non-Watermark resident traffic into the area. We currently pay monthly HOA fees to maintain our parks, ponds and roadways within Watermark. With increased access to our development by NON-HOA paying visitors, this will cause community issues for the current residents of Watermark, affect property values, and impact criminal activity and safety concerns of our neighborhood.

Hillside and slope stability are of concern. When the church was being constructed, mud ran down the hill onto Spyglass Way during rain storms and snow melts. This created a major mess for the homeowners near the church's base as well as road and sewer blockages. This problem is still not rectified. The structural integrity of the hill behind Spyglass Point is no different than the church.

Water servicing, sanitary servicing, stormwater servicing will be impacted with an increase in 1000+ residents to the area. The plan is to tap into the current Watermark water supply and this will impact pricing and availability. A development similar to Watermark has already experienced negative significant issues. Article: <https://www.cbc.ca/news/canada/calgary/water-rocky-view-county-cambridge-alberta-utilities-commission-1.5661828>

This letter - **File Number 05618459/Application # PL20200050/51/Division 8** - sent on July 24, 2020 - should have been mailed to all residents of Watermark, Blue Ridge, Bearspaw Village **AND** Tuscany, not those residents adjacent to or in the immediate vicinity of the land.

The proposed project raises many issues and concerns to us and we **STRONGLY OPPOSE** this redesignation.

Thank you for your attention to this matter.

Sincerely,
Theodora Lo
21 Spyglass Point

The Damkar lands - Senior-Oriented Residential File Number: 05618459

Application Number: PL20200050/51

Email to: skunz@rockview.ca

From:

Carmel Loria

124 Blueridge View

Calgary, AB T3L 2N6

To:

Senior Planner

Planning Services Department, Rocky View County,

262075 Rocky View Point,

Rocky View County, AB. T4A 0X2

Dear Stefan Kunz,

We are NOT in favour of the re-designation of the subject lands as referenced above from R-3 to Directly Control and the project progressing as proposed. Our property is directly adjacent to the proposed re- designation and as such directly affected from an economic and health and safety perspective. As a direct affected property owner, we are entitled to fair and equitable treatment. The change in property designation and/or the inclusion of a Senior Housing Project will create significant negative economic impact to our property and most of the directly impacted areas.

The proposed development will result in the derivation of an unfair advantage to a single property owner while excluding the fundamental rights of property owners not just in the directly affected areas but the surrounding areas as well. As such, this unprecedented re-designation should also significantly increase its affected area for discussion to include a much larger community in the Rocky View County

We have many concerns in respect of this project as listed below:

- **Housing Density & Population**

The extreme concentration and number of residential units conflicts with the guiding principles of the Rocky View County plan (2018), specifically:

- - Encourage a 'moderate' level of residential growth that preserves and retains the County's rural character.
 - The Environment in maintaining the rural landscape and character of dark skies and open vistas.
 - Undertake a wide range of measures to support the conservation of land, water, watersheds, energy and other natural resources.

This project takes residential density 15 to 20x over the greater Watermark Community and 3 to 4x that of the Residential Density Policy (2.0 up to 40.6 upga)!

- **Traffic Impacts**

Enormous traffic load increases from 1000 residents (477+ parking spaces), and a 44,000 sq ft Church/Campus with parking for a 800 seat sanctuary.

12 mile Coulee road the only feeder into abutting communities including Tuscany, Blue Ridge, Blazer Estates, Bearspaw Village, Lynx Ridge, Watermark, can not sustain this degree of vehicular traffic.

- Health and Wellness of Community

The combination of the proposed density of senior complex will dramatically change the risks to the health and wellness of the community and directly affect our family. In a recently published article by the Society of Actuaries ("SOA") (Article: Impact of COVID-19 on Senior Housing and Support Choices), it clearly states that Senior Housing had significant outbreaks globally. Regardless of the type of senior facility, this creates unprecedented risk to the immediate geographic area, to our community and to our family and home, which is directly adjacent to the proposed development. As pointed out in this article, and many others, senior-housing communities allow activities that will integrate into the community thus creating a fertile breeding ground for COVID-19 (and any potential mutations), resulting in tragic situations. Restrictions of outside activity and direct connection with family and communities have been difficult to administer.

The long term implications of this unprecedented proposed development are unknown. However, as property owners, this community and our family, are entitled to maintain (and even enhance) our standard of living in Rocky View County. The proposed re-designation and senior housing development being contemplated is the polar opposite of protecting and maintaining the social, economic and health of our community, our property and our family.

WE ARE IN ABSOLUTE OPPOSITION TO THE APPLICATION FOR REZONING OF THE DAMKAR LANDS

Sincerely,

Carmel Loria



Stefan Kunz

From: Tony loria [REDACTED]
Sent: August 10, 2020 2:58 PM
To: Stefan Kunz
Subject: [EXTERNAL] - Damkar lands -multi family/senior facility

Do not open links or attachments unless sender and content are known.

Stephan,
my name is Tony Loria
My address is 124 Blueridge View
We have spoken in the past
I was provided a text today that we have until August 17th to provide comments on the proposal that JUST went through first reading on July 14th. THIS IS UNPRECEDENTED

I have yet to receive any documentation via email or in writing (via mail) discussing the need to provide comments to Rockyview by August 17. I have a question for you Stephan, how is this possible? Our property is directly adjacent and connected to the proposed development, and as a result, the most affected

I would like to organize a call at your earliest possible convenience as to exactly the timing around the first reading and deciding to put a deadline in the middle of August during a pandemic??

I am 100% in objection to the process that the county is undertaking and I will be looking to get an audit completed as to the process. This is unfair and undermines due process.

So during a pandemic, everyone is burnt out, during the summer and you are looking to push for a response for a development that is unprecedented.

Please advise as to your availability to discuss this situation.

Much appreciated

Tony Loria

Sent from my iPad

The Damkar lands - Senior-Oriented Residential

File Number: **05618459**

Application Number: **PL20200050/51**

Email to: skunz@rockview.ca

From:

Tony P. Loria

124 Blueridge View

Calgary, AB

T3L 2N6

To:

Senior Planner

Planning Services Department,

Rocky View County,

262075 Rocky View Point,

Rocky View County, AB. T4A 0X2

Dear Stefan Kunz,

We are **NOT** in favour of the re-designation of the subject lands as referenced above from R-3 to Directly Control and the project progressing as proposed. Our property is directly adjacent to the proposed re-designation and as such directly affected from an economic and health and safety perspective. As a direct affected property owner, we are entitled to fair and equitable treatment. The change in property designation and/or the inclusion of a Senior Housing Project will create significant negative economic impact to our property and most of the directly impacted areas.

The proposed development will result in the derivation of an unfair advantage to a single property owner while excluding the fundamental rights of property owners not just in the directly affected areas but the surrounding areas as well. As such, this unprecedented re-designation should also significantly increase its affected area for discussion to include a much larger community in the Rocky View County

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- **Housing Density & Population**
 - The extreme concentration and number of residential units conflicts with the guiding principles of the Rocky View County plan (2018), specifically:
 - Encourage a 'moderate' level of residential growth that preserves and retains the County's rural character.
 - The Environment in maintaining the rural landscape and character of dark skies and open vistas.
 - Undertake a wide range of measures to support the conservation of land, water, watersheds, energy and other natural resources.
 - It is difficult to accept these guiding principles as having been seriously considered in light of an intensified project such as a four building, six story, 500 unit, high-density development which speaks to none of these guiding principles.

- This project takes residential density 15 to 20x over the greater Watermark Community and 3 to 4x that of the Residential Density Policy (2.0 upga up to 40.6 upga)!
- **Traffic Impacts**
 - Enormous traffic load increases from 1000 residents (477+ parking spaces), and a 44,000 sq ft Church/Campus with parking for a 800 seat sanctuary. 12 mile Coulee road the only feeder into abutting communities including Tuscany, Blue Ridge, Blazer Estates, Bearspaw Village, Lynx Ridge, Watermark will be bursting with vehicular traffic.
- **Infrastructure Loading (Water/Sewer/Hill Stability)**
 - Given that the existing customer base of Blazer Water Systems were asked to curtail their discretionary water usage August 2020 it seems highly likely that there will be a necessary infrastructural upgrade required to service 1000 additional residents based on original assumptions of community demands and expansion. Although words of assurance were given to inquiring residents that any upgrades are the burden of the developer, past experience with Blazer Water Systems dictates skepticism as in the past Blazer Water systems has submitted rate increases 4-5x in excess of what is considered rate shock by the AUC.
 - It is also highly likely that the existing wastewater supply and treatment will require upgrades as stated in the approved Conceptual Scheme: *Communal wastewater treatment and water services will be provided to the Damkar Parcel under certain conditions*. Given that the original Blazer water/waste water systems forecasts anticipated an increased of 100 residential senior units (GRA rate application 2016) which has become 500 senior units, it is a reasonable assumption that these “conditions” will present much, much sooner and likely result in a disproportionate burden falling to the existing rate/customer base.
 - Hill stability. We have seen the disastrous outcome of the mud slide during the construction of the Church on the hillside which caused damage to houses on Spyglass Point. As we are the largest lot on Spyglass Point, we are very concerned that the construction so close to our property line may result in hill instability.
- **Project integration & Aesthetics**
 - It is beyond sensibilities that a four building, up to 6 story, high density development with absolutely no thought to a transition zone can integrate in anyway with the neighbouring communities of: Blue Ridge, Tuscany, Watermark, Bearspaw Village and Lynx Ridge.
- **Health and Wellness of Community**
 - The combination of the proposed density of senior complex will dramatically change the risks to the health and wellness of the community and directly affect our family. In a recently published article by the Society of Actuaries (“SOA”) (Article: Impact of COVID-19 on Senior Housing and Support Choices), it clearly states that Senior Housing had significant outbreaks globally. Regardless of the type of senior facility, this creates unprecedented risk to the immediate geographic area, to our community and to our family and home, which is directly adjacent to the proposed

development. As pointed out in this article, and many others, senior-housing communities allow activities that will integrate into the community thus creating a fertile breeding ground for COVID-19 (and any potential mutations), resulting in tragic situations. Restrictions of outside activity and direct connection with family and communities have been difficult to administer.

The long term implications of this unprecedented proposed development are unknown. However, as property owners, this community and our family, are entitled to maintain (and even enhance) our standard of living in Rocky View County. The proposed re-designation and senior housing development being contemplated is the polar opposite of protecting and maintaining the social, economic and health of our community, our property and our family.

WE ARE IN ABSOLUTE OPPOSITION TO THE APPLICATION FOR REZONING OF THE DAMKAR LANDS



Sincerely,
Tony P. Loria

[REDACTED]
[REDACTED]

105 Bearspaw Village Cres.
Calgary, AB T3L 2P2

September 9/20

Planning Services Department
Rocky View County
ATTN: Stefan Kunz

RE: File Number: 05618459
Application Number: PL20200050/51

To redesignate the subject lands in above-noted application is just wrong on so many levels:

- 1) To state that the Damkars Legacy Project “is the final step in making the Damkar’s dream a reality” is, in our opinion, a gross exaggeration. As neighbours of Ernie & Iris for over 40 years, we heard them speak of a few acres where seniors could retire, but a monstrosity of this density and scale was never their dream.
- 2) Nowhere in your letter to adjacent landowners do I see noted that this project is for seniors. Terms such as “senior-oriented”, “multi-family” and “private residential dwelling units” simply do not stipulate that it is indeed for seniors.
- 3) We are on the Blazer water system and just received a letter from them stating that their “design assumption is not proving to hold true”. We certainly do NOT want another 500 units to be added to the Blazer water system. Who is going to be paying for such a tremendous upgrade to the system and who will suffer when it breaks down?
- 4) We do not believe the Bearspaw Regional Wastewater Treatment plant has the capacity to support the addition of 500 housing units. Who is doing the upgrade on it?
- 5) For County residents to agree to go from a density of 1.95 units per gross acre to 40.6 units per gross acre is not a reasonable level of expectation nor is the acceptance of 4 to 5 storey buildings.
- 6) This area is now surrounded by the City of Calgary and a project of this magnitude and density belongs in the city where proper services can be provided.

Sincerely,
Ken & Sherrie Maerz

Stefan Kunz

From: Cindy [REDACTED]
Sent: August 16, 2020 2:31 PM
To: Stefan Kunz
Subject: [EXTERNAL] - File # 05618459, Application # PL20200050/51 Division 8

Do not open links or attachments unless sender and content are known.

To The Planning Services Department, Rocky View County - 262075 Rocky View Point, Rocky View County, AB T4A 0X2
Attn : Steven Kunz

Refer to the above reference.

As resident in this Tuscany NW community, we (as in my family and I), **do not agree** to the amendment to the Watermark at Bearspaw Conceptual Scheme (CS) and to redesignate the subject lands from Residential Three District to Direct Control District. We **do not agree** to the development of 4 multi-family dwelling buildings, up to 500 units total.

The previous proposal and this one are quite different. This proposal itself will create too much traffic to the existing small roads namely the 12 Mile Coulee and Tuscany Way. Coupled with a very large church that's being built in the same area, the density will be tremendous. Congestion will be the main issue. Even with plans to enlarge 12 Mile Coulee there is much concerns with existing roads that will bottleneck a that junctions of Tuscany Way. We don't see how Tuscany Way can be widened to accommodate this vast project, as Tuscany Way is already maxed out as is.

There is no transit service supporting this plan especially for the seniors, even if there is something planned, will that be sufficient to handle traffic with such extremely high density being proposed. There are no other grocery shops large enough, or more amenities such as medical services, larger postal services, etc.

Many other projects are specifically built by proper and capable amenities and transit to handle volume and density.

We view these amendment and redesignation with much concern, reasons given above, and as such do not agree.

Regards
Rodney Magarrell



Virus-free. www.avast.com

Stefan Kunz

From: Sameer Mawji [REDACTED]
Sent: August 3, 2020 5:39 PM
To: Stefan Kunz
Subject: [EXTERNAL] - Damkar Lands - Seniors Oriented Residential Amendment Application

Do not open links or attachments unless sender and content are known.

Hello Stefan

Further to the letter distributed by the Rocky View County on July 24th notifying residents of Watermark and surrounding communities of the Damkar Lands Application for Amendment to its proposed use. I am writing as resident of Watermark – 206 Creekstone Rise, to note my objection of this amendment and that I do not support it.

Watermark was sold to us on its very low density development guidelines, and that we are part of the Rocky View, not Calgary, jurisdiction. This proposed development sharply contrasts not only the intended use of the lands – having almost 500 units, but as well, it will substantially increase the vehicular and pedestrian traffic in our area. Furthermore, residents of Watermark already pay as part of the HOA the maintenance of the public spaces in the community, but are open to all of resident of Rocky View, and beyond. This increased presence would certainly contribute to more people frequenting the facilities which would ultimately increase our maintenance costs. Not to mention, over all increase of more people in the community that would again, go against the low density benefit of the Watermark guidelines.

Thank you for review my concerns and trust it underscores our opposition to this development.

Regards,

Sameer Mawji

Stefan Kunz

From: Kevin McDonald [REDACTED]
Sent: August 16, 2020 10:34 PM
To: Stefan Kunz
Subject: [EXTERNAL] - Re File Number 05618459 -- Application Number PL20200050/51

Do not open links or attachments unless sender and content are known.

Dear Mr. Kunz,

I am a resident of Watermark, living at 124 Waterside Court.

I am opposed to the proposal to amend the subject land from Residential Three District to Direct Control District.

Prior to purchasing our property in 2012, we did our due diligence related to the potential development in the surrounding properties. At the time the subject land was designated as Agricultural Holdings District which would preserve its natural beauty. Often you would see people stopping for family pictures taken in the field, with the beautiful Rocky Mountains in the background.

When the change was being proposed, we were in favour of that, including the designation of the subject property to Residential Three District. At the time we reviewed the permitted uses, height restrictions (10.0 m for principal buildings) and other maximum requirements. We were satisfied that this change in designation would still fit into the Watermark "feel".

Then we received notification about the proposed change to a Direct Control district with up to 500 units (1,000 possible residents) and 474 parking stalls. The enormous and high density scale of the project does not fit into our neighbourhood at all. The desirability of Watermark as a quiet country respite from city living will be destroyed. It totally goes against the other existing uses in our neighbourhood.

Thank you for your attention to this important matter.

Kevin and Sherry McDonald

Stefan Kunz

From: Gertrude Mellon [REDACTED]
Sent: August 14, 2020 9:33 PM
To: Stefan Kunz
Subject: [EXTERNAL] - Dammar Lands Redesignstion Proposal File 05618459

Do not open links or attachments unless sender and content are known.

I do not agree with Redesignation Damkar Lands.

Senior Citizens are better suited to bungalow style housing not 6 stories bldg.
Covid has taught us not to build large Nursing Homes.

We pay into HOA to have access to walkways and Ponds, unkept.
I do not appreciate or understand the logic of increasing Residential density 20 times higher than Watermark.
Beside the fact water and Sewage system is not equipped to support this plan.

Centre street Church which is too close to homes below it, should never got permission to build on that site.
12 Mile Coulee road will be so busy, Making it dangerous getting out of Tuscany, when the Church opens.
Thank you Councillor's

G.J. Mellon

Stefan Kunz

From: Kerry Mellon [REDACTED]
Sent: August 13, 2020 10:46 AM
To: Stefan Kunz
Subject: [EXTERNAL] - Opposing development zoning

Do not open links or attachments unless sender and content are known.

Sending this letter to oppose the new zoning. This inflicts major issues for our community of watermark and many other areas such as water/ sewage, foot traffic, use of our facilities that we pay an HOA to cover. 12 mile Coulee Road can not take on any more traffic than we already have as there is congestion without the eye sore of a church that has not been completed yet.

Another huge concern is with property value and resale as well as covid outbreaks. Having one or the largest senior facilities in Calgary in our backyard is completely unacceptable.

There will be pathways connecting to our path systems with over 500 seniors and their families embarking on our community to take them for walks, or wheelchair strolls to the plaza to have picnics and look at the water features this is also not ok at all!

Sent on behalf of Kerry Mellon 406 Brookside court.

Kerry Mellon

Stefan Kunz

From: Mike Mellon [REDACTED]
Sent: August 14, 2020 1:56 PM
To: Stefan Kunz
Subject: [EXTERNAL] - The Damkar Lands Redesignation Proposal. File: 05618459

Do not open links or attachments unless sender and content are known.

I strongly oppose the redesignation proposal for the Damkar lands.

The proposal would have a residential density up to 20 times higher than Watermark and 40 times higher than the rest of Bearspaw.

The proposal includes buildings 6 stories high, significantly higher than the new church which is a monstrosity.

The proposal will have major impacts on ;

- 12 mile coulee road traffic. (this is already an issue, trying to come out of Tuscany and the church traffic hasn't even begun). The traffic coming up from Lynx Ridge and Watermark single family homes continues to increase as new homes get built.

- water and sewer systems

- foot traffic on our pathways and trails which we pay an HOA to maintain will multiply significantly.

This proposal will also reduce property values in Watermark, Lynx Ridge and Tuscany.

I am totally opposed to the proposal.

Mike Mellon. (Owner)

29 Watermark Villas

Stefan Kunz

From: Helen Moore [REDACTED]
Sent: August 23, 2020 8:04 PM
To: Stefan Kunz
Subject: [EXTERNAL] - Damkar Lands - File number 05618459 Application number PL20200050/51

Do not open links or attachments unless sender and content are known.

Hi Stefan,

I'm submitting my comments re the above referenced application.

In my opinion, the Damkar Lands - Senior Housing and Private Residential Units Project is far too large and out of scale with the surrounding neighborhoods (Tuscany, Watermark, Blue Ridge Estates). The project needs to be more compatible and scaled back to be successfully integrated into the existing communities. This project is much too ambitious and overloads the small parcel of land it is being built upon and will put a burden on the existing amenities.

I reside in the Watermark Villas to the south of the proposed project. These villas are on a much larger parcel of land, with 102 villas and approximately 200 residents, as opposed to a significantly smaller parcel of land with 500 units and potentially 1000 residents.

In conclusion, my recommendation is to scale back the height and number of residential units, on the above application, to become more compatible with the surrounding communities.

Please share my opinions and recommendations with members of your council.

Sincerely,
Helen Moore
13 Watermark Villas
Calgary Alberta T3L 0E2

Stefan Kunz

From: Francois Nadon [REDACTED]
Sent: August 16, 2020 10:48 PM
To: Stefan Kunz
Cc: Pam Nadon
Subject: [EXTERNAL] - Comments on Rocky View County File:05618459 Application Number: PL20200050/51

Do not open links or attachments unless sender and content are known.

My name is Jean-Francois Nadon, our family lives at 61 Tuscany Ridge Circle NW which is on the east side of 12 Miles Coulee Road, directly across from the proposed development. I received a letter from the Rocky View County offering me to provide comments on the development referenced in the subject line of this email. My comments on this development are as follows:

- I purchased my house around 3 years ago and paid extra money to get a lot with Mountain views. At that time the land across 12 miles Coulee Road was zone R-3 which means that no building could be built above 10 metres in heights and that our Mountain view would not be affected or at worst, minimally be affected. This change in zoning and proposed development of a 5 to 6 story multi family complex is going to destroy our mountain view and negatively affect the property value of our house.

- The proposed number of occupants in the new development would create a drastic increase in traffic on 12 miles Coulee Road which would create traffic issues and increased noise pollution.

- A development for seniors with a maximum of 10 metre high building is what this area was planned for and what the residents of Tuscany Ridge Circle bought their house with that future development in mind, not the development of a huge structure that will completely block their mountain view.

So in summary, blocked mountain view, loss of property value, increased traffic, increased noise pollution. I see no reason to support this proposed zoning change or proposed development. From what I read in all the documentation regarding this land and the Damkar family, I don't see how these good people good support a development with such negative impact to the surrounding areas.

Regards,

Jean-Francois and Pamela Nadon
61 Tuscany Ridge Circle NW
Calgary, AB

Stefan Kunz

From: Mark Nelson [REDACTED]
Sent: September 14, 2020 4:05 PM
To: Stefan Kunz
Cc: Division 1, Mark Kamachi; Division 2, Kim McKylor; Division 3, Kevin Hanson; Division 4, Al Schule; Division 5, Jerry Gautreau; Division 6, Greg Boehlke; Division 7, Daniel Henn; Division 8, Samanntha Wright; Division 9, Crystal Kissel
Subject: [EXTERNAL] - Re: Concerns with Damkar Massive Development Proposal

Do not open links or attachments unless sender and content are known.

Hello,

I am a resident of Watermark and would like to submit concerns and propose potential actions:

1. May 2013 traffic study is stale and ignores additional volume from subsequent Watermark development phases. The 2020 update found intersections are operating at capacity. Four hundred units will cause an increase in congestion.
 - Solutions are required for intersections that will be at capacity and the burden should not be deferred on future projects
 - Trico to fund a turning lane into the Damkar development to remove Southbound congestion on 12 Mile Coulee Road
2. The development proposal states "A water network analysis will be completed". This should be required before approval is granted and likely being delayed since it's a known design risk.
 - Require a water network analysis to be completed before approval as per Rocky View policy 9.1.1 and 9.1.2. This analysis should consider all future demands from future Watermark phases.
3. The proposal fails to address wastewater treatment and the additional burden placed on Watermark infrastructure and it's residents. Again data is stale and CIMA+ utilized Watermark Phase 1 information and ignores the constraints vs original design.
 - Require an updated wastewater study with all Watermark phases in the design
 - Trico to pre-invest in future Blazer infrastructure requirements
4. Surprise, the proposal also fails to sufficiently address the stormwater requirement. Stale 2015 data is utilized with a plan to direct runoff to Watermark's Wet Pond D. Historical rain events show this original design is also constrained and cannot handle the incremental demand from the senior development.
 - Update the stormwater study to ensure
 - Require an alternative to the Watermark Wet Pond D that is already frequently overloaded
5. Development lacks sufficient Calgary transit and LRT access
 - Evaluate pedestrian crossing signals for residents to cross 12 Mile Coulee Road into Tuscany
 - Tuscany bus stop expansion (pull off) to be evaluated
6. Excessive density and demographic switch. The original concept was pitched to residents as a seniors complex. This has been revised to an open community and this has not been adequately relayed to neighbouring residents.
 - Restrict the tallest building to three stories
 - Restrict the number of units to <200
 - The architectural and landscape renderings should be upheld with strict requirements council (i.e. extensive tree requirements to avoid an eyesore and profit only motive from Trico).
 - Trico to uphold the original concept of seniors only
7. Fire Department response capabilities
 - Assess Rocky View Fire Department capabilities to respond to a full complex fire of this scale.

- Trico to fund additional equipment such as a ladder or medical response truck. Potential for a significant increase in 911 calls.

Overall, this high density concept belongs in a major city and does not integrate with Rocky View water, wastewater, stormwater, traffic, and density.

Trico should be required to reduce the size by 50%, reassess all constraints with current data, and install infrastructure to solve the constraints that will be realized during the life of the facility.

Overall, Trico has presented an inferior proposal and I urge Council to maintain the values of Rocky View County and reject this development. We chose to live in Rocky View and I hope it does transition to have high pockets of high density like Calgary.

Thank you,
Mark

Stefan Kunz

From: Stefan Kunz
Sent: August 24, 2020 10:41 AM
To: Stefan Kunz
Subject: PL2020050-051 Comments

Note: Comments were provided in multiple emails, in the subject line only. To enhance legibility they are provided below:

August 10: This density is totally out of place in R.V., OMG this is packed housing for a rural area and over time appear as slum housing. Time for the County to quit bending over for the developers. Most of the council should learn to honor the area.

August 17: If we wanted that density, we would not live in the rural area's but in the city.

From: Judie Norman [REDACTED]
Sent: August 10, 2020 11:42 AM
To: Stefan Kunz <SKunz@rockyview.ca>
Subject: [EXTERNAL] - This density is totally out of place in R.V., OMG this is packed housing for a rural area and over time appear as slum housing. Time for the County to quit bending over for the developers. Most of the council should learn to honor the area...

Do not open links or attachments unless sender and content are known.

Stefan Kunz

From: Lanre Omotayo [REDACTED]
Sent: September 10, 2020 9:27 PM
To: Stefan Kunz
Cc: lanreo@shaw.ca
Subject: [EXTERNAL] - Watermark at Bearspaw (Damkar Lands - Seniors-Oriented Residential)

Do not open links or attachments unless sender and content are known.

Dear Stefan Kunz,

File #: 05618459

Application #: PL20200050/51

As residents of Watermark, we would like to register our concerns about the proposed development of [Watermark at Bearspaw \(Damkar Lands - Seniors-Oriented Residential\)](#).

The following are our concerns:

1. The proposed density will create too much traffic in our community of Watermark which will decrease the serenity of the community
2. The proposed heights of the buildings will compromise the view and will devalue properties in Watermark
3. The proposed density will threaten the security of Blazer's main water reservoir which is currently under stress
4. The proposed density will increase the likelihood of crime and threaten the security of Watermark community

Thank you for the consideration of our concerns.

Regards,

Lanre Omotayo & Dr. Adesola Omotayo

Stefan Kunz

From: Davida Osei-Tutu [REDACTED]
Sent: September 8, 2020 12:06 PM
To: Stefan Kunz
Subject: [EXTERNAL] - Opposition to Rezoning of R3-DC--Damkar Seniors Project

Do not open links or attachments unless sender and content are known.

Re: File Number 05618459
Application Number: PL20200050/51
Division 8, Damkar Seniors Project, Rockyview County

Dear Mr. Kunz:

I am writing this letter to document my concerns regarding this development proposal. Specifically, I am concerned that the project will lead to a significant increase in traffic congestion which along with safety/access/noise concerns, will place a significant strain on public services (fire, ambulance, police). I am also concerned that the current water system will not be able to accommodate this development. Concerns have already been raised regarding the adequacy of the existing infrastructure to meet the current demands of the community.

I hope that this project will not proceed as planned, and that the voices of the many concerned residents in the community will be heard.

Sincerely,
Davida Osei-Tutu

Stefan Kunz

From: Kannin's Osei-Tutu [REDACTED]
Sent: September 7, 2020 11:24 PM
To: Stefan Kunz; Dominic Kazmierczak
Subject: [EXTERNAL] - Complete opposition to rezoning of R3-DC -- Damkar Seniors Project

Do not open links or attachments unless sender and content are known.

September 7, 2020

To: Stephan Kunz and Dominic Kazmierczak

Re: File number 05618459, Division 8, Damkar Seniors Project, Rocky View County

Dear gentlemen,

I am writing to voice my strong and complete opposition to the proposed Damkar Seniors Project development. I am an owner of 2 Spyglass Point in Watermark and my family and I will be directly affected and negatively impacted by the development proposed. Therefore I do not support or approve of the proposed zoning change from R3-DC.

The development scale and size far exceed that which was originally proposed. I have great concerns about the increased population density this project will bring, its strain on community resources, and waste and water concerns.

Particularly in the context of a global pandemic with no viable vaccine on the horizon, the proposed increase in population density does not make sense nor is it responsible with respect to public health and safety. I speak as both a concerned citizen and as a physician.

The re-zoning as proposed will lead to deleterious effects on traffic, increased car density, additional gas pollution, and other potential safety concerns. I also have concerns about the hill slope stability and potential effects on water drainage patterns. Such effects may exacerbate problems we already experience with respect to run-off.

Please do not do this. Please do not proceed as planned. While the plans may make economic sense to the developer, the effects will be disastrous for my community. Those of us that chose to move to Watermark did so for a variety of reasons. A few of these reasons include its natural beauty and open space. This project as proposed is not in keeping with either of those desires or aspirations.

The project will be menacing, the aesthetic effects will be terrible, the added population density will be destructive, and the character of our community will be fundamentally and irreparably altered.

For these reasons, I do not and cannot support the project nor the proposal to rezone the development from R3-DC.

Sincerely,

--

Kannin Osei-Tutu MSc. MD. CCFP.

The Damkar lands - Senior-Oriented Residential

File Number: **05618459**

Application Number: **PL20200050/51**

Email to: skunz@rockview.ca

From:

Nancy Carolina Reyna Pedraza

111 Hillside Terrace NW

Calgary, AB T3L 0C9

To:

Senior Planner

Planning Services Department,

Rocky View County,

262075 Rocky View Point,

Rocky View County, AB. T4A 0X2

Dear Stefan Kunz,

We are **NOT** in favour of the redesignation of the subject lands as referenced above from R-3 to Directly Control and the project progressing as proposed.

We have many concerns in respect of this project as listed below:

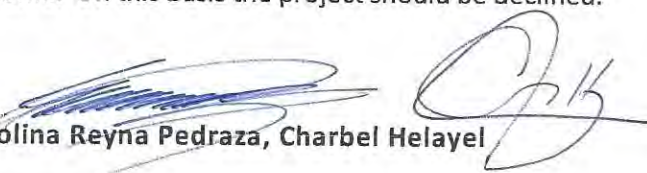
- **Project Creep**
 - Residents of Watermark and abutting areas were always aware of a senior's development proposed for the Damkar Lands. The project was thought to be much smaller in scope both physically and visually and integrated into the abutting communities. As stated in the Damkar April 2020 development proposal, the project will: *carefully integrate the natural environment, maintain views of the Rocky Mountains, leverage its proximity to the Bow River Valley and the City of Calgary, while incorporating innovative and aesthetically pleasing development standards, visually enhancing the broader Bearspaw community.* The sheer magnitude and concentration of residential units in no way can accomplish this. The result is a project which is more invasive rather than integrative.
- **Housing Density & Population**
 - The extreme concentration and number of residential units conflicts with the guiding principles of the Rocky View County plan (2018), specifically:
 - Encourage a 'moderate' level of residential growth that preserves and retains the County's rural character.
 - The Environment in maintaining the rural landscape and character of dark skies and open vistas.
 - Undertake a wide range of measures to support the conservation of land, water, watersheds, energy and other natural resources.

- It is difficult to accept these guiding principles as having been seriously considered in light of an intensified project such as a four building, six story, 500 unit, high-density development which speaks to none of these guiding principles.
- This project takes residential density 15 to 20x over the greater Watermark Community and 3 to 4x that of the Residential Density Policy (2.0 upga up to 40.6 upga)!
- **Traffic Impacts**
 - Enormous traffic load increases from 1000 residents (477+ parking spaces), and a 44,000 sq ft Church/Campus with parking for a 800 seat sanctuary. 12 mile Coulee road the only feeder into abutting communities including Tuscany, Blue Ridge, Blazer Estates, Bearspaw Village, Lynx Ridge, Watermark will be bursting with vehicular traffic.
- **Infrastructure Loading (Water/Sewer)**
 - Given that the existing customer base of Blazer Water Systems were asked to curtail their discretionary water usage August 2020 it seems highly likely that there will be a necessary infrastructural upgrade required to service 1000 additional residents based on original assumptions of community demands and expansion. Although words of assurance were given to inquiring residents that any upgrades are the burden of the developer, past experience with Blazer Water Systems dictates skepticism as in the past Blazer Water systems has submitted rate increases 4-5x in excess of what is considered rate shock by the AUC.
 - It is also highly likely that the existing wastewater supply and treatment will require upgrades as stated in the approved Conceptual Scheme: *Communal wastewater treatment and water services will be provided to the Damkar Parcel under certain conditions*. Given that the original Blazer water/waste water systems forecasts anticipated an increased of 100 residential senior units (GRA rate application 2016) which has become 500 senior units, it is a reasonable assumption that these "conditions" will present much, much sooner and likely result in a disproportionate burden falling to the existing rate/customer base.
- **Project integration & Aesthetics**
 - It is beyond sensibilities that a four building, up to 6 story, high density development with absolutely no thought to a transition zone can integrate in anyway with the neighbouring communities of: Blue Ridge, Tuscany, Watermark, Bearspaw Village and Lynx Ridge.

A senior's aging-in-place development concept is a worthwhile effort and a necessary endeavour for our aging population. Many residents moved to Watermark and neighbouring communities with the understanding and acceptance of the senior's project progressing. Unfortunately, the execution of this project, its magnitude, impact and consequences to existing residents makes the endeavour awkward and unwelcome. On this basis the project should be declined.

Sincerely,

Nancy Carolina Reyna Pedraza, Charbel Helayel



Stefan Kunz

From: ANNA PERRI [REDACTED]
Sent: September 15, 2020 8:38 PM
To: Stefan Kunz
Subject: [EXTERNAL] - Input on file: 05618459; application: P120200050/51

Do not open links or attachments unless sender and content are known.

Attention Stefan Kunz,

Planning Services Department,

Rocky View County 262075

We would like to provide input on the Housing Project proposed for the Damkar Land parcel off [12 Mile Coulee road](#). The File number is **05618459**. The Application number is **P120200050/51**

We are NOT in favor of this rezoning & the project progressing as proposed

There are so many issue we see with the current plans, but to summarize:

- **The density planned for this project isenormously disproportionate** to anything else in the community / Rocky View county. It is totally out of place for this area and is exactly the opposite of why most people have bought homes in this neighborhood.
- **The building heights proposed are also way out of line for the location and neighborhood.** It is not at all in keeping with the nature of the area and will not integrate into the community. They will be massive and visually imposing structures regardless of the exterior finishings.
- I have major concerns about traffic given the project density, the inclusion of multi-family units in addition to the seniors residence, and the cumulative impact given the existing impact of the neighboring church.
- I also have major concerns about utility, water, sewer and storm sewer. These are things that we already have issues with, and adding 500 units in a tiny area is certainly not going to help.
- There have been significant issues with slope stability and water runoff during the development of the church... and this will surely be exacerbated by such a massive development right beside the church.

- I have concerns about the impact that such a high density development will have on the common areas within the community. It also isn't clear if the residents of the new development would be contributing to the costs of ongoing maintenance of the Watermark common areas, even though they will most assuredly be accessing them.

Thank-you

Tony Perri

2 Watermark Villas

Anna Perri

2 Watermark Villas

Sent from my iPhone

Stefan Kunz

From: Robin Prashad [REDACTED]
Sent: August 17, 2020 3:30 PM
To: Stefan Kunz
Subject: [EXTERNAL] - Opposition to land redesignation (File 05618459 Application PL20200050/51)

Do not open links or attachments unless sender and content are known.

Hi Stefan,

Please accept this email as my opposition to the Damkar Lands seniors oriented residential complex.

My family purchased this property due to the quiet neighborhood, the mountain view, and the understanding that the lands outside the city are zoned for acreages. With the change to the zoning, this will have a negative impact on the mental health of my family, the value of our property, and the enjoyment of our living space.

Please decline this application.

Feel free to reach out to me if you would like to discuss further.

Thank you,

Robin Prashad
66 Tuscany Ridge Cir NW, Calgary, AB T3L 3C1
[REDACTED]

Stefan Kunz

From: Randy Retzlaff [REDACTED]
Sent: August 31, 2020 1:36 PM
To: Stefan Kunz
Cc: lorna retzlaff
Subject: [EXTERNAL] - Damkar Lands amendment

Do not open links or attachments unless sender and content are known.

Hello
My wife and I currently reside in the Watermark Villas complex.

We both totally disagree with the proposed changes by the developer regarding the Damkar Lands - Seniors Oriented residential amendment.

Our concerns are:

- The building height of 6 stories is too high, 2 story is more reasonable to allow for views of the Rocky Mountains and landscape
- The residential density will be a burden on traffic at 12 mile coulee road
- This increased density will also strain the water and sewage infrastructure and capacity. We have already heard of concerns with water supply at the current levels of residents, what will happen with 1000 people more?
- This could also lead to increased common use area and higher foot and car presence.. We already have an increased number of visitors to the Watermark houses trying to get past our place to visit the homes, not knowing it is a dead end.. what will happen with these increased numbers of residents...
- We are concerned that this rezoning and proposal will reduce the property value of our residence and our entire condo complex.

In summary we are opposed to the developers proposal and wanted to make our feelings known. This is a radical departure from the initial developers vision that we were led to believe, upon purchasing of our property here in Watermark Villas..

Regards
Randy and Lorna Retzlaff
71 Watermark Villas

[REDACTED]

Stefan Kunz

From: Valerie Robertson [REDACTED]
Sent: August 17, 2020 4:50 PM
To: Stefan Kunz
Subject: [EXTERNAL] - My view

Do not open links or attachments unless sender and content are known.

Sorry - these are the ugliest looking buildings I have seen. Did you have an architect?
V. Robertson

Stefan Kunz

From: Susan Rudy [REDACTED]
Sent: August 14, 2020 11:01 PM
To: Stefan Kunz
Subject: [EXTERNAL] - File Number: 05618459 Application Number: PL20200050/51 Division 8

Do not open links or attachments unless sender and content are known.

Dear Stefan,

I am writing to you regarding FileNumber: 05618459, Application Number: PL20200050/51, Division 8.

We strongly oppose the amendment of the Watermark at Bearspaw Conceptual Scheme (CS) in order to allow the development of four multi-family dwelling buildings, up to 500 units total, including a seniors' housing facility and private residential dwelling units.

We reside on Hillside Terrace and believe approval of theses changes will negatively impact access, provision of water, disposal of sewage, our pathways and parks and property values.

Regards,
Susan Rudy

Sent from my iPhone

Stefan Kunz

From: Laura Sabourin [REDACTED]
Sent: August 18, 2020 9:07 AM
To: Stefan Kunz
Subject: [EXTERNAL] - Damkar Lands Application Bearspaw - 500 units on 12 acres

Do not open links or attachments unless sender and content are known.

I received your name, as someone to send my concerns to regarding this Application.

As a resident of Rockyview and a tax payer, I am opposed to this Application. The residents of Bearspaw moved away from city of Calgary for a more quiet, peaceful way of living. Acreages and large plots of land are the norm and the reason we paid significantly more to move to this area.

To allow this type of high density residential project to go ahead, is to betray those who pay taxes to Rockyview.

Please take this into consideration when making a decision to go ahead with this application.

Sincerely,

Laura Sabourin

September 8, 2020

From:

Humberto Salazar
11 Watermark Villas
Calgary, AB T3L 0E2

To:

Senior Planner
Planning Services Department
Rocky View County
262075 Rocky View Point
Rocky View County, AB. T4A 0X2

Reference: File Number : 05618459
Application Number: PL20200050/51

Dear Stefan Kunz:

We are NOT in favor of the redesignation of lands as referenced above, from Residential Three District to Direct Control District, and as per the application submitted by the developers of the proposed senior housing project in the Damkar Lands.

Following are our reasons to oppose the land redesignation:

- **Housing Density & Population**

- This project takes residential density 15 to 20x over the greater Watermark Community and 3 to 4x that of the Residential Density Policy (2.0 upga up to 40.6 upga)!
- The extreme concentration and number of residential units conflicts with the guiding principles of the Rocky View County plan (2018)

- **Traffic Impacts**

- Enormous traffic load increases from 1000 residents (477+ parking spaces), and a 44,000 sq ft Church/Campus with parking for a 800 seat sanctuary which will overload 12 mile Coulee, the only access to the communities of Blue Ridge, Blazer Estates, Bearspaw Village, Lynx Ridge and Watermark and the main access to Tuscany.

Stefan Kunz
September 8, 2020
Page 2

- **Infrastructure Loading (Water/Sewer)**

- Based on previous discussions with Blazer Water Systems on plant capacity, it is very likely that the Water Supply and Waste Water treatment plants will require upgrading in the short term. Given that the original Blazer water/waste water systems forecasts anticipated an increase of 100 residential senior units (GRA rate application 2016) which has become 500 senior units in the proposed project, it is a reasonable assumption that these "conditions" will present much, much sooner and likely result in a disproportionate burden falling to the existing rate/customer base.

- **Project Integration and Aesthetics**

- The proposed project size and architectural design doesn't blend at all with the neighboring communities. It would be an "architectural shock" to have 4 to 6-storey buildings next to the residential communities. The initial estimate was 100 units (used by Blazer Water systems for water supply planning purposes).
- In our opinion, 2-storey buildings housing no more than 100 – 150 units and with architectural design following the neighboring communities should be the right direction for this project.

Sincerely,



Humberto Salazar



Constanza Amezcua

Stefan Kunz

From: Mike [REDACTED]
Sent: August 11, 2020 7:30 AM
To: Stefan Kunz
Subject: [EXTERNAL] - Damkar land development

Do not open links or attachments unless sender and content are known.

I am writing to share my opinion on the development of the Damkar lands to the north of Watermark in Bearspaw. When I first became aware of the development plans, I reviewed the package issued by the developer and was generally pleased and satisfied with the proposal. I believe there is a large need for affordable senior housing and especially in rural areas. However, it has come to my attention that this development would proceed under a "Direct Control Bylaw" which would allow the units to be built and sold to anyone, regardless of age. I cannot accept this outcome as it was not the original intent for this land and would dramatically change the impact to the area.

Regards,
Michael Scott
Division 8

Sent from my iPad

Stefan Kunz

From: Nirav Shah [REDACTED]
Sent: August 31, 2020 11:49 AM
To: Dominic Kazmierczak; Stefan Kunz
Subject: [EXTERNAL] - Opposition of Re-zoning of senior residence

Do not open links or attachments unless sender and content are known.

Hello Dominic and Stefan,

As a resident of Watermark that is DIRECTLY affected by the Damkar Seniors Project, we are definitely OPPOSED to the application for re-zoning of this project. We are at 371 Spyglass Way and the size of the structures proposed are significant and will negatively impact both our property directly and Watermark as a whole.

Reasons include:

Bearspaw Density:

The person/acre density figures (<2) are an important reason why we chose to live in Watermark. With this change in re-zoning of the project and the potential for that density figure to increase up to 40, and this goes directly against what Bearspaw low density figures are meant to achieve.

Hill stability. We have personally experienced the disastrous outcome of the mud slide during the construction of the Church on the hillside which caused damage to our house and other houses on Spyglass Point. We are very concerned that the construction so close to our property line may result in hill instability.

Water usage:

The plan is to tap into the current Watermark water supply. Such an increase in demand for our water causes concern in terms of pricing and availability.

A development similar to Watermark has experienced significant issues.

Article: <https://www.cbc.ca/news/canada/calgary/water-rocky-view-county-cambridge-alberta-utilities-commission-1.5661828>

PRIVACY:

With a potential for a 6 story building on the hill looking down on our house directly, we have concerns about our personal privacy and people trespassing through our backyard as they come down the hill (we currently have this issue).

Traffic and Safety: The volume of traffic that will be imposed upon 12 mile coulee road is going to be significant. Safety of residents of Watermark will be significantly impacted as the volume of cars will be trying to exit from the new development from folks living there as well as the church, will be significant. We have to keep our house blinds closed at all times for privacy reasons with people working at the church and also due to the lights that are left turned on during the night. This will only get worse once the facility is up and running with people using it 24/7z. We cant enjoy our backyards because of these issues. We don't support another structure adding to our privacy concerns.

Proper Valuation:

Watermark residents have paid premium prices in consideration of low density neighborhood and now high density will decrease the property values of our neighbor hood. The community might become less attractive for new potential buyers if they see lot of traffic and big and high density structures around the neighbor hood.

Watermark had many thefts so far and these projects adds to the risk of thefts further.

We request that you take these concerns seriously and DO NOT approve the change in designation from R3 – DC.

I am available to discuss if you need more information.

Thank you,

Nirav Shah

Stefan Kunz

From: [REDACTED]
Sent: August 16, 2020 10:08 PM
To: Stefan Kunz
Cc: 'Caroline K Shearer'
Subject: [EXTERNAL] - Damkar Lands Seniors Oriented Residential CS amendment Rocky View County File number 05618459 Application Number PL20200050/51 Division 8

Do not open links or attachments unless sender and content are known.

Please note that my Wife and I as landowners at 44 Watermark Villas (immediately adjacent and in the vicinity land owners) object strenuously to this application and its intent.

We find the application is contrary to the other existing uses of lands in this area and a violation to the area and its current draw and beauty.

- The current proposal very loosely described as “Seniors Oriented Residential” is a very vague description leading the public, Rocky View County (RVC) and adjacent land owners to believe it is of low impact to the area and its surroundings, this is simply not correct and there is no adequate suggestion as to how that would look or be controlled or if it would be controlled by RVC appropriately.
- The application would put uncontrolled (there is no specificity to “Senior Oriented” residential opportunity for up to 6 story construction and density of additional residents in the range of 20 to 40 times what is in place in this area at Watermark, Watermark Villas and Bearspaw residential area.
- It appears to be a plan by a very clever developer to maximize a return on a property with little (if any) respect for the surrounding community and its attributes.
- Noise density due to the relative build out and height, and style of units will be much higher (one of the key attributes to the neighborhood we live in is how quiet it is).
- Visual interference with surroundings, no apparent care or concern has been shown to fitting into the area; the church sold as a “low impact low rise structure” now towers three stories, set on the very edge of the escarpment and is a blight to the landscape. It has contributed a great deal of noise during construction and will continue to obliterate a beautiful and expensive view, and contribute to noise pollution, traffic interruption and create parking difficulty. The noise bylaw is supposed to maintain a standard of quiet operations during specified times; Sundays will now be major noise days each and every week of the year. Having been sold on this development, we are much better informed on how little the community is “protected” by Rocky View County and its development policies. (we are not). Especially from the more intangible assets such as near country low density and the appeal of quiet residential neighborhoods.
- Let us speak more on traffic accommodation; is the County going to require the developer to create and install high volume safe controlled access to the (road) Twelve Mile Coulee road for the church, church parking lot, casual parking area within the proposed application development area and accommodation for safe ingress and egress based on proposed traffic volumes, including high volume times such as Sundays, holidays and church and residential event times? Will they accommodate high density residential traffic, along with delivery, supply and regular traffic that will increase incrementally with the increase in residential density? Will they be providing additional Fire, Policing and Municipal support to a now high volume density area? Will 12 Mile Coulee road be adjusted into a high volume traffic route? Will appropriate traffic signals be a part of the development plan required of the development applicant and application?
- Why is the current road access acceptable to the addition of 500 or so residents, plus the onslaught of potentially thousands to events in the area at the church and high density residential proposed? The road should be realigned to the north of the proposed applicants property a proper controlled intersection put in opposite to the access to Tuscany and 12 mile Coulee road with full light controls, this is the only safe way to

accommodate, the volume of 4 lane traffic, a dangerous uncontrolled turn already in place with the Tuscany limited access turn off, and a dangerous turn in as proposed for “Seniors and very high volume traffic at peak times”. Are cross walks and safe access to non existent mass transit included? As they are not indicated nor how to control them on the 4 lane areas. Note the traffic pattern in the area is two way traffic not just single way traffic as no exits to 12 mile Coulee road exist to the south nor is there any other outlet for the RVC area 90 Avenue west all end and requires a run back out to 12 Mile Coulee road to exit the area, again adding to concerns around correct traffic accommodation and high density of noise.

- Will the residents of the applicants proposed facilities pay to the RVC and Watermark operations and upkeep costs of the local improvements of Watermark, or just use them, jamb up our very restricted parking areas and take advantage of the multitude of quiet neighborhood amenities along the creeks and walkways?
- But of course we can all see that RVC has a utility corridor right where the cross road should be located so how much do you bet we will never see a cross road and intersection there at the access into Tuscany and north edge of the proposed development. This means all increase in traffic and density will be ignored until accident statistics (death statistics) require the RVC and City of Calgary to make improvements...should we be happy with this approach?
- How about considering height the developer will go for if we allow 6 stories and exposed basement (like the church how you bootstrap from low level to maximize the view) put in an exposed basement on the low side, increasing your top height and RVC is considering allowing 6 stories to tower above all else...and of course the highest development is right along 12 mile coulee road....keeping the potential of minimum impact visually out of the picture. We will just become another piece of concrete jungle that we relocated ourselves outside of Calgary to achieve. Why are they even considering 3 stories, the maximum of the are is Villas at single story with exposed basement...this is what needs to be set as a total limit for the new proposed development; the same density as Watermark Villas and NO MORE.
- Is this not simply a revenue grab at a time when near country peaceful living is already at a premium in this area...wake up RVC do not allow a proven developer of high density properties; this deliberately vague application. You allowed a sell out once; why not redeem yourselves. And to do this at a time when public forum is not exactly possible where free speech and public debate of a really bad idea might have been available, as it is we are much divided and we along with many neighbors do not believe RVC have our backs on this.
- As it would be a personal note; I will not reflect on the devaluation of high density development on the value of surrounding property values.

RVC PLEASE DO NOT ALLOW THIS TRAVESTY.

Brian and Caroline Shearer.

Stefan Kunz

From: [REDACTED]
Sent: September 3, 2020 9:32 AM
To: Stefan Kunz
Cc: 'Caroline Shearer'
Subject: [EXTERNAL] - RE: PL20200050-051 Comments

Do not open links or attachments unless sender and content are known.

Stefan thanks for the update, would like to address a few questions and find out when the proposed information and objection session may be held...

First how many seniors residential complexes are present in RVC today, second how many 5-7 story residential buildings exist in RVC today? I express this as the applicant has applied for 4-6 stories, will these be the same application as the "low rise concept" church which is now a 4 story height exposure building including exposed basement, two stories of occupied areas and a cathedral (pun intended) ceiling roofline...therefore under RVC direct control are you allowing underground parking as an exposed face story plus a total of six stories above and then a roofline to accommodate 7 story elevators; that would be the height of an 8 story (total) relative to grade on view facing side.

How many 8 stories (total height) buildings are in RVC today? How many are located on a view plane? How many are on a sight line side hill prominently featured against single story residential housing.

How much preparation and objection time is allowed to a land owner in a session? I would like to present a true set of actual photos (not photoshopped illustrations as the architect has) to show the impact of the "low rise low impact Church" on the lands surrounding the area, and a few illustrative photos to clear the air about the impact of 8 story equivalent height on the area.

Appreciate your speedy reply.

Brian Shearer [REDACTED] 44 Watermark Villas.

From: SKunz@rockyview.ca <SKunz@rockyview.ca>
Sent: August 24, 2020 1:32 PM
Subject: PL20200050-051 Comments

Hello,

Thank you for your comments regarding this application. I have received your correspondence, and wanted to provide some information regarding the next steps. If you are unfamiliar with the process, I've provided a link with more information below.

<https://www.rockyview.ca/BuildingPlanning/SubdivisionRedesignation/Redesignation.aspx>

Stefan Kunz

From: David Sheridan [REDACTED]
Sent: September 4, 2020 10:25 AM
To: Stefan Kunz
Subject: [EXTERNAL] - Damkar Proposal

Do not open links or attachments unless sender and content are known.

September 4th, 2020

Planning Services Department, Rocky View County, Attention: Stefan Kunz
File Number: 05618459
Application Number: P120200050/51

Dear Sir,

In regard to the above captioned Application we wish to confirm our objection to this rezoning proposal as envisaged.

Some points of objection:

- Massing and density proposed are perhaps suitable for Calgary, but at up to 500 units, with perhaps 1,000 residents located in 4 – 6 storey structures it is considered inappropriate for Rocky View County (RVC) and specifically jarring in the context of the spirit & intent of the Watermark vision, of which the Villas are an integral part. If approval is based on context, then surely a lower density, low rise residential land use is the one that is firmly established. It is unfortunate that the adjacent Centre St. Church was granted the relaxation to dramatically exceed the existing very reasonable height restrictions. Such a looming presence towering over our neighbours should not be precedent setting for others to subsequently emulate.
- Building locations on site relative to slope stability is another serious and concerning element. There needs to be greater consideration regarding run-off relative to building placement close to the edge of the steep (stripped) west hillside.
- Twelve Mile Coulee (City of Calgary) will be significantly impacted by higher traffic volumes in addition to those generated by a large church congregation. There is currently nothing in the pipeline in the way of traffic circles/controlled intersections to improve future safety for crossing pedestrians or drivers attempting to merge into often speeding traffic.
- A large incongruous build-out of this scale was not envisaged. We have recently incurred water increases and utility service line upgrades are hugely expensive and disruptive. The true longer term cost of speculative development should not be borne by taxpayers alone.

Yours sincerely,

Janice Brar and David Sheridan
15 Watermark Villas, T3L 0E2

August 10, 2020

Via Email: skunz@rockyview@ca
and Regular Mail

Terese Sheridan,
8 Tuscany Ridge Cres,
AB, T3L 3C8,
Canada.

262075 Rocky View Point,
Rocky View County,
AB, T4A 0X2,
Canada.

Attention: Planning Services Department

Dear Mr. Kunz,

RE: Comments Relating to File No: 05618459, Application No: PL20200050/51.

I am writing in relation to the proposed rezoning of a 4.97- hectare parcel of land on the West side of 12 Mile Coulee Road, file and application numbers as listed above.

As a property owner and resident of the area in the immediate vicinity of the land subject to the application, I wish to provide the following comments:

1. Traffic

The proposed development brings as many as 500 additional families to a small section of 12 Mile Coulee Road adjacent to its intersection with Tuscany Way NW.

Residents of the proposed development, and families visiting the proposed seniors' housing facility, must pass this intersection (12 Mile Coulee Road and Tuscany Way NW) on their way to and from Crowchild Trail NW, this being their only route in and out of the community.

Currently (even before any development of this density takes place) this intersection is very congested. Right turns from Tuscany Way NW to 12 Mile Coulee Road are difficult during peak periods, while left turns are currently almost impossible for most of the day. The same is also true of the 12 Mile Coulee Road and Tusslewood Drive NW intersection.

Any large increase in density along 12 Mile Coulee Road to the South of Tuscany Way NW simply exacerbates an already imperfect situation.

2. Sight Lines

Motorists, walking path users and residents on the East side of 12 Mile Coulee Road currently enjoy excellent mountain views, which is a real quality of life benefit to the community. With the maximum 10m (32.81ft.) building height (residential building heights in reality being much lower) mandated

by the Residential Three District (R-3) zoning, local residents could have reasonably expected to enjoy these views in perpetuity. However, with a DC zoning, and the developer's stated intent to build "four residential buildings ranging in height from 3-5 storeys", these heights represent a considerable obstruction to the lines of sight West from Tuscany and greatly exceed anything that would have been considered under the current R-3 zoning.

It is my view that the proposed development does not represent a benefit to the community as a whole and I ask that you consider these comments and concerns carefully while making your decision on this rezoning application.

Yours truly,

A handwritten signature in black ink, appearing to read 'Terese Sheridan', with a long horizontal flourish extending to the right.

Terese Sheridan.

Stefan Kunz

From: Cari Shyiak [REDACTED]
Sent: August 17, 2020 1:40 PM
To: Stefan Kunz
Subject: [EXTERNAL] - Application Number - PL20200050/51

Do not open links or attachments unless sender and content are known.

To Whom It May Concern,

My apologies for sending this today as I found it was stuck in my outbox this morning.

Below is my feedback to application Application Number PL20200050/51.

I object to this application for the following reasons;

1. **Safety** - adding over 500 units with the accompanying vehicle counts will substantially increase traffic on 12 Mile Coulee Road. Specifically;
 - The turn off and traffic light for vehicles coming from Crowchild West onto 12 Mile Coulee Road. Today due to the volume of traffic at peak times, traffic is regularly backed up into the west bound lanes. What will be done to rectify this and make it safe?
 - The turn off for both south & north bound traffic on 12 Mile Coulee Road. With the increased traffic coming in and out of this area including the new church, will traffic lights be added as vehicles turning on other parts of the road already present safety challenges.
 - The condition of 12 Mile Coulee Road. The current condition of this road is poor at best with so many dips and bumps. How will this be repaired and maintained?
 - Will all of these costs be paid by the developer as existing taxpayers in the area(s) should not be burdened with any of these additional costs.
2. **Recreation** - today we already have people driving and bicycling into our areas using parks, pathways, playgrounds and there are already increases in garbage, need for maintenance, expansion of pathways, etc. With 500 units or approx. 1000 people, what recreational facilities will they be investing in the area?
3. **Pets** - with 500 units and approx. half of them having pets, where is the dog park? Who will police this and maintain it? Where do all of the poop bags go? Has the developer included this in their plan including the costs as we do not need more pets poop on the paths and in the grass where kids play?
4. **View** - the entire area is made up with single home dwellings and now the proposal is to add semi-high rise, high density housing buildings to a country style landscape that will significantly disrupt the focus on nature, the views, and the rural serenity. These buildings will be an eyesore for everyone in the area or visiting.
5. **Water and Sewer**. What upgrades will be required to support the increase in units? Is Blazer setup to manage the water? Is the increased volume coming out of the river approved and what is the environmental impact of this. The same applies for the sewage. Is the developer paying for all of these costs including upgrades, environmental impact studies, etc?

The only reason and justification for supporting this application is for the increased Rocky View County revenues. This application should be rejected as it is not in the best interest of the existing residences and community.

Regards,

Cari Shyiak

Stefan Kunz

From: Margaret Sokolov [REDACTED]
Sent: August 14, 2020 10:27 AM
To: Dominic Kazmierczak; Stefan Kunz
Subject: [EXTERNAL] - Damkar Seniors Project: Opposition of the re-zoning

Do not open links or attachments unless sender and content are known.

Hello Dominic and Stefan:

As a resident of Watermark that is **DIRECTLY** affected by the Damkar Seniors Project, **we are definitely OPPOSED to the application for re-zoning of this project.** We are at **25 Spyglass Point** and the size of the structures proposed are significant and will negatively impact both our property directly and Watermark as a whole. Reasons include:

- Bears paw Density. The person/acre density figures (<2) are an important reason why we chose to live in Watermark. With this change in re-zoning of the project and the potential for that density figure to increase up to 40, and this goes directly against what Bears paw low density figures are meant to achieve.
- Hill stability. We have seen the disastrous outcome of the mud slide during the construction of the Church on the hillside which caused damage to houses on Spyglass Point. As we are the largest lot on Spyglass Point, we are very concerned that the construction so close to our property line may result in hill instability.
- Water usage. The plan is to tap into the current Watermark water supply. Such an increase in demand for our water causes concern in terms of pricing and availability. A development similar to Watermark has experienced significant issues. Article: <https://www.cbc.ca/news/canada/calgary/water-rocky-view-county-cambridge-alberta-utilities-commission-1.5661828>
- PRIVACY: with a potential for a 6 story building on the hill looking down on our house directly, we have concerns about our personal privacy and people trespassing through our backyard as they come down the hill (we currently have this issue).
- Traffic and Safety: The volume of traffic that will be imposed upon 12 mile coulee road is going to be significant. Safety of residents of Watermark will be significantly impacted as the volume of cars will be trying to exit from the new development from folks living there as well as the church, will be significant.

We request that you take these concerns seriously and **DO NOT approve the change in designation from R3 – DC.**

I am available to discuss if you need more information.

Thank you,
Margaret Sokolov

Margaret Sokolov
[REDACTED]

Stefan Kunz

From: V S [REDACTED]
Sent: August 15, 2020 1:57 AM
To: Dominic Kazmierczak; Stefan Kunz
Subject: [EXTERNAL] - Damkar Seniors Project: Opposition to the re-zoning

Do not open links or attachments unless sender and content are known.

Hello,

As a resident of Watermark immediately affected by the Damkar Seniors Project, I'm writing to express my **unequivocal OPPOSITION** to the application for rezoning of this project. I live at 25 Spyglass Point and the massive structures proposed for construction will clearly impact both our property as well as the entire Watermark community in the most negative way possible.

Obvious reasons include but likely not limited to:

- Bears paw population density. The person/acre density figures (<2) are an important reason our family has chosen to live in Watermark. With this change in re-zoning of the project and the potential for that density figure to increase up to 40, and this goes directly against what Bears paw low density figures are meant to achieve.
- Hill stability. We have seen the truly disastrous outcome of the mudslide during the construction of the Church on the hillside which caused significant damage to a number of houses located on Spyglass Point. As the owners of the largest lot on that street, we are justifiably concerned that construction in the immediate vicinity to our property may result in hill instability and, possibly, landslides.
- Water usage. The proposed plan is to tap into the current Watermark water supply. Such an increase in demand for water causes concern in terms of pricing and availability. A development similar to Watermark has recently experienced significant issues under germane circumstances.
(<https://www.cbc.ca/news/canada/calgary/water-rocky-view-county-cambridge-alberta-utilities-commission-1.5661828>)
- Privacy and security: with a potential for a 6 story building on the hill directly overlooking our house, we have fears about personal privacy and people trespassing through our backyard as they come down the hill (we currently have this issue).
- Traffic and Safety: The volume of traffic that will be imposed upon 12 mile Coulee Road is going to increase sharply . Safety of residents of Watermark will be significantly impacted as the volume of cars trying to exit from the new development as well as the church, will be hugely disproportionate to the capacity of the roadway.

I therefore respectfully request that you take these concerns seriously and **DO NOT approve the change** in designation from R3 – DC.

Regards,
Vitaly Sokolov
[REDACTED]

September 1, 2020

Attention: Planning Services Department

Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2

RE: File Number 05618459

Application Number: PL20200050/51

Dear Sir or Madam:

As Blueridge owners and residents, we strongly oppose the rezoning and project proceeding as planned.

While there are several reasons to oppose this development, our primary reason is that the proposal is unprecedented and entirely unsuitable to what Rocky View County has developed for hundreds of residents over decades in the entire area west of the city. Much thought and massive cost has gone into developing Watermark, Blueridge, Lynx Ridge and Bearspaw. These areas have required and created space, and a beautiful setting with much vegetation, in keeping with the natural beauty of this area. The proposed development is entirely opposite:

- At 6 storeys on the east side and probably 3 on the west side, it will appear to be an edifice of about 8 storeys!!
- It will be higher, and certainly appear much higher and larger than the adjacent church. The church is already very large and imposing over the Watermark area, but at least as a church it can have a possible aesthetic that reasonably fits. A multihome complex this large simply will not fit.
- While all the properties adjacent have lots of space, this is high density – again not a fit for several reasons.
- When we bought our property, we believed that there was much value in the beauty of the development around us – and we believed that the County does a good job of ensuring developments “fit”. This development will very negatively affect that.
- Here are a couple pictures that show the existing buildings. The church is in view from virtually everywhere in Watermark and Blueridge and much of Bearspaw. The villas blend in better. Please look at the second picture and imagine the proposed development at 3 storeys in front and 6 storeys in the back. It will stick out terribly and detract from what the county has been developing everywhere around it.



We believe that it is clear that this proposed development is unacceptable, and trust that you will use good judgment to disapprove it.

Sincerely,

Leon and Robin Sorenson

183 Blueridge View

MR Stefan Kunz
Planning Services Department
Rocky View County
262075 Rocky View Point
Rocky View County, AB.
T4A 0X2

File Number: 05618459
Application Number: PL20200050/51

September 13, 2020

Dear Mr. Kunz:

I am writing to object to the redesignation application request for the Damkar Development, Seniors Oriented Residential project from R-3 to Direct Control.

As my family's property is directly adjacent to the proposed development it will have extreme consequences for my lifestyle.

I have the following issues with this proposed development:

1- Population density. The abrupt change in density from the low-density residential area of Blueridge Mountain Estates and Watermark into an extremely high-density area in a matter of meters. The planning department cannot go from 1.9 people per acre to 35-40 people per acre in such a short distance. This is a 20-fold increase. Nowhere in the entire community is this allowed.

2 - Lack of attention. The fact that the information letter for the surrounding residence did not get distributed to wide enough audience as many residence beyond the current distribution will be effected by the increased density and the visual landscape change that would be anticipated with such an imposing development. A wider distribution would include more possible people that would be impacted.

3 - Slope stability. In the conceptual Scheme Trico references a high moisture content for the clays (18%), and a ground water depth of 3 meters. With a slope of this magnitude any disturbance of significance and depth will alter groundwater patterns and create an unstable environment. This occurred when the approved Church was being constructed and there was a slumping of material into residences below the construction zone. This is a safety issue for residences that back onto the property and also for the 16 inch Atco pipeline running along the northern edge of the development adjacent to my property. A slope failure could cause a rupture in the existing pipeline.

4 - Loss of privacy. I currently cannot see anyone to the south of my land and the proposal as defined would allow up to 4 six story building to be built within 15 meters of my property. The result would be a loss of privacy as they would have the ability to directly look into my house from above. There is also a potential overshadow effect that needs to be considered depending on the height.

5 - Traffic and safety. A fifth concern surrounds the dramatic increase in traffic and subsequent safety for the area as a whole. There will be an extra 1000- 1200 extra people moving into the area, and the roads are not built to handle this level of traffic. With the development of Watermark the turn from Crowchild Trail onto 12 Mile Coulee road is already at its limit with traffic backing into Crowchild and creating safety issues. The traffic from these new residences combined with that of the Church will create safety issues all along 12 Mile Coulee. Many of us move out of the city to enjoy a country lifestyle that includes privacy, quiet, dark skies, space, closeness to nature and the wildlife that still frequents my property (just this year moose, deer, porcupines). These are all referenced in "*Characteristics of Rocky Views Rural Communities Country Residential*" document. This development goes totally against this philosophy.

6 - Impact on local wildlife and ecosystems. This area is well known for its variety of wildlife such as moose, white tail and mule deer, skunks, porcupines, coyotes, etc. This proposed development plan would also negatively affect the lives of these animals and their ecosystems that Rocky View County proclaims as being a huge benefit to living in the area. This development would be going against this philosophy again.

7 - Diminished property value. A detrimental loss of property value that is likely to occur if this development continues as planned.

This development will negatively affect the quality of life my family and our neighbours have worked so hard to achieve.

Thank you for your time.

Bryn Stagg
[REDACTED]

MR Stefan Kunz
Planning Services Department
Rocky View County
262075 Rocky View Point
Rocky View County, Ab.
T4A 0X2

File Number: 05618459
Application Number: PL20200050/51
Date: 2 September 2020

Dear Mr. Kunz

I am writing to object to the redesignation application request for the Damkar Development, Seniors Oriented Residential project from R-3 to Direct Control.

As my property is directly adjacent to the proposed development it will have extreme consequences for my lifestyle.

The first issue I see is the abrupt change in density from the low-density residential area of Blueridge Mountain Estates and Watermark into an extremely high-density area in a matter of meters. The planning department cannot go from 1.9 people per acre to 35-40 people per acre in such a short distance. This is a 20-fold increase. Nowhere in the entire community is this allowed.

The second concern is the fact that the information letter for the surrounding residence did not get distributed to wide enough audience as many residence beyond the current distribution will be effected by the increased density and the visual landscape change that would be anticipated with such an imposing development. A wider distribution would include more possible people that would be impacted.

The third concern is the slope stability for all surrounding properties. In the conceptual Scheme Trico references a high moisture content for the clays (18%), and a ground water depth of 3 meters. With a slope of this magnitude any disturbance of significance and depth will alter groundwater patterns and create an unstable environment. This occurred when the approved Church was being constructed and there was a slumping of material into residences below the construction zone. This is a safety issue for residences that back onto the property and also for the 16 inch Atco pipeline running along the northern edge of the development adjacent to my property. A slope failure could cause a rupture in the existing pipeline.

The fourth area of concern is my loss of privacy. I currently cannot see anyone to the south of my land and the proposal as defined would allow up to 4 six story building to be built within 15 meters of my property. The result would be a loss of privacy as they would have the ability to directly look into my house from above. There is also a potential overshadow effect that needs to be considered depending on the height.

A fifth concern surrounds the dramatic increase in traffic and subsequent safety for the area as a whole. There will be an extra 1000- 1200 extra people moving into the area, and the roads are not built to handle this level of traffic. With the development of Watermark the turn from Crowchild Trail onto 12 Mile Coulee road is already at its limit with traffic backing into Crowchild and creating safety issues. The traffic from these new residences combined with that of the Church will create safety issues all along 12 Mile Coulee.

Many of us move out of the city to enjoy a country lifestyle that includes privacy, quiet, dark skies, space, closeness to nature and the wildlife that still frequents my property (just this year moose, deer, porcupines). These are all referenced in "Characteristics of Rocky Views Rural Communities Country Residential" document. This development goes totally against this philosophy.

Not to mention the loss of property value that is likely to occur if this development continues as planned. This development will negatively effect the quality of life my family have worked hard to achieve.

Ken Stagg

[REDACTED]

Shannon Smith

[REDACTED]

MR Stefan Kunz.
Planning Services Department Rocky View County
262075 Rocky View Point
Rocky View County, Ab. T4A 0X2

File Number: 05618459
Application Number: PL20200050/51

Date: 15 September 2020

Dear Mr. Kunz,

I am writing to object to the redesignation application request for the Damkar Development, Seniors Oriented Residential project from R-3 to Direct Control.

My house is directly adjacent to the proposed development and it will have extreme consequences for my family's lifestyle. My most prominent concerns are:

- **The abrupt change from the low-density residential area of Blueridge Mountain Estates and Watermark into an extremely high-density area in a matter of meters.** The planning department cannot go from 1.9 people per acre to 35-40 people per acre in such a short distance, a 20-fold increase. This is not allowed anywhere else in the entire community.
- **The slope stability for all surrounding properties.** The conceptual Scheme Trico references a high moisture content for the clays (18%), and a ground water depth of 3 meters. With a slope of this magnitude, any disturbance of significance and depth will alter groundwater patterns and create an unstable environment. This occurred when the approved Church was being built- there was a slumping of material into residences below the construction zone. This is a safety issue for residences that back onto the property and also for the 16 inch Atco pipeline running along the northern edge of the development adjacent to my property. A slope failure could cause a rupture in the existing pipeline.
- **Dramatic increase in traffic and subsequent safety for the area as a whole.** The roads were not build to handle an extra 1000- 1200 extra people moving into the area. After the development of Watermark the turn from Crowchild Trail onto 12 Mile Coulee road past its limit, with traffic backing into Crowchild and creating safety issues. Additional traffic from these new residences combined with that of the Church will create even more safety issues all along 12 Mile Coulee.
- **Loss of privacy.** The proposal as defined would allow up to 4 six story building to be built within 15 meters of my property. The result would be a loss of privacy as the residents would have the ability to directly look into my house from above. There is also a potential overshadow effect that needs to be considered depending on the height.
- **The information letter for the surrounding residences was not distributed to a wide enough audience.** Many residences beyond the current distribution will be affected by the increased density and the visual landscape change brought on by such an imposing development.

This development will have a significant negative effect on the many people who have worked so hard to build the lives they have in this beautiful community.

Thank you for your time and consideration,

Kirsten Stagg [REDACTED]

Stefan Kunz

From: PAA_Development
Sent: May 27, 2020 1:11 PM
To: Stefan Kunz
Subject: FW: [EXTERNAL] - Proposed Seniors residence in Bearspaw/Tuscany area

Hi Stefan,

More feedback on the proposed seniors home in Watermark for your review.

Best regards,

EVAN NEILSEN
Development Assistant | Planning Services

ROCKY VIEW COUNTY
262075 Rocky View Point | Rocky View County | AB | T4A 0X2
Phone: 403-520-7285
ENeilsen@rockyview.ca | www.rockyview.ca

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

From: Gary Stevens [REDACTED]
Sent: Wednesday, May 27, 2020 8:47 AM
To: PAA_Development <Development@rockyview.ca>; Division 8, Samanntha Wright <SWright@rockyview.ca>
Cc: Teresa.Goldstein@calgary.ca; Ryan.Vanderputten@calgary.ca; Debra.Hamilton@calgary.ca; bhonch@bapg.ca
Subject: [EXTERNAL] - Proposed Seniors residence in Bearspaw/Tuscany area

Do not open links or attachments unless sender and content are known.

I have reviewed the information sent to surrounding homeowners for the Proposed seniors Residence in Watermark/Bearspaw and find the proposal shocking.

To propose 4 buildings in 3 to 6 stories of basically row housing configuration, I suggest is completely unacceptable given the rural nature of the surrounding area.

It lacks a sensitivity to the community, a complete lack of discussion of the already congested traffic at the Tuscany Way intersection, not to mention to the homeowners of the surrounding area.

We have already seen the impact of the visual profile of a church that was oversold to County administrators, our municipal representatives and the public next door.

This project is too dense for the infrastructure in the area, it's unimaginative in its row housing design and the mock up images do not fairly represent the impact on the neighborhoods in the area.

Although well presented in the brochure by the PR people involved, I believe 3 to 6 story buildings are not what this area requires.

I understand the approach by developers of asking for more than what you think you will get, so that they can negotiate back to what they really wanted in the first place.

I am unaware of the actual ownership structure involving the family mentioned in the proposal in its reference to the Damkar Family, Trico Homes or the affiliated church and I don't consider their involvement a relevant issue in the design or suitability of the proposal.

In fact, I find the reference to the family confusing as it relates to the Centre Street ministry which now has 5 locations in the city of Calgary.

According to Wikipedia, "Centre Street Church is an evangelical megachurch located in Calgary, Alberta, Canada, affiliated with the Evangelical Missionary Church of Canada Founded in 1958, it has an average weekly attendance of 7,739 and is considered the largest megachurch in Canada. In addition to its Central Campus, it has four satellite locations in the Calgary Metropolitan Region."

I suggest that in its present form, this seniors project is entirely inappropriate. It needs to abandon the row housing design, it needs to conform to the density of the surrounding area, it needs to have traffic implications considered, it needs to reduce its size.

Most importantly, it needs to be sent back to the developers to start over and to rethink a concept to other than a row housing walk up structure.

Whereas it also impacts the immediate City of Calgary on the transportation infrastructure strain, I have included them in this objection to the project as proposed.

Gary Stevens

77 Watermark Villas

Calgary, Alberta, Canada

T3L0E2

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Jeremy & Daniela Sykes
164 Tuscany Ridge Circle N.W.
Calgary, Alberta
T3L 0E5



August 11, 2020

Rocky View County
262075 Rocky View Point
Rocky View County, Alberta
T4A 0X2

ATTENTION: PLANNING SERVICES DEPARTMENT

To Whom It May Concern:

Re: File #05618459
Application #PL20200050/51

Regarding the development of Damkar Lands, there are two issues I believe have not been given enough consideration.

1. 12 Mile Coulee was recently twinned heading both north and south - it was a time of frustrating traffic issues until completed. Given the likelihood of an additional increase in traffic as people travel to and from their new units on Damkar Lands, what consideration has been given to accommodate this? The developer website seems to indicate they believe it's fine as-is. There is a buildup of traffic on 12 Mile Coulee heading south when people are attempting to turn onto Tuscany Way heading east. Additionally, if a driver needs to turn onto 12 Mile Coulee heading south, Tuscany Way can become extremely backed-up. My belief is the developers have not seriously considered how much traffic will result from this.
2. What consideration, if any, has been given for pedestrian traffic? Currently, there is no formal way for people to cross the street on 12 Mile Coulee until Crowchild. Given the increase in people living in the area, are there plans to have a pedestrian bridge or something of that nature?

I'm hopeful there will be more consideration given for traffic issues than the developer has indicated.

Regards,

A handwritten signature in blue ink, appearing to read "Jeremy Sykes".

Jeremy Sykes

Stefan Kunz

From: Leslie Tackney [REDACTED]
Sent: September 4, 2020 2:52 PM
To: Stefan Kunz
Subject: [EXTERNAL] - Damkar Development Rezoning

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Input on File

05618459

Application Number

PI20200050/51

Attention Stefan

Kunz

Planning Services

Department

Rocky View County

262075

Mr. Kunz , I am a resident of Watermark Villas and I STRONGLY OPPOSE the Damkar Seniors Multi -Family Development rezoning application. I have the same concerns as many of my neighbours about the height and density of the buildings , the vehicular traffic and the possible strain on the utilities.

BUT what upsets me most is the betrayal. When buying in the Villas we signed an agreement that stated the lands adjacent to us would be used for a church and/or a seniors home and possibly single family residences with not more than 10 in total. We would not have bought with the vision of multi level buildings next door. church and seniors make good neighbours. Please do not destroy our neighbourhood.


A

Leslie

Tackney

5 Watermark Villas

John Tarnowski
454 Brookside Court
Calgary, Alberta
T3L 0C9



Planning Services Department
Rocky View County - 262075 Rocky View Point
Rocky View County, AB
T4A 0X2

email: skunz@rockyview.ca

Attention: **Mr. Stefan Kunz**, Planning Services Department

Re: File Number: 05618459
Application Number: PL20200050/51
Division 8

Dear Mr. Kunz:

We have several concerns about this development proposal that we would like to draw to your attention.

We are not opposed to development in Bearspaw, however we support development on the subject lands that:

- **Is consistent with “Country Residential” as defined in the Bearspaw Area Structure Plan. Inconsistency would lead to increased traffic creating safety, access and noise concerns and would place a tremendous strain on public services including schools, police, fire and ambulance support.**
- **Is not accessed via Blueridge Rise, Bearspaw Road or Bearspaw Village Road WHICH ARE DESIGNATED LOCAL ROADS, but rather have sole access directly off Highway 1A/12 Mile Coulee Road intersection so as to avoid increased traffic congestion which creates safety, access and noise concerns.**

- Does not include commercial and retail development as they would further exacerbate traffic and safety issues and lead to increased crime rates.
- Aligns with existing policy.
- Considers its impact on the local school system.
- Maintains community safety for its residents.
- Others concerns (if applicable):

The acreage lifestyle in Bearspaw and its proximity to Calgary very much appeal to us and we support a "Country Residential" lifestyle. We have also made a significant financial investment in our property that is inextricably linked to characteristics the community currently possesses.

These characteristics are very well articulated in the County Plan that uses words such as "dispersed acreage communities, privacy, quiet, space and distance, nature and wildlife, and dark skies". These words do not come to mind when we read the File number: 05618459, Application Number: PL20200050/51. In fact, it proposes a significant directional change and departure from these defining qualities.

As such, we should strive to preserve the defining characteristics that make Bearspaw such an attractive place to live.

We thank you in advance for your consideration of this response.

Regards,

John TARNOWSKI

Signature



Date

Aug 22, 2020

Judy Tarnowski
454 Brookside Court
Calgary, Alberta
T3L 0C9
[REDACTED]

Planning Services Department
Rocky View County - 262075 Rocky View Point
Rocky View County, AB
T4A 0X2

email: skunz@rockyview.ca

Attention: **Mr. Stefan Kunz**, Planning Services Department

Re: File Number: 05618459

Application Number: PL20200050/51

Division 8

Dear Mr. Kunz:

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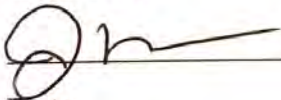
As such, we should strive to preserve the defining characteristics that make Bearspaw such an attractive place to live.

We thank you in advance for your consideration of this response.

Regards,

Judy Tarnowski

Signature



Date

August 22, 2020

Stefan Kunz

From: Caroline and Stuart Thompson [REDACTED]
Sent: August 29, 2020 7:02 PM
To: Stefan Kunz
Subject: [EXTERNAL] - Input on File: 05618459; Applicaiton: P120200050/51

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Attention Stefan Kunz,
Planning Services Department,
Rocky View County 262075

I would like to provide input on the Housing Project proposed for the Damkar Land parcel off 12 Mile Coulee road. The File number is **05618459**. The Application number is **P120200050/51**

I am NOT in favor of this rezoning & the project progressing as proposed

There are so many issue I see with the current plans, but to summarize:

- **The density planned for this project is enormously disproportionate** to anything else in the community / Rocky View county. It is totally out of place for this area and is exactly the opposite of why most people have bought homes in this neighborhood.
- **The building heights proposed are also way out of line for the location and neighborhood.** It is not at all in keeping with the nature of the area and will not integrate into the community. They will be massive and visually imposing structures regardless of the exterior finishings.
- I have major concerns about traffic given the project density, the inclusion of multi-family units in addition to the seniors residence, and the cumulative impact given the existing impact of the neighboring church.
- I also have major concerns about utility, water, sewer and storm sewer. These are things that we already have issues with, and adding 500 units in a tiny area is certainly not going to help.
- There have been significant issues with slope stability and water runoff during the development of the church... and this will surely be exacerbated by such a massive development right beside the church.
- I have concerns about the impact that such a high density development will have on the common areas within the community. It also isn't clear if the residents of the new development would be contributing to the costs of ongoing maintenance of the Watermark common areas, even though they will most assuredly be accessing them.

Thank-you

Stuart Thompson
4 Watermark Villas

Caroline Thompson
4 Watermark Villas

M & G Trout
74 Watermark Villas NW
Calgary, AB T3L 0E2

September 9, 2020

Planning Services Department
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2

To Whom it May Concern

RE: File Number: 05618459
Application Number: PL20200050/51
Division: 8

We choose to live in the villas at Watermark because we wanted to live in a low density area. This proposal indicates that this proposal would increase the density by 20 times. We paid a premium price to live in this area. This density change and all that goes with it would have a direct loss of our property value.

I am sure Trico would love this area to build a high density 6 floor 500 unit high rise. There are already beautiful parks and pathways in place that was paid for by the residents of Watermark. We do not want this to change and all of a sudden we have possibly 1000 residents using those facilities and overcrowding them. They did not pay for those, we did.

Further, there were indicators this summer that we may have issues with water availability. I do not think we should have to resolve issues when an enormous population move into this area. The supply and demand for water/sewer would not be sustainable.

12 Mile Coulee is a busy road that currently is available for people in Tuscany, Blue Grass, Tuscany Villas, 85 Street and the single family homes in Watermark, Lynx Ridge and a number of acreages. The church that is currently being build will also add a large increase in traffic as that members of the church are a large population that will be coming and going day and night 7 days a week because of all their programs.

It appears to us that the only winner in this request is for Trico. We are sure it would be a very successful opportunity for Trico and it really is a loss to the current residential areas. We knew when we bought here that a church was being build and that there were conversations of a relatively small, seniors resident to what now is a high density, multiple building s that are 6 stories high.

We looked at the zoning of this area before we bought here. We trusted that council would not change the zoning of in Rocky View to this extent. The church has significantly changed the appearance of the area and to now approve 6 story buildings with a high population would change that whole reputation of Rockyview. We would be appalled if this moves forward not only for all the reasons listed above but also for the large financial hit the residents of Bearspaw are forced to take for someone else's financial gain.

I trust you will agree with the considerations of this letter.

Sincerely,
Marvin and Gwen Trout

Cc: Stefan Kunz
skunz@rockyview.ca



August 20, 2020

To: Planning Services Department
Attn: Stefan Kunz
Rocky View County
262075 Rocky View Point, Rocky View County, Alberta

Re: Application Number PL 20200050/51, File 05618459

The Tuscany Community Association (TCA) respectfully offers the following comments regarding the proposed Damkar Lands development immediately west of Twelve Mile Coulee Road NW near Tuscany Way NW.

The main concerns that the TCA would like to raise involve increased traffic along Twelve Mile Coulee Road, issues around the turn into and out of the development, maximum building height, and emergency response.

Traffic and Access Concerns: This development as currently proposed contains 474 parking stalls. The increase in traffic coupled with the adjacent Church presents a potential for delays as well as access in and out of Damkar Court at Twelve Mile Coulee Road. The TCA asks that a traffic study be completed prior to approval to ensure that the current infrastructure can support this vehicle increase now and in the future.

Maximum Building Height: The TCA has received several concerns from the community residents about the height of this development being immediately adjacent to Twelve Mile Coulee and overlooking the Watermark Development. Any considerations or adjustments to limit the height, and thus the impact on the westward view, is greatly appreciated.

Emergency Response: Since this is planned to be a seniors oriented development, there could be an increased need for emergency services responding to this site. The TCA asks that the Planning Services Department consider emergency response times and service availability as part of the approval process to ensure adequate coverage.

The Tuscany Community Association appreciates being able to provide comments and asks that we continue to be included throughout the process.

Sincerely,

Tim Heger
Chair, Planning and Development Committee, Tuscany Community Association
(planning@tuscanyca.org)

GROWING A SAFE, HEALTHY AND ENJOYABLE COMMUNITY

Tuscany Community Association
P.O. Box 27054, Tuscany RPO
Calgary AB T3L 2Y1
www.tuscanyca.org

Stefan Kunz

From: dan twidale [REDACTED]
Sent: August 5, 2020 1:58 PM
To: Stefan Kunz
Subject: [EXTERNAL] - File Number 05618459 Application Number PL20200050/51

Do not open links or attachments unless sender and content are known.

Stefan , I am resident of Watermark Villas and our property is adjacent to the subject land application. We purchased our Villa in 2017 and paid premium for **luxury design and finishes , quiet country living , and unobstructed mountain views**. These values are consistent throughout Watermark and are aligned with all future development by MacDev , who utilize quality home builders design such as Wolf Homes and NuWest , amongst others. The basis for our subject lands to remain designated as Residential Three District is to ensure the community values are preserved as documented above in bold fonts.

The proposed design of the subject land application falls far short of these values for the following reasons:

- 1) Trico is not a luxury home builder and the design is not compatible with this community. The finishes are more aligned with affordable housing which will materially erode assessed property values in this community. The proposed compounds and structures should not be permitted based on height and design.
- 2)The proposed density is unacceptable for such a small acreage size and is not compatible with this community based on noise , traffic .
- 3) Twelve Mile Coulee is incapable of providing safe access as it exists today (lacking signalization and crosswalks) for the high volumes of traffic during peak periods. Intermunicipal efforts to improve this road have failed miserably. The TIA recommendations are flawed and incomplete as stated.
- 4) If RVC requires affordable senior living , locate it somewhere else. Do not amend the CS of this community to accomodate this application.

--

Dan Twidale
[REDACTED]

Stefan Kunz

From: dan twidale [REDACTED]
Sent: August 19, 2020 5:35 PM
To: Stefan Kunz
Subject: [EXTERNAL] - File number 05618459 Application number P120200050/51

Do not open links or attachments unless sender and content are known.

I am NOT in favour of this rezoning & project progressing as proposed for the following reasons:

Building Height: 4 buildings up to 6 stories high. These buildings will collectively be more imposing than the church and likely be as high or possibly higher at 6 stories. The church is blocking mountain views for Villa residents and has not integrated well to the community.

ii. Residential Density. Approximately 500 residential units. This density is 20 to 40 times higher than neighbouring communities (assuming 2 residents per unit = 1,000 residents and this does not include on-site staff) and is enormously disproportionate to any other seniors/residential community in Rocky View County.

iii. Vehicle traffic on 12 mile coulee road. There is parking planned for 474 cars, not including surface parking OR church/campus parking. All these cars entering and leaving the one and only access road into our community will cause a significant impact to safety, noise and volume. Signalization and crosswalks are a significant gap in this area as it currently exists without tripling the load. Has anyone done a proper analysis on traffic volumes in this area? The TIA completed for this developer is a joke.

iv. Hill slope stability. We need to be assured that residents below and around the construction will not be impacted by any hill instability issues or water run-off issues that have plagued the previous construction of the Church/Campus.

v. Utility interconnection. What assurances do residents have that the utility interconnections of water, sewer, and storm sewer has the capacity to handle these large volume increases. Increased volumes usually necessitate physical upgrades and increased wear and tear to existing facilities increasing costs to all. How will this be addressed? Consider for a moment what has happened to Cambridge Park Estates in Rocky View County which is experiencing water shortages (thanks for the reference Margaret!) . <https://www.cbc.ca/news/canada/calgary/water-rocky-view-county-cambridgealberta-utilities-commission-1.5661828>

vi. Integration with Neighbouring Communities. Four buildings up to 6 stories high do not integrate – period; regardless of ponds, stone veneers, wood beams and park benches. Affordable housing does not belong in this neighbourhood and will have lasting detrimental effect to property assessments of existing homes.

vii. Common Area usage. The Watermark and neighbouring communities were designed for a specific concentration of residences which all residents understood by purchasing and moving here. Having a high concentration of additional residents who have access to and use of common area facilities was surely not anticipated by any resident and there is no assurance at this time that contributions can be expected and ongoing, leaving the continuous obligations to existing residents.

viii. Unprecedented Development. Should this huge project proceed as is, it will set a precedent for Rocky View County that any community is a potential candidate for such a project proceeding.

--

Dan Twidale
 [REDACTED]



Stefan Kunz

From: [REDACTED]
Sent: August 9, 2020 12:32 PM
To: Stefan Kunz
Cc: Division 8, Samanntha Wright; vanaalstdave@gmail.com
Subject: [EXTERNAL] - Comments regarding Damkar Lakes - Seniors-Oriented Residential CS Amendment

Do not open links or attachments unless sender and content are known.

Reference: File #05618459 Application PL20200050/51

Dear Mr. Kunz:

We would like to provide our comments in opposition to the amendments to the Watermark at Bearspaw Conceptual Scheme. We have been residents in Bearspaw (Bearspaw Meadows Bay) since 2005. Since becoming residents, the sale of the Damkar property to McDonald Developments occurred, and through the period of consultation and development we've been witness to a blatant lack of interest in local residents opinions and concerns about the Watermark development.

Throughout this development there have been continuous amendments with what has felt like little or no and consultation, or interest in the desire for our community to remain "country residential" as well as a safe and quiet community. Residents in this area strongly opposed any high density development, yet somehow we now have a condo complex overlooking our small community, along with housing density that was higher than promised by the county representatives at the time (both elected and bureaucrats) adding significant traffic and population to our community!

In this proposal to amend it recognizes the following: "The existing County Plan designates the Plan Area as Country Residential within the Bearspaw community. As such, development in this location shall conform to the Bearspaw ASP or, alternatively, propose an amendment... The existing County Plan designates the Plan Area as Country Residential within the Bearspaw community. As such, development in this location shall conform to the Bearspaw ASP or, alternatively, propose an amendment." (page 6 of proposal) How can a 500 unit development on 12 acres possibly be considered "country residential" and conforming to the BASP?

Besides the density issue, we are also very concerned with the safety of our community residents. The current roadways and traffic controls are already feeling the strain of the significant number of new residents at the intersection of 12 mile coulee and 80 ave and 12 mile coulee and Tuscany Way. It goes without saying that this level of density, along with the church traffic are going to create extreme pressure on 12 mile coulee road, and the connectors in this area. In this proposal on pages 26 and 27 where it discusses the Traffic Impact Assessment – it suggest that the "For opening day horizon, including the Plan Area, the site access at 12 Mile Coulee Road and Damkar Court should operate within acceptable capacity parameters to the 2039 horizon. The two intersections along 12 Mile Coulee Road at Tusslewood Drive NW and Tuscany Way NW may require signalization by 2028, even without the development of the Plan Area. The TIA, however, expects both intersections to operate within capacity with signalization, considering anticipated volumes from the Plan Area." (page 27) As a "country residential" area, we would expect the residential density to remain low enough that traffic signals should never be warranted.

We are not opposed to senior residential development. We ARE opposed to one that is at such an unrealistically high density for this area and within the BASP. If you have any questions about these comments, please contact either of us by email, or at the numbers below.

Regards,

Sue and Dave Van Aalst



Stefan Kunz


From: Ken Waddell [REDACTED]
Sent: August 17, 2020 5:48 PM
To: Stefan Kunz
Subject: [EXTERNAL] - Re Density in Bearspaw

Do not open links or attachments unless sender and content are known.

Mr. Kunz. I believe there are areas in Bearspaw that can easily support higher density and the Damkar is one of those.

Ken Waddell
Bearspaw

Maria-Anna Wampler
150 Waterside Court
Rocky View, Alberta
T3L0C9



Planning Services Department
Rocky View County – 262075 Rocky View Point
Rocky View County, AB
T4A 0X2

Email: skunz@rockyview.ca

Attention: Mr. Stefan Kunz

Re: File Number: 05618459
Application Number: PL20200050/51
Div 8

Dear Mr Kunz:

I have several concerns about this development proposal that warrant your attention.

We are not opposed to development in Bearspaw, however we support development on the subject lands that are:

- Consistent with “Country Residential” as defined in the Bearspaw Area Structure Plan. Inconsistency would lead to increased traffic creating safety, access and noise concerns. Would place a tremendous strain on public services including schools, police, fire and ambulance services.
- Is not accessible via Blueridge Rise, Bearspaw Road or Bearspaw village Road (which are designated local roads) but rather have sole access directly off Highway 1A/12 Mile Coulee Road intersection so as to avoid increased traffic congestion which creates safety access and noise concerns.
- Does not include commercial and retail development as they would further exacerbate traffic and safety issues and lead to increased crime rates.
- Aligns with existing policy
- Considers impact on local school system
- Maintains community safety for its residents.

“Country Residential” lifestyle is paramount to us and we have made a significant financial investment in our property to attain this style of living. I feel file number: 05618459 put this lifestyle at risk and will devalue our investment and standard of living if the project were to go forward.

We thank you in advance for your consideration of this response.

Regards,

Maria - Anna Wampler


Signature

[Handwritten Signature]

Date

September 7th / 2020

Michael Wampler
150 Waterside Court
Rocky View, Alberta
T3L0C9



Planning Services Department
Rocky View County – 262075 Rocky View Point
Rocky View County, AB
T4A 0X2

Email: skunz@rockyview.ca

Attention: Mr. Stefan Kunz

Re: File Number: 05618459
Application Number: PL20200050/51
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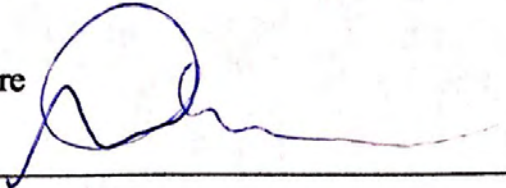
“Country Residential” lifestyle is paramount to us and we have made a significant financial investment in our property to attain this style of living. I feel file number: 05618459 put this lifestyle at risk and will devalue our investment and standard of living if the project were to go forward.

We thank you in advance for your consideration of this response.

Regards,

Michael Wampler

Signature



Date

Sept 7th / 2020

Stefan Kunz

From: Max Wang [REDACTED]
Sent: August 14, 2020 11:38 AM
To: Stefan Kunz
Subject: [EXTERNAL] - Fwd: Damkar Lands - 500 Residential units by Blueridge Estate at 12 Mile Coulee Road

Do not open links or attachments unless sender and content are known.

Dear Mr. Kunz,
I was told that you are handling the file. Please see our statement of concern and objection to the development, and request to reject the project application.
Thanks!

From: "max wang" [REDACTED]
To: "development" <development@rockyview.ca>
Sent: Friday, August 14, 2020 12:36:45 AM
Subject: Damkar Lands - 500 Residential units by Blueridge Estate at 12 Mile Coulee Road

Dear council and development officers

We are absolutely shocked to receive a letter from the County asking to review the proposed development of high density 500 units within 12 acres of land of Water Mark next to the new church by 12 Mile Coulee Road.

This type of closely spaced 4 -storey apartment style buildings is a total mismatch with this area's overall landscape and building styles, and it is not appropriate for the surroundings. It will also dramatically increase the traffic on the 12 Mile Coulee Road.

The originally approved Water Mark master development plan allows only 617 units over the entire 316 acres of land and this amendment is almost doubling the unit number within 12 acres!

Blueridge Estate residents are very upset by this amendment, and we request the County not to approve this plan.

Thanks!

C. Max Wang and Jane Song
7 Blueridge Place
[REDACTED]

The Damkar lands - Senior-Oriented Residential

File Number: **05618459**

Application Number: **PL20200050/51**

Email to: skunz@rockview.ca

From:

Changqing (Max) Wang, Hongjian Song

7 Blueridge Place, T3L 2N5

Cell 403 973 3137

To:

Senior Planner

Planning Services Department,

Rocky View County,

262075 Rocky View Point,

Rocky View County, AB. T4A 0X2

Dear Stefan Kunz,

We are **NOT** in favour of the redesignation of the subject lands as referenced above from R-3 to Directly Control and the project progressing as proposed.

We have many concerns in respect of this project as listed below:

- **Project Creep**
 - Residents of Watermark and abutting areas were always aware of a senior's development proposed for the Damkar Lands. The project was thought to be much smaller in scope both physically and visually and integrated into the abutting communities. As stated in the Damkar April 2020 development proposal, the project will: *carefully integrate the natural environment, maintain views of the Rocky Mountains, leverage its proximity to the Bow River Valley and the City of Calgary, while incorporating innovative and aesthetically pleasing development standards, visually enhancing the broader Bearspaw community.* The sheer magnitude and concentration of residential units in no way can accomplish this. The result is a project which is more invasive rather than integrative.
- **Housing Density & Population**
 - The extreme concentration and number of residential units conflicts with the guiding principles of the Rocky View County plan (2018), specifically:
 - Encourage a 'moderate' level of residential growth that preserves and retains the County's rural character.
 - The Environment in maintaining the rural landscape and character of dark skies and open vistas.
 - Undertake a wide range of measures to support the conservation of land, water, watersheds, energy and other natural resources.

- It is difficult to accept these guiding principles as having been seriously considered in light of an intensified project such as a four building, six story, 500 unit, high-density development which speaks to none of these guiding principles.
- This project takes residential density 15 to 20x over the greater Watermark Community and 3 to 4x that of the Residential Density Policy (2.0 upga up to 40.6 upga)!
- **Traffic Impacts**
 - Enormous traffic load increases from 1000 residents (477+ parking spaces), and a 44,000 sq ft Church/Campus with parking for a 800 seat sanctuary. 12 mile Coulee road the only feeder into abutting communities including Tuscany, Blue Ridge, Blazer Estates, Bearspaw Village, Lynx Ridge, Watermark will be bursting with vehicular traffic.
- **Infrastructure Loading (Water/Sewer)**
 - Given that the existing customer base of Blazer Water Systems were asked to curtail their discretionary water usage August 2020 it seems highly likely that there will be a necessary infrastructural upgrade required to service 1000 additional residents based on original assumptions of community demands and expansion. Although words of assurance were given to inquiring residents that any upgrades are the burden of the developer, past experience with Blazer Water Systems dictates skepticism as in the past Blazer Water systems has submitted rate increases 4-5x in excess of what is considered rate shock by the AUC.
 - It is also highly likely that the existing wastewater supply and treatment will require upgrades as stated in the approved Conceptual Scheme: *Communal wastewater treatment and water services will be provided to the Damkar Parcel under certain conditions*. Given that the original Blazer water/waste water systems forecasts anticipated an increased of 100 residential senior units (GRA rate application 2016) which has become 500 senior units, it is a reasonable assumption that these “conditions” will present much, much sooner and likely result in a disproportionate burden falling to the existing rate/customer base.
- **Project integration & Aesthetics**
 - It is beyond sensibilities that a four building, up to 6 story, high density development with absolutely no thought to a transition zone can integrate in anyway with the neighbouring communities of: Blue Ridge, Tuscany, Watermark, Bearspaw Village and Lynx Ridge.

A senior's aging-in-place development concept is a worthwhile effort and a necessary endeavour for our aging population. Many residents moved to Watermark and neighbouring communities with the understanding and acceptance of the senior's project progressing. Unfortunately, the execution of this project, its magnitude, impact and consequences to existing residents makes the endeavour awkward and unwelcome. On this basis the project should be declined.

Sincerely,

C. Wang and H. Song

The Dakar lands - Senior-Oriented Residential
File Number 05618459
Application Number PL20200050/51

From:
Warters, Roderick P and Wendy J
115 Hillside Terrace
Calgary. AB T3L 0C9

Dear Stefan Kunz,

We are writing this letter, as official comments, to the proposed development referenced above.

We have serious concerns about this proposed new development. This falls on the heels of the recent development of the Church/Campus next door, which is not viewed as an asset to Watermark Community. Changing the designation from R3 to Direct Control will allow this development to completely ignore the existing culture and ambience of the Watermark and surrounding Bearspaw community.

We will outline each of our concerns below.

Housing density: The housing density proposed is not consistent with any development in the Watermark or Bearspaw Community. (zoned R3). There will be more units in this proposal than in the entire existing Watermark development. There is little benefit to the existing community structure to having such a high- density residential project. This will add considerably more strain on all community infrastructure.

Number of Private Residences: Originally, the proposal was for a Seniors Development. Now there appears there will be "private residences" amongst the Seniors-Oriented Residence. This is not consistent with the original proposal from the Dakar Family Legacy which stated it would be "a residential project that caters to seniors". It would "provide varying levels of care" where "they could live out their retirement". This now suggests this may not be a Retirement Community at all. It includes "Private Residential Units" not "Private Seniors Residential Units". Is this development purely for seniors? or not? Will it be used as a residence for student housing for the adjacent Church/Campus?

Building height: Any development over 2-3 stories would be completely unacceptable. It would directly negatively impact the nature and culture of the Watermark community. Watermark was promoted and sold as an “Executive community with unsurpassed amenities surrounded by Rocky Mountain views. Urban density gives way to spacious homesites and a more relaxed pace of living”

The new Church/Campus and this new development are not consistent with this vision!

Traffic: The Church/Campus will attract 700 people/service. With 1 service on Saturday evening, 3 services on Sundays and various weekly classes and workshops, this will significantly increase traffic. The new 500 unit Senior-oriented residential project will only add to the traffic congestion. Traffic controls will need to be put in place. The only entrance to both these facilities is from Crowchild Trail to Twelve Mile Coulee Road. This will add significantly to the traffic concerns we are already experiencing getting off Crowchild Trail and the flow of traffic on Twelve Mile Coulee Road. Several sets of lights will need to be installed to manage flow in and out of the Church/Campus and the Senior-oriented Residential development.

Parking in the Community: There is concern there will be insufficient parking at the Church/Campus, and within the proposed Senior- oriented residential development. This could be more problematic on weekends. Parking on residential streets in Watermark will not benefit our community. Sufficient parking for a “Max Case” needs to be included in their plans.

Common Area usage: It appears the new development and the Church all have access to the Common areas of Watermark, including the Plaza, BBQs, walkways and playgrounds. This will add considerably to the foot traffic and congestion in the neighbourhood. We already have many visitors from other communities coming to use our facilities. None of these visitors contribute financially to the care and maintenance of the pathways, lawns, playgrounds, BBQ's, basketball courts etc.

HOA fees: Since this new development, and the Church, have blanket access to all our common areas and facilities, they should be contributing to our HOA fees. All costs for sidewalk clearing, path clearing, mowing of public areas, playground and plaza maintenance should be shared by

those parties that utilize them. The HOA fees from Watermark should not increase because of these two developments.

Sewage treatment: There is considerable concern on how our one small sewage treatment facility will now be able to handle several hundred church visitors and another 500 full time residential units from this proposal. Are there back-up prevention provisions in place?

There will be considerably more truck traffic to the Watermark sewage treatment facility in the centre of our community, to deal with the additional waste. Watermark residents should never be impacted by the increased usage of the sewage system by the Church/Campus and the Senior-oriented residential project, nor should their fees increase.

Aesthetically pleasing: From the community of Watermark, this new development should be aesthetically pleasing, which means we should not see it on the horizon! The buildings should be moved further to the east and landscaped accordingly to minimize the view of the new project from the existing Watermark community. There is no need to build multiple 3 to 6-story buildings, right on the edge of the Watermark community, to tower over the existing homes in Watermark.

The new Church/Campus **is not** aesthetically pleasing and does not enhance the existing community due to its excessive height.

Property values: There is considerable concern that this new Senior - oriented residential development along with the Church/Campus has negatively impacted the property values in the Watermark community.

Integrate with the Watermark Community: This is a direct quote from the Damkar family website. "Community interface will be sensitive and seamlessly integrate with the neighbouring Watermark Community."

That is not what happened with the Church/Campus! It is not a seamless integration with the community. The Watermark Community was treated very disingenuously. Modifications to the height of the Church/Campus were increased after the final plans were approved with no consultation with the Watermark community. There is concern that this project will treat the Watermark Community with the same disregard.

This new development should have NO negative impact on the Watermark Community!

Sincerely,
Rick and Wendy Warters

Stefan Kunz

From: Arlene Weidner [REDACTED]
Sent: September 15, 2020 10:15 AM
To: Stefan Kunz
Cc: Merrill Knudtson
Subject: [EXTERNAL] - Damkar Lands

Do not open links or attachments unless sender and content are known.

Good morning Stefan....apologies for not knowing who specifically to direct our letter to, so you'll note we have also included Dominic Kazmierczak, Supervisor Planning (Policy), Planning Services. Thank you for your letter of July 24, 2020 providing us with the notice of application re the land immediately to the north of us. We have owned a condo in Watermark Villas since 2016.

Attached please find a letter indicating our concern with the cumulative impacts of the significant proposed changes to the Watermark Conceptual Scheme. If you have any specific questions, or require additional information, please let us know.

Sincerely,
Arlene Weidner
Merril Knudtson

September 13, 2020

Dominic Kazmierczak
Supervisor Planning (Policy), Planning Services
Rocky View County
Phone (03) 520-6291
dkazmierczak@rockyview.ca

Re: Damkar Lands - Seniors-Oriented Residential CS Amendment
File Number: 05618459
Application Number: PL20200050/51

Dear Mr. Kazmierczak

We are writing to express our serious concerns re the proposal by Trico Homes to build a special care facility of up to 500 units and 1000 residents next to the new Center Street Church just off Twelve Mile Coulee Road.

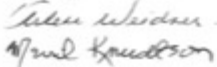
As current owners of a Watermark Villas condo, we chose this location in 2016 in order to be in a less populated area yet close to Calgary, with a wonderful view of the mountains. However this proposal would create a residential density up to 20 times higher than Watermark and 40 times higher than the rest of Bearspaw.

We have reviewed the proposal on the Damkar Legacy Project (Appendix 9: Conceptual Scheme Amendment) and the vision and goals of the project are laudable. However the overarching concern is the magnitude of this proposed change relative to the Watermark Conceptual Scheme, and redesigning the land from an R3 to Direct Control. While the document identifies the areas of greatest concern, eg. density, traffic, water, utilities etc., one wonders if the collective impact of the many significant changes occurring in the area have been realistically assessed.

Approving this proposal would essentially be a betrayal to the current residents of Watermark and adjacent areas who have already made a significant commitment to the development of these communities. This could set a precedent that could be repeated throughout the County.

Thank you for the opportunity to provide input into this important decision.

Sincerely,



Arlene Weidner and Merrill Knudtson
54 Watermark Villas

cc: Stefan Kunz
skunz@rockyview.ca

September 15, 2020

Sent via Email to: skunz@rockyview.ca
Dkazmierczak@rockyview.ca
SWright@rockyview.ca

To: Stefan Kunz, Rocky View County

CC: Dominic Kazmierczak, Supervisor Planning (Policy), Planning Services, Rocky View County
Samantha Wright, Councillor, Division 8, Rocky View County

Re: Application to Amend the Watermark Bearspaw Conceptual Scheme to Redesignate Lands from Residential Three District to Direct Control District

File No: 05618459

Application Number: PL20200050/51

Division: 8

Thank you for the extension granted for the solicitation of comments and submissions on application PL20200050/51. As Watermark Villa residents this has given us time to consider the merits of the project proposed as well as the likely negative impacts on the surrounding neighborhoods.

We are **NOT** in favor of the applicants request to Amend the Watermark Bearspaw Conceptual Scheme to Redesignate Lands from Residential Three District to Direct Control District for the following reasons:

- 1) The density proposed is significantly higher than the immediate surrounding areas as well as else where in Rocky View County and therefore not compatible.
- 2) The Restrictive Covenant binding the lands described as the "Damkar Lands" allow for a church, senior citizen's home and 10 single family residents in accordance with the Dakar's vision of their legacy gift to God and their community. The application wording to allow the development of four multi-family dwelling buildings including a seniors housing facility and private residential dwelling units feels like a disregard for the Damkar's vision of providing care for seniors.
- 3) When we purchased our property, we had to sign an acknowledgement for the proposed development of both the church and the senior's housing. What is being proposed is substantially different than what was signed off on.
- 4) The proposed 4 residential buildings up to 6 stories high will not meet the Rocky View County Planning (Policy) building height restrictions. Since a height variance was already granted for the Church on the same property this is setting a precedent for all of Rocky View County
- 5) Traffic projections are unrealistic. Access to the property is limited to 12 Mile Coulee Road which although recently twined is already strained servicing the existing communities of Tuscany, Blue Ridge Estates, Watermark and Watermark Villas, Lynx Ridge and Bearspaw Village.

Add to that the increase traffic for the Centre Street Church under construction and another 500 units and there will be serious traffic, cycling and pedestrian issues.

Consideration/consultation with the City of Calgary needs to happen as 12 Mile Coulee Road is owned by the city and not the MD of Rocky View.

- 6) Emergency services availability for the proposed additional density of up to 500 units and 1,000+ residents raises concerns. MD of Rocky View provides rural emergency services (fire, police, medical) for residents over a wide area resulting in longer wait times than in urban area. And although reciprocity agreements exist between the City of Calgary and the MD of Rocky View, all emergency calls will go to the nearest Rocky View County service even if Calgary is physically closer.
- 7) Infrastructure strains on water and sewer services. Existing services and infrastructure under Blazer Water Systems Ltd are already experiencing strains on the availability and sufficiency of the water supply. Adding density of another 500 units to an already strained infrastructure would be short sighted without MD of Rocky View having a detailed plan to ensure sufficient water supply and sewage services for all its residents.

In summary, we are not against development on the "Damkar Lands" if they were in accordance with the current Rocky View County Planning Rules. We are however very much **AGAINST** application PL20200050/51 as the applicant is attempting to redesignate/rezone in a way that is not compatible with the neighborhood or the county.

From: Carol & Bob Westcott
27 Watermark Villas

Stefan Kunz

From: Patricia Wiechnik [REDACTED]
Sent: August 17, 2020 1:42 PM
To: Stefan Kunz
Subject: [EXTERNAL] - File Number 05618459, Application # PL20200050/51

Do not open links or attachments unless sender and content are known.

Stefan Kunz,

We received the notice about the application to change to The Damkar Lands next to the church.
Our concerns are the following:

- Why are they able to change the original plans from Senior Housing to Multi family.
(After Covid 19 cases were high in seniors housing obviously they are wanting to change their original plans)
- The Church as it stands with huge windows is going to cause light issues at night plus now with them wanting to increase the size of the buildings to the north the light will be like living in downtown Calgary.
- This is not a community like by the University of Calgary. Multi Family with high rise buildings.
- The Church traffic alone when they start having events there will cause traffic problems on 12 Mile Coulee Road.
- The pedestrian traffic will also increase around the quiet community.

This type of development belongs in the towns in Rocky View County.

In closing , we as Villa owners are totally against a development of this type in Rocky View County.

Yours Truly,
Russell & Patricia Wiechnik

Stefan Kunz

From: Connie Wignall [REDACTED]
Sent: August 11, 2020 4:28 PM
To: Stefan Kunz
Subject: [EXTERNAL] - Planning Services Dept.

Do not open links or attachments unless sender and content are known.

File#05618459
Application#PL20200050/51

I am concerned about the impact of such density.
I am concerned about the water supply.
I am concerned about the impact on bordering residential areas namely, the Estates of BlueRidge and the single family homes on Spyglass Way.
Lastly,I question the motive behind the redesignation from Residential Three District to Direct Control District.

Thank you,
Connie Wignall
#98 Watermark Villas
Calgary,T3L0E2

Stefan Kunz

From: Connie Wignall [REDACTED]
Sent: August 16, 2020 4:48 PM
To: Stefan Kunz
Subject: [EXTERNAL] - File #05618459

Do not open links or attachments unless sender and content are known.

Application#PL20200050/51

Re:Provision of Water

Stefan, I sent you comments and one of my concerns was water.

Further to that comment, I would draw your attention to the significant lower levels in the “ponds” and the non existent “waterfalls” This situation in Watermark has persisted for months without resolution.

The same water provider will supply water [etc.to](#) 500 more units. REALLY!

I have attached a series of pictures that show the “ponds” are mud holes and the dry rock piles were formerly “waterfalls”.

Seriously concerned,
Connie Wignall
#98 Watermark Villas
Calgary, T3L0E2







ATTACHMENT 'F': PUBLIC SUBMISSIONS
E-3 - Attachment E
Page 457 of 478

















Stefan Kunz

From: [REDACTED]
Sent: August 20, 2020 9:52 AM
To: Stefan Kunz
Cc: Gloria Wilkinson
Subject: [EXTERNAL] - Damkar lands

Do not open links or attachments unless sender and content are known.

How can this person even consider this high density? This is greater than anything even in Calgary.

What will it do to RVC road network?

Where will the water come from? Will there be a treatment plant that meets the conditions of the Bow River Water Management Plans?

Will they install a full sewage treatment plant like at Bonnybrook?

How will the slopes be handled?

How will the wastewater and stormwater management be handled – again, under the Bow River plans?

This is in opposition to the RVC growth plan to reduce the residential tax base and increase the commercial/industrial tax base.

Gloria Wilkinson

Stefan Kunz

From: Lydia Stimac [REDACTED]
Sent: August 13, 2020 3:54 PM
To: Stefan Kunz
Subject: [EXTERNAL] - Damkar lands development

Do not open links or attachments unless sender and content are known.

I am writing to comment on the proposal to build a seniors multi resident facility. I am a resident of the community of Tuscany who lives very close to 12 mile coulee road. My primary concern is that 12 mile coulee traffic will increase exponentially due to this build. As it is, that road can not efficiently handle that amount of traffic. Tuscany is a community of almost 20,000 people and by doing this it greatly impacts one of the 3 entry/exits of our community putting a strain on many of the long term residents of our community. The initial application for this development was no where near the size of this new proposal and it is very disappointing that it would be considered now. This build will also decrease the value of our homes in the vicinity by obstructing our mountain view by the 3 large buildings in the proposal. The area is of larger estate homes and putting a high density group of buildings is not compatible with the area aesthetics .

I strongly appose this application as it is written and hope that it will be declined.

Lydia Wojtkiw

Brianda Barber Wood
119 Hillside Terrace
Calgary, AB T3L 0C9

September 7, 2020

Stefan Kunz
Senior Planner, Planning Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2

Via Electronic Mail

RE: File Number 05618459
Application Number PL20200050/51
Division 8

Dear Mr. Kunz:

I am writing to register my firm opposition to the proposed amendment of the Watermark at Bearspaw Conceptual Scheme and the associated re-designation of the subject lands from Residential Three District to Direct Control District.

I am not opposed to the development of seniors housing in Bearspaw. On the contrary, I believe that the concept of allowing seniors to age in their own community is vital for the good of our society. However, the population density proposed by this project is not in keeping with the surrounding area. The proposed number of units far exceeds the estimate of 151 future units/beds required to allow **existing community members** to age in place over the next ten years, as stated in the study cited in the proposal. The needs of Rocky View County seniors could absolutely be met by a development with significantly lower density and lower building height.

The primary appeals of our community are features such as lower density in relation to the city, reduced traffic and light pollution and the country residential feel of Bearspaw. Constructing multi-storey, industrial usage buildings are not in keeping with the existing character of our community. There is absolutely no way a 3 to 6 storey building can be dressed up to blend in with a community of low density, single family dwellings.

Other concerns I have with this proposed project include, but are not limited to:

-Destruction of the unique and prestigious residential character of the Watermark community and corresponding property values

- The identification of relevant stakeholders is flawed. All residents of Bearspaw, specifically Watermark and Blue Ridge, should be included in the notification area as, if it is approved, this project will set a density and zoning precedent for future developments in our division.
- The transportation impact assessment should be either adjusted or repeated to account for the effects of Covid-19 isolation on traffic patterns. 12 Mile Coulee Road is already the single point of entry into our community. It is a busy road that will be brought to a halt by adding 474 more vehicles to the usage pool.
- My understanding is that a designation of "Direct Control" could result in any type of development such as multi-family residential dwellings not aimed at seniors. This will impact our school capacity. As well, Bearspaw is a safe, close-knit, family-oriented community. If a development is permitted to allow short-term rentals this will destroy that sense of knowing your neighbours.
- Watermark Amenities: Watermark residents pay a significant monthly fee into our HOA, much of which is used to maintain the common areas of the neighbourhood. These common areas were designed to accommodate the low density of Watermark, not the additional high density of the proposed project in addition to the church. Children enjoy riding their bicycles from morning until night on our pathway system during the summer. Combining the existing traffic on the paths with 500+ senior-aged pedestrians is a safety issue.

For the reasons stated above, the re-designation of the subject lands from Residential Three District to Direct Control District should not be approved.

Sincerely,

Brianda Barber Wood

Travis Wood
119 Hillside Terrace
Calgary, AB T3L 0C9

September 7, 2020

Stefan Kunz
Senior Planner, Planning Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2

Via Electronic Mail

RE: File Number 05618459
Application Number PL20200050/51
Division 8

Dear Mr. Kunz:

I am writing to register my firm opposition to the proposed amendment of the Watermark at Bearspaw Conceptual Scheme and the associated re-designation of the subject lands from Residential Three District to Direct Control District.

I am not opposed to the development of seniors housing in Bearspaw. On the contrary, I believe that the concept of allowing seniors to age in their own community is vital for the good of our society. However, the population density proposed by this project is not in keeping with the surrounding area. The proposed number of units far exceeds the estimate of 151 future units/beds required to allow **existing community members** to age in place over the next ten years, as stated in the study cited in the proposal. The needs of Rocky View County seniors could absolutely be met by a development with significantly lower density and lower building height.

The primary appeals of our community are features such as lower density in relation to the city, reduced traffic and light pollution and the country residential feel of Bearspaw. Constructing multi-storey, industrial usage buildings are not in keeping with the existing character of our community. There is absolutely no way a 3 to 6 storey building can be dressed up to blend in with a community of low density, single family dwellings.

Other concerns I have with this proposed project include, but are not limited to:

-Destruction of the unique and prestigious residential character of the Watermark community and corresponding property values

- The identification of relevant stakeholders is flawed. All residents of Bearspaw, specifically Watermark and Blue Ridge, should be included in the notification area as, if it is approved, this project will set a density and zoning precedent for future developments in our division.
- The transportation impact assessment should be either adjusted or repeated to account for the effects of Covid-19 isolation on traffic patterns. 12 Mile Coulee Road is already the single point of entry into our community. It is a busy road that will be brought to a halt by adding 474 more vehicles to the usage pool.
- My understanding is that a designation of "Direct Control" could result in any type of development such as multi-family residential dwellings not aimed at seniors. This will impact our school capacity. As well, Bearspaw is a safe, close-knit, family-oriented community. If a development is permitted to allow short-term rentals this will destroy that sense of knowing your neighbours.
- Watermark Amenities: Watermark residents pay a significant monthly fee into our HOA, much of which is used to maintain the common areas of the neighbourhood. These common areas were designed to accommodate the low density of Watermark, not the additional high density of the proposed project in addition to the church. Children enjoy riding their bicycles from morning until night on our pathway system during the summer. Combining the existing traffic on the paths with 500+ senior-aged pedestrians is a safety issue.

For the reasons stated above, the re-designation of the subject lands from Residential Three District to Direct Control District should not be approved.

Sincerely,

Travis Wood

Planning Services Department
Rocky View County
262075 Rocky View Point
Rocky View County AB T4A 0X2

August 14, 2020

Re: File # 05618459

Application # PL20200050/51

The Damkar Lands- Seniors-Oriented Residential

To whom it concerns:

Thank you for the opportunity to comment on the proposal to redesignate the subject lands from Residential Three District to Direct control District. We understand the request has been submitted in order to fulfil the Damkar's vision for seniors housing on this land.

The Damkars Legacy Project literature and drawings depict a large development. We would suggest that a 4-6 storey building, as is being proposed for the building closest to Twelve Mile Coulee Road, would be difficult to "adapt to natural topography to preserve views for tenants and neighbours" as noted in the documents. A four-storey building seems very formidable in this area, to imagine something taller (such as six storey) than that seems even more out of character and context with the Watermark area.

Watermark has been thoughtfully developed and is a beautiful community in Rocky View county. New development within or next to Watermark should reflect the same high standards of development.

One of our concerns is the traffic that will be generated with the up to 500 units in total that are being planned. The traffic exiting Tuscany Way onto Twelve Mile Coulee Road currently will back up several car lengths if someone is waiting to turn south onto Twelve Mile Coulee Road. A high-density development of this nature will increase the traffic passing through that intersection and cause further delays.

Our primary concern with what we see in the proposal is the acknowledgement that design details will be determined in the development permit phase. We don't know if this means that the plans could change dramatically (increased density, larger buildings) once this large development is approved.

"Many design details such as building height will be determined in the future Development Permit stage, however preliminary renderings have been developed to best illustrate how the project may look."

Thank you for the opportunity to comment on this proposal.

Sincerely,

Julie Wood
Paul Ruchlewicz
81 Tuscany Ridge Circle NW
Calgary AB T3L 0E5

Note: page 29 of

<https://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Planning/UnderReview/ProposedCS/Proposed-CS-Damkar-Seniors-Residential.pdf>

Tuscany Ridge Circle NW is incorrectly named Tuscany Ridge Terrace NW

Stefan Kunz

From: Gary Wotton [REDACTED]
Sent: September 1, 2020 7:40 AM
To: Stefan Kunz
Subject: [EXTERNAL] - File # 05618459 and Application PL20200050/51 Comments
Attachments: Note to Blazer Customers about water management (002).pdf

Do not open links or attachments unless sender and content are known.

Stefan,

As an affected landowner living in Watermark, here are some of the major concerns I have with this project.

1. Concerned about the stress on the current water system that the project may have on our community. It is my understanding if this project receives the approvals they seek, that Blazer (our service provider) would be responsible for their water and sanitary services and that could potentially add up to a 1000 more people not to mention we are not at full capacity in watermark yet. Can the current system handle this? If not and the system needs to be expanded, who pays for that? If the current system is adequate to potentially add this many people along with future Watermark Development, will our water pressure have issues? We just received this letter from Blazer which adds to my concerns.
2. Concerned about the increase in traffic especially when everyone shows up for visits on weekends.
3. Bad experience with the church. Was made to look like it was just a small building on the hill but turned out to be this huge building overlooking watermark.....can't miss it from miles away.
4. Water drainage when heavy rains hit. Last year during construction of the church the water and heavy silt mix poured down off the hill onto our roadways and straight into our ponds discoloring our water. This year our pumps used for the waterfalls have stopped working and need to be replaced and I wonder if there is a connection. How will they prevent water from continuously coming down off that hill? Significant retaining walls required.
5. Height and quantity of buildings.

Regards,

Gary Wotton
154 Waterside Court

Stefan Kunz

From: AY [REDACTED]
Sent: August 17, 2020 11:57 PM
To: Stefan Kunz; sam@wrightforbearspaw.com
Subject: [EXTERNAL] - Re: File Number 05618459/Application Number PL20200050/51
Attachments: Damkar Seniors MultiFamily Development (County Info).PDF

Do not open links or attachments unless sender and content are known.

Dear Mr. Kunz,

We are **strongly opposed** to this proposed amendment. (File Number 05618459/Application Number PL20200050/51)

We do not feel that adequate consultation has occurred with neighbouring communities, given the various **negative impacts** including:

- Water use and potential impact on water utility rates
- Impact on sewage services
- Light pollution
- Use of neighbouring community green space (particularly since the Watermark community pays for their upkeep)
- Impact of multi-family residential dwelling on local school enrollment (i.e. Bearspaw School), class sizes, services, parking and traffic along the road during drop-off and pickup
- Impact of multi-family residential dwelling on use of local community centre (i.e. Bearspaw Lifestyle Centre) and services
- Increase in traffic and congestion on 12 Mile Coulee Road, particularly given the especially short turning lanes on to Highway 1A as well as the incredibly short length of the turning signal (going westbound on Highway 1A from northbound 12 Mile Coulee Road), which will only contribute the congestion and long wait times to turn westbound on 1A
- Overall increase in traffic on 12 Mile Coulee Road without any widening of lanes, creation of bike lanes, or crosswalks for pedestrians

We would support a smaller scale senior centre, similar to the one that was originally proposed. We recognize that some of the aforementioned issues would still be present, but it would be at a much smaller scale (e.g. at an assisted living facility, the residents wouldn't typically drive cars and contribute to the congestion). However, **this amendment is frankly deceitful on the part of the developer** and not only magnifies the impact of additional residents in our area but creates new issues to consider (e.g. they wouldn't be using the green spaces, impact on school and community centre use, accessibility to local businesses such as groceries, pharmacies..etc).

Again, we are **strongly opposed to the proposed amendment** and do not wish for it to be approved.

If there is any other information required to strengthen our opposition to this amendment, please let us know.

Thank you for your time.

Alfred & Trisha Yeung.

Stefan Kunz

From: AY [REDACTED]
Sent: August 31, 2020 11:05 PM
To: Stefan Kunz; Samanntha Wright
Subject: [EXTERNAL] - Re: PL20200050-051 Comments
Attachments: Note to Blazer Customers about water management (002).pdf

Do not open links or attachments unless sender and content are known.

Dear Mr. Kunz,

Thank you for acknowledging receipt of our concerns and feedback about this proposed amendment. (File Number 05618459/Application Number PL20200050/51).

We received a notice from Blazer Water Systems Ltd on August 27th, which I have attached for Council's reference. It outlines Blazer's concern about water usage, namely:

"This results in extreme spikes which deplete the balancing volumes available in Blazer's main water reservoir, and this is becoming a cause for concern for the security of our water supply."

In the link that was provided, under section 9.1 (Water Servicing) there is an assurance from the Developer that "The Watermark parcel carries two licenses to obtain water from the Bow River with enough capacity to service the approved Watermark Community and proposed development concept".

However, if there is already concern about security of the water supply due to intermittent irrigation spikes in the Watermark community - which isn't even yet fully developed - how will the Blazer Estates Water Plan be able to support the multi-unit project as proposed in the amendment? There will certainly be water usage restrictions and/or an increase in rates for the residents in Watermark as a consequence if the proposal is approved.

I would urge Council to recognize this when considering the amendment proposal.

Thank you.

Alfred.

On Monday, August 24, 2020, 01:31:41 PM MDT, <skunz@rockyview.ca> wrote:

Hello,

Thank you for your comments regarding this application. I have received your correspondence, and wanted to provide some information regarding the next steps. If you are unfamiliar with the process, I've provided a link with more information below.

<https://www.rockyview.ca/BuildingPlanning/SubdivisionRedesignation/Redesignation.aspx>

Stefan Kunz

From: Albert Zhang [REDACTED]
Sent: September 14, 2020 4:49 PM
To: Stefan Kunz
Subject: [EXTERNAL] - Application #PL20200050/51 The Damkar Lands Development

Do not open links or attachments unless sender and content are known.

Hi, Stefan,

As a resident of Watermark at Bearspaw, I am sending this email to raise my concerns and objections with regard to the proposed amendment for developing the Damakr Lands (Ref. PL20200050/51).

- The proposed development will include buildings up to six stories, which will significantly alter the landscape of the community. The residents have already raised serious concerns over the height of the church being built and how close it is to the neighbouring single family homes. This new development will make the situation worse for other families.
- One of the primary reasons for us to choose Watermark at Bearspaw is its lower density. Adding 500 units on the hillside will significantly increase the density, including foot traffic at Watermark neighbourhood and trails. The increased traffic will likely result in additional maintenance costs for existing Watermark homeowners / HOA.
- The proposed new development will add significant traffics to 12 Mile Coulee Road.
- The new development will affect Blazer's ability to handle the peak day demand for potable water.
- The proposed multiple family units will add constraints to the existing wastewater treatment plant. If any upgrades are required, it will increase the construction traffic within the developed community.
- The development was originally proposed as a Seniors residence complex, and now it includes residential units. No details were given as to how many residential units would be included.

We are very concerned that this new development will have detrimental impacts to the existing neighbourhood and negatively affect the property values for the families of Watermark at Bearspaw. Therefore we would be strongly opposed to this proposed development.

I would sincerely appreciate if the County could take our concerns into consideration when evaluating this proposed amendment. If you need any additional information, please kindly contact me via email or at the number below.

Sincerely,

Albert Zhang
[REDACTED]