

From: [REDACTED]
To: legislativeservices@rockyview.ca
Cc: [Christine Berger](#)
Subject: Fw: "Damkar" Development Application
Date: Friday, August 30, 2024 1:46:21 PM

"Damkar" Development Application
File Number: 05618459
Application Number: PL20210120, PL20210121
Bylaw: C-8524-2024 and C-8525-2024

As property Watermark homeowners adjacent to the above referenced application to the Rocky View County Planning Services Department, we are in receipt by mail of the revised application for the Damkar lands that is seeking comments from affected homeowners at the upcoming public hearing. Having reviewed the application and project website online our only comment (subject to other affected owners comments) is as follows;

While we are pleased to see that the building density and plan for seniors-oriented bungalow villas are much more commensurate with our Watermark community and that the proposed landscaping and greenspace has been expanded (although we would like to see more greenspace) from the last version seeking approval, we note that on Figure 8 of the revised development plan it states in BOLD letters that this is a **"CONCEPT ONLY SUBJECT TO CHANGE AT THE SUBDIVISION/DEVELOPMENT PERMIT STAGE"**.

Our similar experience with the Centre Street Church makes us of the strong view that the developer must be held accountable **by Rockyview County to this revised plan** which is being used to get the approvals it is seeking at the upcoming public hearing i.e. We do not want it approved only to have to scope and plan be changed and applied for again in the future. It seems to be a game that developers play in getting approvals and seeking "buy in" from the affected community only to have the plans change again down the road such as what we experienced with the Centre Street Church. Therefore our review is solely based on the information presented for this meeting in the current revised Damkar development plan and our views would potentially change materially (!!) if changes were made that we would not agree with.

My apologies for being a day late on sending this but I was out of town.

Thank You;

Peter Bannister
352 Spyglass Way, in Watermark

From: [REDACTED]
To: [Christine Berger](#)
Subject: "Damkar" Development Application
Date: Friday, February 2, 2024 1:44:07 PM

"Damkar" Development Application
File Number: 05618459
Application Number: PL20210120, PL20210121
Division: 3

As property Watermark homeowners adjacent to the above referenced application to the Rocky View County Planning Services Department, we are in receipt by mail of the revised application for the Damkar lands that is seeking comments from affected homeowners. Having reviewed the application and project website online as well as discussions with other homeowners in our community we provide the following comments on the proposal;

1. While we are pleased to see that the building density and plan for seniors-oriented bungalow villas are much more commensurate with our Watermark community, our similar process/experience with the Centre Street Church makes us of the strong view that the developer must be held accountable to any approved changes with any approvals of this revised plan by Rockyview County. i.e. We do not want it approved only to have to scope and plan be changed and applied for again in the future. It seems to be a game that developers play in getting approvals and buy in from the affected community only to have the plans change again down the road such as what we experienced with the Centre Street Church.
2. In looking at the plans provided it is our view that the proposed landscaping and outdoor amenities (pathways\greenspace) are not up to the same "standard" as that of the Watermark Community of which they will be part of. A very small rock garden and look out seems hardly sufficient or comparable. The landscaping proposal should be enhanced in our view and once approved the developer must be held accountable to follow through with the commitments. Again, our experience with the Centre Street Church in this regard has not been satisfactory.
3. The limited setback (20 feet) of the western most Villas bordering on the existing homes in Watermark is insufficient and there needs to be a much-enhanced landscape buffer in this area. Refer to point 2 for commitment and follow through by the developer.
4. As homeowners on Spyglass Way, we experienced significant stormwater management issues during the construction period the Centre Street Church which resulted in flooding or water issues in a number of homes along the Spyglass Way. Even after construction and prior and during landscaping, issues were experienced and to a lesser extent continue to this day. This


MUST be addressed by the developer and County in detail with commitments.

My apologies for being a day late on sending this but I was out of town.

Thank You;

Peter Bannister
352 Spyglass Way, in Watermark

From: Michael & Lené Fox
48 Watermark Villas
Calgary, AB T3L 0E2



To: Planning Services Department
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2

Attention: Christine Berger

Dear Christine Berger, email: CBerger@rockyview.ca

Re File 05618459,
Application No PL20210120 & PL20210121
Division 3:
Lot 4, Block 1, Plan 1712232 within SE-18-25-02-W05M

We are resident owners at 48 Watermark Villas, Rocky View County. The County has notified us by letter dated January 11, 2024 that our property is in the immediate vicinity of the land subject to Application Number PL20210120 & PL20210121.

We have the following questions and concerns relating to the proposed development and the RVC proposed Bylaw C-XXXX-2024:

1- Conformance with Watermark Conceptual Scheme

Can you confirm that the architectural controls contained in the Watermark Conceptual Scheme will be adhered to in this development?

Will the County ensure that the design, colour scheme and materials used for exterior finishes of the dwellings are harmonious with those in the Watermark community, including Watermark Villas? Will the exterior building materials be of the same quality as those used throughout Watermark (e.g. high quality siding and roofing materials, solid cedar wood posts and beams?) Could the County include wording in the bylaw that specifies that no inferior materials (e.g. vinyl siding) be used and enforce this requirement if necessary once the development permit has been issued?

2-Dark Skies Policy

In accordance with the County's Dark Skies Policy, will the developer be required to install street-level bollard lighting as was installed throughout the Watermark community, including the villas? Can the County enforce this requirement if necessary once the development permit has been issued? Light standards at the adjacent church produce glare which has become a serious concern and irritant for numerous Watermark residents.

3-Landscaping

Will an underground irrigation system be installed to water grass, shrubs, and trees? The lack of an underground irrigation system at the neighbouring Centre Street Church is a major reason for the poor outcome of landscaping there. If an underground system is permitted, where will the water come from? If an underground system isn't permitted, wouldn't there be a Catch 22 scenario such as exists at the Centre Street Church where the County required certain landscaping elements (trees and shrubs) but prohibited the use of an irrigation system.

Will storm water drain into the ponds in Watermark? Will the development be allowed to draw water from the ponds for irrigation? If so, where would pumping facilities be located and what would be the specifications for the pumping facilities?

4-HOA/Condo Fees

Would a portion of the condominium fees for the proposed development be set aside to be used for a proportionate contribution to maintenance costs of common areas in the Watermark community, similar to the arrangement between Watermark Villas and the Watermark HOA?

5-Density

The total area of the property (**Lot 4, Block 1, Plan 1712232 within SE-18-25-02-W05M**) is approximately 12.63 acres. When calculating the gross developable area does the RVC Planning Department include any of the following areas:

- pipeline Right of Way
- portion of Damkar Court road allowance assigned to this development
- area occupied by regional pathway in SW corner of Lot
- land designated as Emergency Access along the north boundary of Lot 4?

Could you please clarify how gross developable acreage is determined?

6-Community Amenities and Facilities, Commercial Buildings

The proposed conceptual development scheme shows 79 bungalow style units with front entry attached garages, an attractive design similar to Watermark Villas. In this scheme it doesn't look like there would be any room for other facilities considered in section 5.1 of the proposed bylaw, such as offices, dining facilities, small retail, recreational facilities, etc. If any of these facilities are to be included in the development what would they be and where would they be located and how would the inclusion of such facilities affect the total proposed number of 79 units?

7-Height

The proposed bylaw indicates a maximum allowable building height of 13m (39.37 feet). This is sufficient to allow a developer to construct a four storey building with a flat or gently sloping roof. The community has already spoken against allowing buildings of this height. The average height of the street side elevation of the bungalow-style buildings at Watermark Villas is about 6m, which includes a main floor on about the same level as the garage plus the roof height.

We would like to see wording in the by law changed so that the maximum allowable height is reduced to a height that should allow the developer plenty of flexibility in the design of villa-style bungalows, but would not permit the construction of multi-storey buildings. We are wary of the use of the term "low rise" which is vague and really just means not "high rise".

8-Bylaw enforcement

The proposed seniors-oriented residential concept describes an attractive development of low-density, bungalow-style dwellings that would, in our opinion, fit in well with the existing Watermark community. However, it is merely a concept, which could be subject to change by the developer, even after the development permit has been issued. We would not like to see non-compliance issues arise during construction that would end up at the RVC Subdivision and Development Appeal Board. We would like to see wording in the proposed bylaw that would guarantee bungalow-style buildings and the enforcement of the Watermark community conceptual scheme design standards.

Thank you.

Michael and Lené Fox

From: [REDACTED]
To: [Christine Berger](#)
Subject: Comments - AGAINST regarding File #05618459 PL20210120/1
Date: Saturday, January 27, 2024 3:57:50 PM

Hello Ricky View County,
My family is the residents of Tuscany, received the notification of PL 20210120/1 (file # 05618459) regarding the new villa style bungalows proposal that is adjacent to our property. We would like you to consider our feedback and concerns this time!

Again, this is a big concern for us and our neighbours! No matter the buildings proposed back to 2021 or this bungalow style houses, it is NOT just about impact views, it's about the Community ENVIRONMENT and Safety from a short and long term perspective!

First, Bungalow style would STILL accommodate hundreds of families, increasing water use, traffics, sewage pressure, safety issue...you name the list!! Before we moved to this area a few years ago, nothing around, very peaceful, then new community, a church...now much busier, worse environment which is challenging the Climate and Environment that Calgary is now actively engaging!

Second, This area has many young families with young kids around in Tuscany, We would not want to see more challenges just because some private planning company wants to take advantage of this empty area to try to make more money!!!

Third, this proposal starts with bungalow style catering to seniors, which sounds very sugarcoated and conspired. Any new proposal on this land will be just a start, once the gate is open by your approval, there will be more applications coming to add on this land which will bring more unforeseen challenges! The only benefit that is very certain will be some people and companies will make money to sell this mountain views bungalows!!!

Thank you once again for considering our feedback!!

Phoebe

From: [REDACTED]
To: [Christine Berger](#)
Subject: Comments regarding: File # 05618459 // Application number: PL20210120-PL20210121
Date: Tuesday, January 23, 2024 5:26:08 PM

Greetings Christine,

I am emailing to offer comments from my husband and I on the above file, Damkar Lands - Seniors Oriented Residential.

We have seen many changes to this proposal over recent years. There have been and still are several items that come to our attention that don't seem to be referenced. We are not against having a seniors subdivision, but there hasn't been enough information provided to understand exactly what will make this senior orientated. Please see our comments:

- Several pictures show the Villas at Watermark - are we to believe they will be the same as ours?
- Several pictures show a different design - which design will it be?
- There are exterior stairs in several of these pictures - many seniors will have walking aids - how functional will this be?
- The structures appear to be walkouts - will there be stairs inside - will this be unuseful as seniors get older and mobility decreases?
- The spine road in the Villas at Watermark is very steep and not easy for an older person to navigate, especially if they require a mobility device - has this been considered when you look at basically the same sloop in the new development?
- It's hard to see if there are sidewalks planned?
- What will designate it a seniors complex?
- Will this be for seniors only - 65+?
- Will this be a 55+ residence?
- Seniors generally like to have a gathering place - there doesn't appear to any building for seniors activities
- There is no place for seniors to gather outside - somethings like a gazebo or picnic area
- The seating area shown is just a bench now - there needs to be more explanation what the lookout area is like
- With only one entrance and exit there are potential traffic snags with church traffic coming and going at peak times - this could be problematic and annoying for residents
- It's projected for the church to grow their congregation - traffic will definitely increase over time

Please consider making this a housing development seniors can transition to and stay in place as they age. Let's think of things seniors need to be safe, grow as a community and be vibrant with others who have similar interests and desires. Seniors need each other. Providing a community gathering location is critical. Drop a few villas and add a common building.

More information needs to be shared before a mindful decision can be made regarding the proposed division. A seniors community will be well received in the area when there are detailed and thoughtful explanations provided.

Thank you for your time and attention to this matter.

Sincerely,
Tom and Sharon Higgins
97 Watermark Villas

From: [REDACTED]
To: [Christine Berger](#)
Subject: Damkar/Trico Homes - Watermark - Seniors Villa Bungalow Project - File Number 05618459, Application Numbers PL20210120, PL20210121, Division 3
Date: Friday, February 9, 2024 11:04:10 AM

I live in close proximity to the area for this project and have received notice from Rocky View County regarding the application by the landowner for proposed land use changes. Thank you for providing this opportunity to submit comments.

I am very much in support of the proposed land use changes and this project. There are very few bungalow style properties available in this area for seniors wanting the option to age in place. Adding approximately 79 units to the area would help address that need. Looking at the Development Concept Plan I feel that the density and layout of the homes as proposed would compliment the surrounding area.

I am very hopeful that this application will be approved, so this project can move forward.

-Kathleen McBean

Date : January 18, 2024

Christine Berger
 Planning Services Department
 Rocky View County
 262075 Rocky View Point
 Rocky View County, Ab, T4A0X2

File Number: 05618459
Application Number: PL20210120/21
Division: 3

I am writing to object to the proposed redesignation application request for the Damkar Development, Seniors -oriented Residential Project from Residential Rural District to Direct Control district to accommodate up to 79 villa style bungalows.

As my property is directly adjacent to the proposed development it will have extreme consequences on my lifestyle.

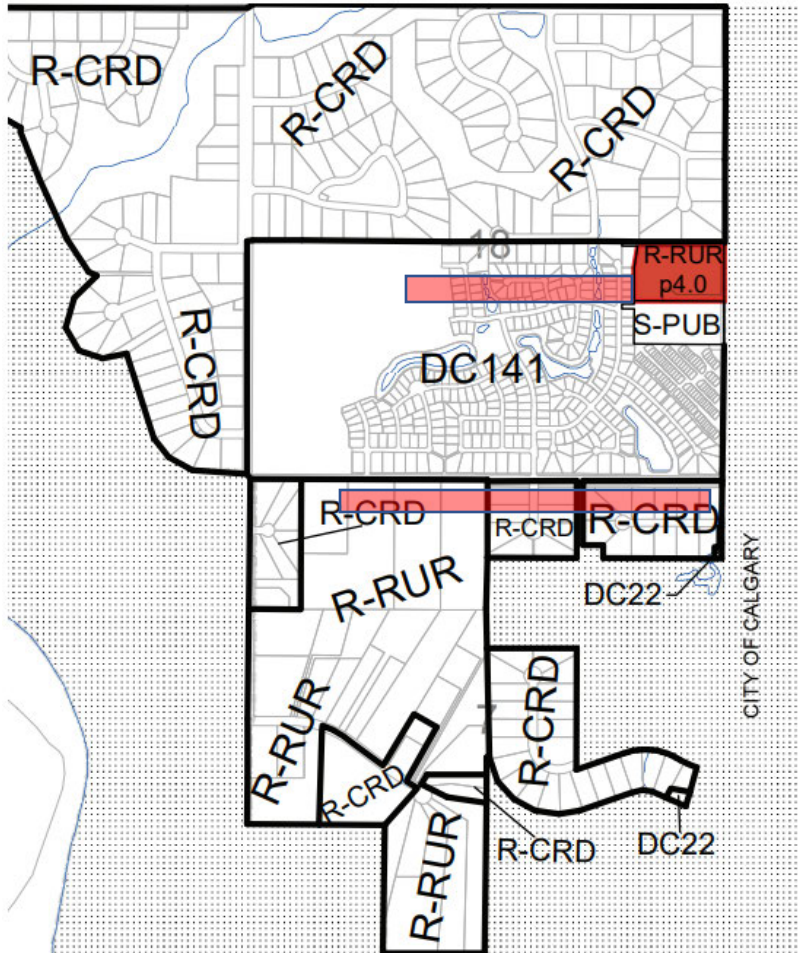
When the original Watermark development was approved, there was a requirement for all lands immediately offsetting existing parcels in Blueridge Estates to be larger than the central Watermark development. As can be seen from the attached documents the air photo shows the density is gradational into the core of Watermark from existing Blueridge density.

This should be no different for the Damkar development being requested today.



These areas should be treated with the same density requirements.

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

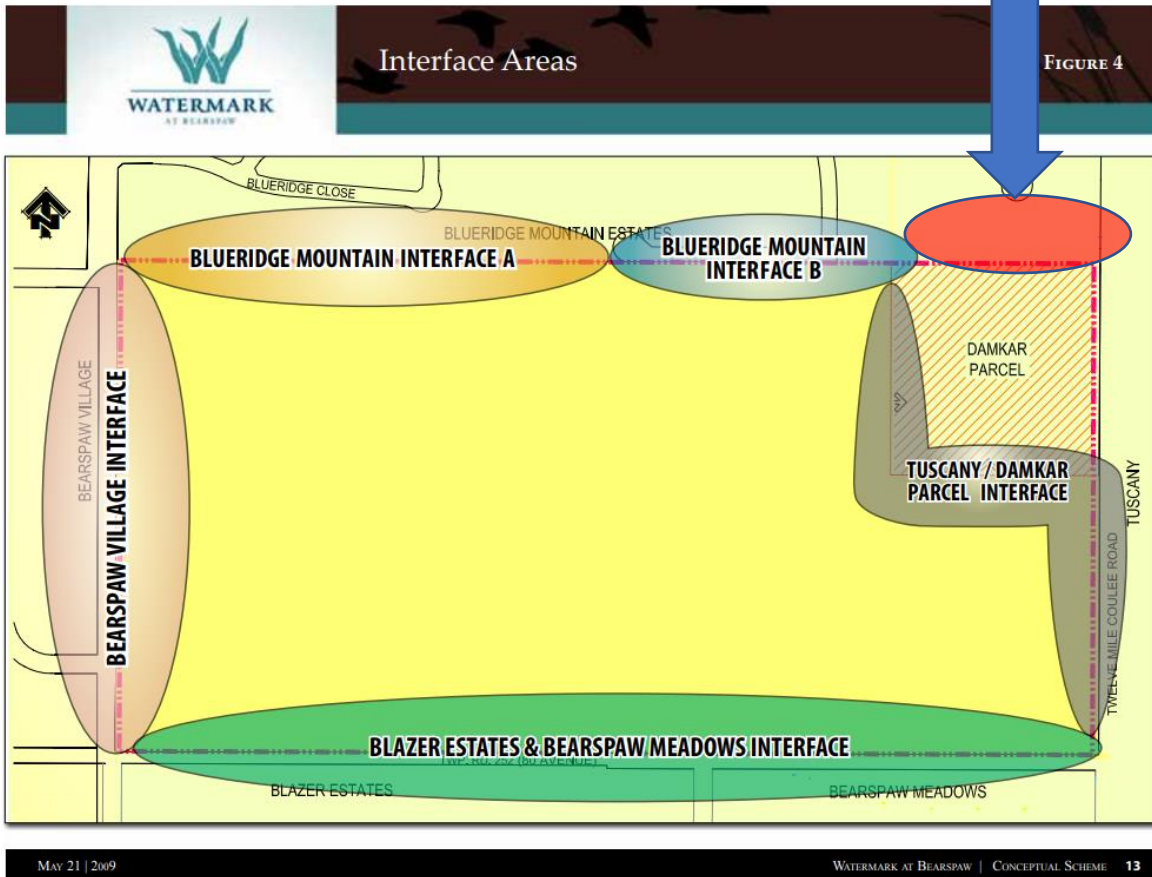
 These shaded areas were required to be larger lots as they abut existing residences.

The same requirement must be applied to the new development.

The abrupt density change from 0.3 upga in Blueridge Estates into 6.4 upga in this development is better than the original proposal but still remains too high.

We need more of a transition position as was designed into the Watermark conceptual scheme below.

THIS NEEDS A TRANSITION POSITION



7.1 RESIDENTIAL DENSITY

The development anticipates 75-100 villa units on approximately 12.3 acres. This results in a residential density of approximately 6.1 to 8.1 units per gross acre.

The Watermark Conceptual Scheme establishes an overall maximum density of 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 proposed by this Appendix 9 contemplates a residential density that exceeds the Watermark Conceptual Scheme policy. **As such, an amendment to the Watermark Conceptual Scheme is required to increase the overall density to a maximum of 2.1 units per gross acre.** The Conceptual Scheme amendment requires an attendant amendment to the Bearspaw Area Structure Plan, 1994.

Table 1 Breakdown of Residential Density illustrates the density variance resulting from the development proposal.

Residential Density Policy

71.1 The density of the Plan Area shall not exceed 20 units per gross developable hectare (8.1 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	560.0	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	100	6.1 to 8.1
TOTAL	128.1	317.0	660	2.1

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

The above density document fails to recognize the existing Blueridge residence are at 0.3 upga . This development without a transition position would be ludicrous to go up to 6.4 upga in such a short distance.

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 our property (just this year moose, deer, porcupines). These are all referenced in "Characteristics of Rocky Views Rural Communities Country Residential" document.

I am not against a development occurring, I just want it to be a more gradual increase in density. Perhaps a larger greenspace along our property lines would allow a lower density transition.

Ken Stagg



Shannon Smith



From: [REDACTED]
To: [Christine Berger](#)
Subject: File # 05618459 PL202110121 & PL20210120
Date: Thursday, February 1, 2024 7:32:25 PM

Hello,

I received a letter regarding the above file, as I am an adjacent land owner. I am opposed to the development due to the unsafe road conditions that already exist for pedestrians on 12 Mile Coulee Road. Adding a senior's residence will add to the issues by increasing both vehicle and pedestrian traffic, and in the absence of improved conditions for pedestrians will further increase the likelihood of a serious accident. Any approval of this development should be conditional on a sidewalk being added to the west side of 12 Mile Coulee Road from Tuscany Way to Blue Ridge Drive, and a lighted pedestrian crossing at Tuscany Way for those pedestrians crossing 12 Mile Coulee Road.

Thank you,

Lori Berg

From: [REDACTED]
To: [Christine Berger](#)
Subject: File Number 05618459. Application Number PL20210120 and PL20210121
Date: Friday, January 19, 2024 3:13:19 PM

Hello Christine - thank you for the mailing about the above. The only comment I have is that IF the villas are situated as shown, with views of the mountains, this is a good improvement from the last notification we received. Previously I had commented that the style of the villas was NOT in keeping with the neighbourhood. As I looked through the Conceptual Scheme Amendment now, I did not see what is planned, but expect that will come in the next phase.

Thanks you for your time.

Jan

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Jan Geggie

[REDACTED]

From: [REDACTED]
To: [Christine Berger](#)
Cc: [REDACTED]
Subject: File: 05618459, Application Numbers: PL20210120 and PL20210121
Date: Monday, January 29, 2024 9:49:12 AM

Ms. Christine Berger

Although the Trico proposal has been modified significantly from the original 500 unit complex to a 79 villa-style bungalows project we still have serious concerns with the proposal as outlined below. The County should not approve Trico's application to amend the current Residential Rural District land use, to a Direct Control District land use, without specific limits on Use and Development Regulations. Trico states the information in their proposal "subject to change". We want the details of the Trico proposal to be finalized before they are granted the Direct Control District approval.

1. The Section 2.0 Use Regulation in the Bylaw is too broad. We are being told that Trico wishes to build 79 villa-style bungalows but if given Direct Control they will have the option to build accessory buildings, duplexes, row houses, home-based businesses and commercial communication facilities. The Use Regulation should specify villa-style bungalows only so that we don't end up with a development significantly different from this proposal, which is what happened with the Centre Street Church - Bearspaw Campus.

<!--[if !supportLists]-->2. The Section 3.0 Development Regulations need to be revised.

The developer should not be given approval for maximum building heights of 13 metres based on the street front elevation. This would permit them to build units potentially up to four stories that would loom over the Watermark neighborhood similar to the way the Centre Street Church does now. By the way, 13 metres is 42.9 feet not 39.37 feet as noted in the Bylaw document.

<!--[if !supportLists]-->3. The Country needs to ensure that the lighting and landscaping plans in Section 4 Required Information align with the existing lighting and landscaping standards in the Watermark community. The County failed to ensure that the lighting and landscaping standards, used for the Centre Street Church, did not severely impact the quality of life in the Watermark community. Lights, low to the ground with a soft yellow glow, are necessary for the people who live just below this development. The Centre Street Church lights are blinding to those that living below that Church.

4. The visual and privacy impacts of the limited setback (~20 feet) and height (effectively two stories for the bungalows and possibly up to four stories under Direct Control) of the westernmost villas will have a significant impact on the homes located on Spyglass Point and Spyglass Way.

5. Stormwater management during construction needs to be a priority, particularly given our community's experience during the construction of the Centre Street Church.

6. The County needs to ensure that the amenities proposed in the Trico Development are commensurate with those in Watermark (taking into account the differences in scale), so that the utilization and cost burden is not a one-way street to the disadvantage of Watermark residents. The proposed rock garden and mountain lookout in the Development appear to represent a rather limited effort in this regard.

7. The County needs to ensure the Applicant is held accountable to their commitments and that project execution is aligned with development approvals (again, reflecting on our community's poor experience with the Centre Street Church development).

The County needs to give due consideration to the interplay between this application and the Ascension development proposal, which is concurrently being reviewed by the County (e.g., traffic impacts, utilities, etc.).

Regards,

Gordon and Cheryl Carrick
6 Spyglass Point, Watermark

Adam Blais & Bethany Oeming
21 Spyglass Point
Rocky View County, AB, T3L 0C9

January 28, 2024

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

Subject: Concerns and Recommendations for the Proposed Damkar Seniors' Residential Development
File number: 05618459
Application number: PL20210120

Dear Rocky View County,

I hope this letter finds you well. I am writing as a concerned resident of Watermark. Our property is adjacent to the western boundary of the land under consideration for the proposed development of 79 seniors' villas. While we appreciate the County's commitment to responsible development, we have some significant concerns that we believe should be addressed to ensure the well-being and harmony of our community.

1. **Storm Water Runoff Management:**

Watermark residents experienced challenges with stormwater runoff during previous construction projects, particularly when the nearby church was being developed. Given that the construction site for the seniors' villas is at a higher grade than our property, we are concerned about potential runoff issues. We request that the County ensures the implementation of effective stormwater management measures during the construction phase to prevent any adverse impact on neighboring properties.

2. **Security Concerns:**

The western terminus of Damkar Court, where the proposed 'lookout area and rock garden' will be located, has been a popular spot for undesirable activities, such as teenagers hanging out, hitting golf balls, setting off fireworks, and creating excessive noise. We urge the County to incorporate security measures in the design and planning of the seniors' villa development to address these concerns and maintain a safe and peaceful environment for residents. The RCMP has been notified many times, but to our knowledge, have not taken action to address these concerns.

3. **Privacy and Tree Planting:**

With a minimal setback of only 20 feet along the western boundary, there is a risk of reduced privacy for existing residents. We request an increase in the setback and the planting of additional trees along the western boundary to preserve the privacy of current residents and enhance the aesthetic appeal of the community. The longer setback may have the added benefit of reducing the residential density of the development to meet the current Watermark Conceptual Scheme.

4. **Accountability and Compliance:**

Building on past experiences of our neighbors with the Centre Street Church development, we emphasize the importance of holding the applicant accountable for their commitments. We request that the County ensures strict adherence to development approvals and closely monitors the construction process to maintain the integrity of our community.

5. **Interplay with Ascension Development:**

As the Ascension development proposal is concurrently being reviewed, we request the County to consider the potential interplay between the two projects. Factors such as traffic impacts, services, and overall community well-being should be thoroughly assessed to avoid any unforeseen challenges.

6. **Landscaping Maintenance:**

The applicant has a history of neglecting landscaping maintenance, both with the Centre Street Church and the land under consideration for villas. For example, there is currently a large cement barrier with graffiti on their property that has been there for months. (See appended photographs) This has become a visual blight on the Watermark Community, especially to residents adjacent to the property. We urge the County to enforce proper landscaping standards and address any violations promptly.

We appreciate your attention to these matters and trust that Rocky View County will take the necessary steps to address our concerns and ensure the proposed seniors' villa development aligns with the best interests of the community. We look forward to your prompt and comprehensive response.

Thank you for your time and consideration.

Sincerely,



Adam Blais & Bethany Oeming

View from our property:



View from Damkar Court:



From: [REDACTED]
To: [Christine Berger](#)
Subject: Re: 05618459 PL20210120 PL20210121
Date: Thursday, January 18, 2024 11:34:50 AM

Hello Ms. Berger,

I'm writing regarding the amendment in the Watermark Conceptual Scheme to develop 79 villa style bungalows. I'm in favour of the development plan.

I wanted to express appreciation for the way that the County has handled this consultation, and for its receptivity to the feedback of residents on the initial plan. I think this constructive dialogue has supported a positive outcome that is of value to the County, the developer and our community.

Thank-you,

Michael Crothers

Planning Services Department

January 22, 2024

Rocky View County

262075 Rocky View Point

Rocky View County, Alberta

T4A 0X2

Attention: Christine Berger

Re: File # 05618459

Application # PL20210120 & PL20210121

I would like to start by saying that I am not opposed to any and all development of the subject property and appreciate the response by the developer to community concerns expressed in the past.

As a resident of Watermark whose home is directly adjacent to the proposed development, my biggest concern is proximity of the units to the existing property line. I understand that the planned set back is 20 feet, which I feel is far too close for what will essentially look like two story units from our back yard. This would have a significant negative impact on our privacy and the character of our property. I would greatly appreciate you giving consideration to increasing the set back requirement on the western edge of the proposed development.

I also urge you to give careful consideration to the requirement to control water run off from the development during and after construction. As I am sure you are aware, considerable damage was done to Watermark properties due to uncontrolled run off from the Centre Street church property.

Regards,

Robert German

17 Spyglass Point

T3I 0C9

January 26, 2024

Planning Services Department
Rocky View County
262075 Rocky View Point
Rocky View County, Alberta
T4A 0X2

Attention: Christine Berger

Re: File # 05618459

Application # PL20210120 & PL20210121

I would like to start by saying that I am not opposed to any and all development of the subject property and appreciate the response by the developer to community concerns expressed in the past.

As a resident of Watermark whose home is directly adjacent to the proposed development, my biggest concern is proximity of the units to the existing property line. I understand that the planned set back is 20 feet, which I feel is far too close for what will essentially look like two story units from our back yard. This would have a significant negative impact on our privacy, the character of our property and most probably decrease the value of our home. Furthermore, I believe it is essential to conserve the rural country look and feel to the area by planting adequate number of trees and bushes between your development and existing homes– this would show great responsibility and respect from you to maintain the wildlife corridor, and to provide privacy for all homeowners. As noted from the Centre Street Church, their complete disregard for adequate and maintenance of landscaping is seen as a disrespect to the home owners, community and to the environment.

I would greatly appreciate you giving consideration to increasing the set back requirement on the western edge of the proposed development.

I also urge you to give careful consideration to the requirement to control water run off from the development during and after construction. As I am sure you are aware, considerable damage was done to Watermark properties due to uncontrolled run off from the Centre Street church property.

Regards,

Martine Albert
17 Spyglass Point
T3I 0C9

January 19, 2024

Planning Services Department
Rocky View County
262075 Rocky View Point
Rocky View County, AB
T4A 0X2

Via Email: CBerger@rockyview.ca

Dear Ms. Berger:

**Re: Letter of Comment
Watermark at Bearspaw (Damkar Lands - Seniors-Oriented Residential)
Direct Control Bylaw & Project Conceptual Scheme Amendment
File Number: 05618459
Planning Application Numbers: PL20210120 and PL20210121
Division 3**

We are residents of the community of Watermark in Rocky View County, residing at 31 Watermark Avenue. We are writing to provide our comments regarding applications (PL20210121 and PL20210120) to redesignate lands from Residential Rural District (p4.0) to Direct Control District to accommodate up to 79 villa-style bungalows catering to seniors, and to amend the Watermark Conceptual Scheme (inserting Appendix 9) to provide a policy framework for this planned development.

Notwithstanding the potential benefits of a well-planned seniors' community adjacent to Watermark, the Applicant's initial proposals for development of these lands were flawed in several respects. This was reflected in consistently negative feedback from residents in the immediate vicinity of the lands subject to the application, and in Council's decision on May 18th, 2021 to deny an earlier form of the application.

To the credit of the Applicant, with leadership by Trico Developments Ltd., there has been extensive engagement with the residents of Watermark and quite significant revisions to the development concept in response to concerns expressed by the community. Most importantly:

- The Applicant has clearly indicated the intention to designate the development as a seniors' only (i.e., +55 years of age) community;
- There has been a continued focus on reducing the overall density of the development, with the density of the proposed development now having been reduced from "up to 500" units to "up to 79" units;
- The proposed multi-storey residential buildings have been entirely replaced by villa-style bungalows;
- The applicant has confirmed their intention to target a "higher end" market, consistent with the quality of the neighbouring Watermark and Blueridge communities, and to conform with the Watermark architectural and landscaping design standards;

- The Applicant has confirmed that existing water supply and sanitary infrastructure is adequate to service the requirements of this proposed development, consistent with the original planning premise for the Watermark community; and,
- The Applicant has clearly indicated the intention to install traffic control (signalization and crosswalks) at the intersection of 12 Mile Coulee Road and Tuscany Way.

That being said, there are several outstanding areas of concern requiring attention by the County as this application progresses through the planning review process, and where conditions may need to be imposed on any approval to ensure the Applicant delivers on commitments made to the local community.

Key outstanding areas of concern regarding the Application are the following:

- **Designation as “Seniors Only” Housing:** The Applicant has expressed the intention that this revised proposal be for age-restricted seniors housing (i.e., age 55+). It is imperative that any Council approval firmly binds the Applicant to this commitment. Furthermore, this age restriction must be reflected on title.
- **Density and Setback:** A significant ongoing concern of Watermark residents has been the overall density of the proposed development on these lands, the setback from homes on Spyglass Point in Watermark (~ 20 feet) and the visual profile of some parts of the proposed development (a function of both setback and the height of the villas constructed on the slope on the western portion of the lands). Notwithstanding the significant positive revisions to the proposed development, the westernmost row of villa bungalows continues to be in very close proximity to the homes on Spyglass Point in Watermark. Landscape buffering will help to reduce resultant visual and privacy impacts, but it is not in itself a sufficient response to the setback issue.
- **Amenities** One of the attractive features of the Watermark community is shared amenities. The downside of this is that residents of Watermark bear the burden of maintaining these common amenities for the benefit of all users (i.e., we cannot restrict access to the amenities in our community). Perhaps due to the density of the proposed Damkar development, there is no substantive open space and the outside amenities appear to be limited to a rock garden and a seating area with mountain views located near Damkar Court. This does not in itself provide a compelling reason for residents of Watermark to visit the Damkar development, but conversely there are any number of reasons for residents of the Damkar development to avail themselves of the amenities provided in Watermark and paid for by residents of the Watermark community. Consideration should therefore be given to requiring the Applicant to enhance the amenities in the proposed development and/or make a financial contribution toward maintenance of the amenities in Watermark.
- **Design Standards:** There must be assurance that design standards for the proposed Damkar development are in keeping with those applicable to Watermark.
- **Water Supply and Waste Water Treatment:** The Applicant has consistently represented that water supply can be addressed through the existing Blazer (now Rocky View County) water facilities and that waste can be handled within the existing capacity of the WWTP in Watermark. The former must be implemented without cost or operational impact to existing users of the system. The latter must be assured as part of the design review, as any expansion of the WWTP in Watermark to accommodate this development is unacceptable.

- **Traffic:** The Applicant must be held to their commitment to install necessary traffic control at the intersection of 12 Mile Coulee Road and Tuscany Way NW.

Given that this application and the proposed Ascension development are concurrently in the County's planning process, it is also incumbent on County administration to be extremely vigilant throughout the planning and development process, ensuring a coordinated review of the proposals and particularly ensuring the cumulative impact on the local area and residents is recognized and mitigated, wherever possible. The Watermark community unfortunately bears the impact of prior poor planning decisions and outcomes related to the Centre Street Church, with the result being a visually unappealing and intrusive structure overlooking the adjacent communities of Watermark and Blueridge. We are very anxious to ensure that negative experience is not be repeated in the context of this application.

In summary, the Applicant is to be commended for responding to community feedback and for making a number of positive revisions to the development concept. The outstanding areas of concern outlined herein can, and should, be addressed by the Applicant and the County so as to ensure this proposed development is a positive addition to the community and is well-received by the local residents.

Thank you for the opportunity to provide our comments regarding the subject application.



Dave and Pat Collyer
31 Watermark Avenue
Calgary, AB

From: [REDACTED]
To: [Christine Berger](#)
Cc: [REDACTED]
Subject: File Number PL20210120/0121
Date: Monday, April 22, 2024 2:35:30 PM

I am in support of this project. We do need more units which are specially designed to serve the needs of seniors. We do have Watermark Villas next door and those units sell almost same day as they come on the market. People are paying way more than the asking price. It would be nice to increase the supply of such units. I support this project.

Gurdeep Gill
86 Lynx Meadows Dr. NW
Calgary
T3L 2L9
[REDACTED]

From: [Redacted]
To: [Christine Berger](#)
Subject: Seniors Housing in Watermark
Date: Monday, April 22, 2024 5:50:25 PM

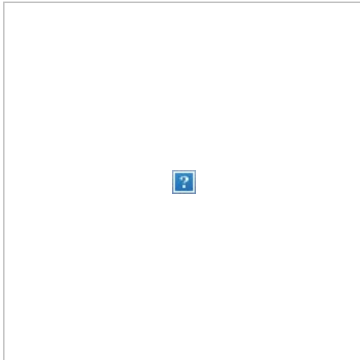
Hello,

With regards to File PL20210120/0121, please note that I am a resident of Watermark and support this project. I am also a realtor in Calgary and there is a shortage of this type of property in NW Calgary, and is non-existent in Bears paw.


I regularly have young families in our community ask me to "keep an eye out" for units that come up in the Watermark Villas. These units are selling quickly and there is not enough inventory to satiate demand. This senior complex would allow young families to have their parents nearby and therefore have a more connected community.

Kindly confirm receipt of this email.

Cheers,
Suman



SUMAN BRAR

REALTOR®, B.Comm, Certified Negotiation Expert,  Certified Condo Specialist

[Redacted]
[Redacted]
[Redacted]
  



From: [Legislative Officers](#)
To: [REDACTED]
Cc: [Christine Berger](#); [Legislative Officers](#)
Subject: RE: Bylaw C-8524-2024 & Bylaw C-8525-2024-PL20210120/1 (05618459)
Date: Tuesday, April 23, 2024 8:02:26 AM

Hello,

Thank you for interest and comments on the proposed bylaws. They have been shared with the Planner of the file and will be included as part of the agenda package.

Rocky View County livestreams all Council Meetings. These livestreams, as well as the recorded video of the meeting, are made available for you here [Meetings & Hearings | Rocky View County](#) once the meeting commences and is available for your use after its conclusion.

Additionally, the full agenda will be available for your use six days prior to the meeting, and afterward, for your purposes.

Thank you,

LEGISLATIVE OFFICERS

Legislative Services

ROCKY VIEW COUNTY

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

Phone: 403-230-1401

legislativeofficers@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: Syed Hussain [REDACTED]
Sent: Monday, April 22, 2024 5:34 PM
To: Legislative Services <LegislativeServices@rockyview.ca>
Subject: Bylaw C-8524-2024 & Bylaw C-8525-2024-PL20210120/1 (05618459)

I would like to attend the meeting thru a video link like Zoom or Teams.

Also would like to record following:

1. The traffic impact assessment should be shared with me.
2. The backyard/back lawn should have an offset from the edge of the hill so as not encroach on my privacy.
3. The western most row should be set back enough so that upper story will not have the ability to look into my house.

Regards

Syed and Samara Hussain

5 Spyglass Point NW

Calgary T3L 0C9

April 29, 2024

Legislative services
Rocky View County
262075 Rocky View Point
Rocky View County, Alberta
T4A 0X2

Attention: Christine Berger

Re: Bylaw C-8524-2024 & Bylaw C-8525-2024 - PL20210120/1 (05618459)

I would like to start by saying that I am not opposed to any and all development of the subject property and appreciate the response by the developer to community concerns expressed in the past.

As a resident of Watermark whose home is directly adjacent to the proposed development, my biggest concern is proximity of the units to the existing property line. I understand that the planned set back is 20 feet, which I feel is far too close for what will essentially look like two story units from our back yard. This would have a significant negative impact on our privacy, the character of our property and most probably decrease the value of our home. Furthermore, I believe it is essential to conserve the rural country look and feel to the area by planting adequate number of trees and bushes between your development and existing homes– this would show great responsibility and respect from Trico to maintain the wildlife corridor, and to provide privacy for all homeowners. As noted from the Centre Street Church, their complete disregard for adequate and maintenance of landscaping is seen as a disrespect to the home owners, community and to the environment.

I would greatly appreciate you giving consideration to increasing the set back requirement on the western edge of the proposed development.

I also urge you to give careful consideration to the requirement to control water run off from the development during and after construction. As I am sure you are aware, considerable damage was done to Watermark properties due to uncontrolled run off from the Centre Street church property.

Regards,

Martine Albert
17 Spyglass Point
T3L 0C9

March 27, 2024

Christine Berger
Planning and Development
Rocky View County
Re: Trico Homes Seniors-Oriented Residential Project
Application: PL20210120/21

To Christine Berger,

I am providing the following letter of support for Trico Homes Damkar Seniors-oriented Residential project.

I support this project primarily because Trico has engaged and listened to the community, aligning the proposed development with the adjacent neighbourhood, while providing Rocky View County with a mix of low density housing options in an accessible, and beautiful setting. I am also supporting the project because:

- Trico Homes has been responsive throughout their public engagement process and amended the Conceptual Scheme based on community input.
- The housing options provided offer something different than Watermark, allowing local community members to downsize.
- It meets Norman, Ernie and Iris Damkar's vision to enhance the community by allowing people to age together comfortably within their community.
- The proposed design complements the architecture of the Watermark community, responds to the topography and provides a reasonable transition from neighbouring City of Calgary density.
-

Thank you,

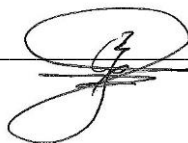
__Alex Manshadi_____

Name

__130 Hillside Terr-Calgary,AB_____

Address

Signature





Christine Berger
Planning and Development
Rocky View County
Re: Trico Homes Seniors-Oriented Residential Project
Application: PL20210120/21

To Christine Berger,

I Andrew Barker am writing in support of Trico Homes' Damkar Seniors-oriented Residential project. I support this project primarily because Trico Homes has engaged and listened to the community, aligning the proposed development with the adjacent neighbourhood, while providing Rocky View County with a mix of low-density housing options in an accessible, and beautiful setting.

Key reasons for my support include:

- Trico Homes' responsiveness and adaptation of the Conceptual Scheme based on community feedback.
- The provision of unique housing options that enable community members to downsize comfortably.
- Alignment with the Damkar family's vision of fostering community cohesion and comfort for aging residents.
- The project's design harmony with the Watermark community and its considerate integration with the surrounding landscape.

Contact Information:

Andrew Barker

26 Royal Terrace NW

Calgary

Alberta

T3G 4X5

Canada

Signature:

A handwritten signature in black ink that reads "A J Barker".

04-12-2024



TITLE	Damkar Support Letter
DOCUMENT ID	[REDACTED]
DOCUMENT PAGES	1
STATUS	COMPLETED
TIME ZONE	America/Edmonton

DOCUMENT HISTORY



Signed

Apr 12, 2024
05:47 PM

Signed by [REDACTED]

[REDACTED]

March 27, 2024

Christine Berger
Planning and Development
Rocky View County
Re: Trico Homes Seniors-Oriented Residential Project
Application: PL20210120/21

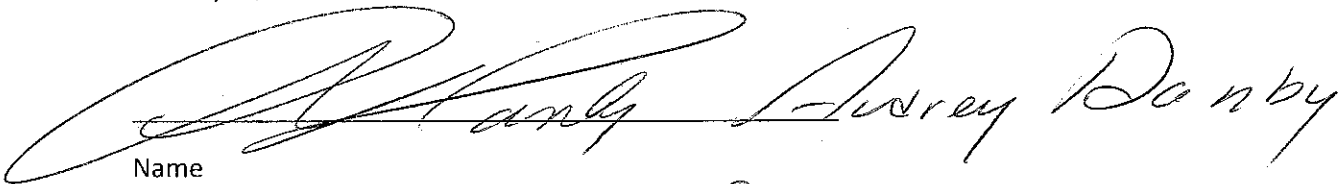
To Christine Berger,

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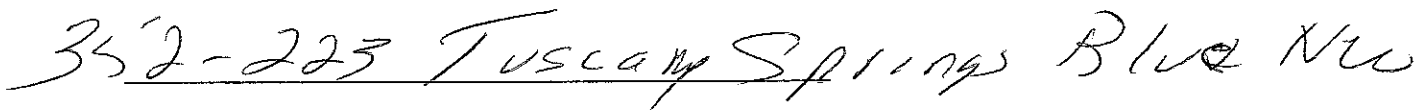
Thank you,



Name



Address



Signature



Christine Berger
Planning and Development
Rocky View County
Re: Trico Homes Seniors-Oriented Residential Project
Application: PL20210120/21

To Christine Berger,

I Anne Rogers am writing in support of Trico Homes' Damkar Seniors-oriented Residential project. I support this project primarily because Trico Homes has engaged and listened to the community, aligning the proposed development with the adjacent neighbourhood, while providing Rocky View County with a mix of low-density housing options in an accessible, and beautiful setting.

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Contact Information:

Anne Rogers

63 Calling Horse Estates

Calgary

Alberta

T3Z 1H4

Canada

Signature:

A handwritten signature in black ink, appearing to read "Anne Rogers".

04-24-2024



TITLE	Damkar Support Letter
DOCUMENT ID	[REDACTED]
DOCUMENT PAGES	1
STATUS	COMPLETED
TIME ZONE	America/Edmonton

DOCUMENT HISTORY



Signed

Apr 24, 2024
08:54 AM

Signed by [REDACTED]

March 27, 2024

Christine Berger
Planning and Development
Rocky View County
Re: Trico Homes Seniors-Oriented Residential Project
Application: PL20210120/21

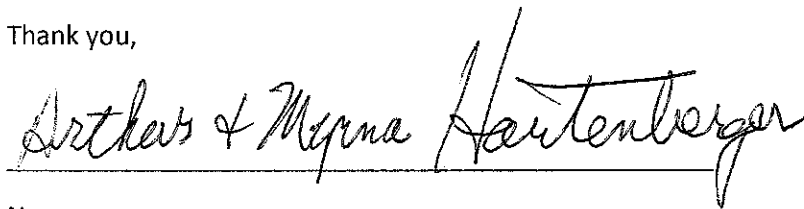
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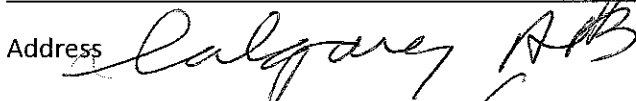
Thank you,



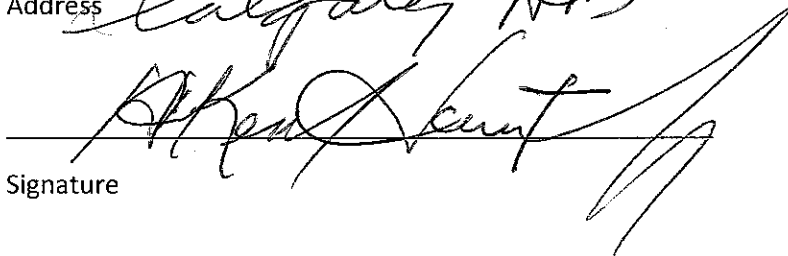
Name



Address



Signature



March 27, 2024

Christine Berger
Planning and Development
Rocky View County
Re: Trico Homes Seniors-Oriented Residential Project
Application: PL20210120/21

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Thank you,

Cameron Buss

Name

170 Waterside Court

Address

Cameron Buss

Signature

March 27, 2024

Christine Berger
Planning and Development
Rocky View County
Re: Trico Homes Seniors-Oriented Residential Project
Application: PL20210120/21

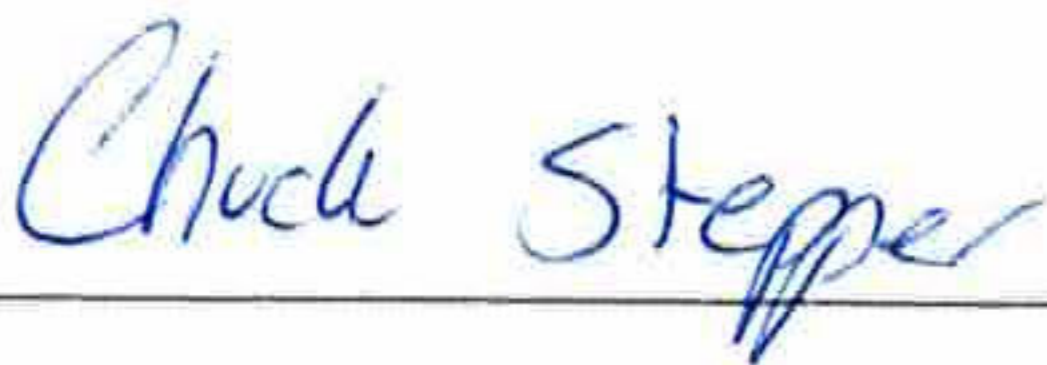
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Thank you,



Name



Address



Signature



Christine Berger
Planning and Development
Rocky View County
Re: Trico Homes Seniors-Oriented Residential Project
Application: PL20210120/21

To Christine Berger,

I Darlene Holinski am writing in support of Trico Homes' Damkar Seniors-oriented Residential project. I support this project primarily because Trico Homes has engaged and listened to the community, aligning the proposed development with the adjacent neighbourhood, while providing Rocky View County with a mix of low-density housing options in an accessible, and beautiful setting.

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Contact Information:

Darlene Holinski

106 Sweet Clover Link

Rocky View County

Alberta

T3Z0G9

Canada

Signature:

A handwritten signature in black ink that reads "D. Holinski".

04-29-2024



TITLE	Damkar Support Letter
DOCUMENT ID	[REDACTED]
DOCUMENT PAGES	1
STATUS	COMPLETED
TIME ZONE	America/Edmonton

DOCUMENT HISTORY



Signed

Apr 29, 2024
02:40 PM

Signed by [REDACTED]

March 27, 2024

Christine Berger
Planning and Development
Rocky View County
Re: Trico Homes Seniors-Oriented Residential Project
Application: PL20210120/21

To Christine Berger,

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Thank you,

DAVE WILLIAMSON

Name

44 ROCKLEDGE CR, CALGARY, T3G 5M9

Address

[Handwritten Signature]

Signature

March 27, 2024

Christine Berger
Planning and Development
Rocky View County
Re: Trico Homes Seniors-Oriented Residential Project
Application: PL20210120/21

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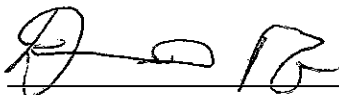
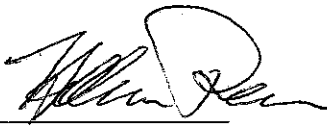
Thank you,

David & Hellen Ream

Name

427 Tuscan Ridge Heights NW / Calgary

Address

Signature

March 27, 2024

Christine Berger
Planning and Development
Rocky View County
Re: Trico Homes Seniors-Oriented Residential Project
Application: PL20210120/21

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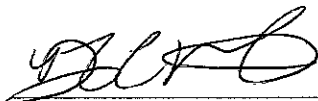
Thank you,

David Moore

Name

3107 9 Woodland View

Address



Signature

March 27, 2024

Christine Berger
Planning and Development
Rocky View County
Re: Trico Homes Seniors-Oriented Residential Project
Application: PL20210120/21

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Thank you,

DEAN GILLETT

Name

175, 223 TUSCANY SPRINGS BLVD NW

Address

Dean Gillett

Signature

March 27, 2024

Christine Berger
Planning and Development
Rocky View County
Re: Trico Homes Seniors-Oriented Residential Project
Application: PL20210120/21

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Thank you,

Ann Schafer

Name

6 Royal Oak View NW Calgary

Address

Ann Schafer

Signature

403-862-6878

March 27, 2024

Christine Berger
Planning and Development
Rocky View County
Re: Trico Homes Seniors-Oriented Residential Project
Application: PL20210120/21

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Thank you,

Gloria Gillett

Name

175 - 223 Tuscan Springs Blvd. N.W.

Address

Gloria Gillett

Signature

March 27, 2024

Christine Berger
Planning and Development
Rocky View County
Re: Trico Homes Seniors-Oriented Residential Project
Application: PL20210120/21

To Christine Berger,

I am providing the following letter of support for Trico Homes Damkar Seniors-oriented Residential project.

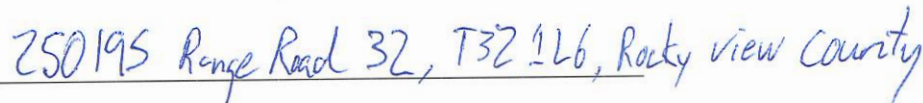
I support this project primarily because Trico has engaged and listened to the community, aligning the proposed development with the adjacent neighbourhood, while providing Rocky View County with a mix of low density housing options in an accessible, and beautiful setting. I am also supporting the project because:

- Trico Homes has been responsive throughout their public engagement process and amended the Conceptual Scheme based on community input.
- The housing options provided offer something different than Watermark, allowing local community members to downsize.
- It meets Norman, Ernie and Iris Damkar's vision to enhance the community by allowing people to age together comfortably within their community.
- The proposed design complements the architecture of the Watermark community, responds to the topography and provides a reasonable transition from neighbouring City of Calgary density.

Thank you,



Name



Address


Signature



Christine Berger
Planning and Development
Rocky View County
Re: Trico Homes Seniors-Oriented Residential Project
Application: PL20210120/21

To Christine Berger,

I H. Chambers am writing in support of Trico Homes' Damkar Seniors-oriented Residential project. I support this project primarily because Trico Homes has engaged and listened to the community, aligning the proposed development with the adjacent neighbourhood, while providing Rocky View County with a mix of low-density housing options in an accessible, and beautiful setting.

Key reasons for my support include:

- Trico Homes' responsiveness and adaptation of the Conceptual Scheme based on community feedback.
- The provision of unique housing options that enable community members to downsize comfortably.
- Alignment with the Damkar family's vision of fostering community cohesion and comfort for aging residents.
- The project's design harmony with the Watermark community and its considerate integration with the surrounding landscape.

Contact Information:

Hildegarde Chambers

30046 Township Road 254

Calgary (Rocky View)

AB

T3L 2P7

Canada

Signature:

H. Chambers

04-12-2024



TITLE	Damkar Support Letter
DOCUMENT ID	[REDACTED]
DOCUMENT PAGES	1
STATUS	COMPLETED
TIME ZONE	America/Edmonton

DOCUMENT HISTORY



Signed

Apr 12, 2024
05:14 PM

Signed by [REDACTED]

[REDACTED]

March 27, 2024

Christine Berger
Planning and Development
Rocky View County
Re: Trico Homes Seniors-Oriented Residential Project
Application: PL20210120/21

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Thank you,

HARRY STEPPER

Name

3 CODY RANGE WAY, ROCKYVIEW

Address

[Handwritten Signature]

Signature

March 27, 2024

Christine Berger
Planning and Development
Rocky View County
Re: Trico Homes Seniors-Oriented Residential Project
Application: PL20210120/21

To Christine Berger,

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Thank you,

Irwin Archule

Name

121 Bears paw Village Cres. Calgary

Address

Irwin Archule

Signature

March 27, 2024

Christine Berger
Planning and Development
Rocky View County
Re: Trico Homes Seniors-Oriented Residential Project
Application: PL20210120/21

To Christine Berger,

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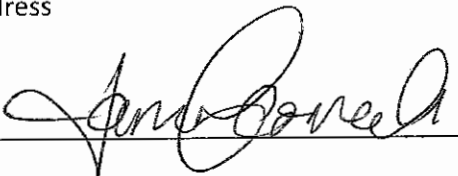
Thank you,

Jamie Coverdale

Name

48 Damkar Drive, Rocky View

Address



Signature



Christine Berger
Planning and Development
Rocky View County
Re: Trico Homes Seniors-Oriented Residential Project
Application: PL20210120/21

To Christine Berger,

I Jeff Fearn am writing in support of Trico Homes' Damkar Seniors-oriented Residential project. I support this project primarily because Trico Homes has engaged and listened to the community, aligning the proposed development with the adjacent neighbourhood, while providing Rocky View County with a mix of low-density housing options in an accessible, and beautiful setting.

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- The project's design harmony with the Watermark community and its considerate integration with the surrounding landscape.

Contact Information:

Jeff Fearn

82 Royal Elm Green NW

Calgary

Alberta

T3G 0G8

Canada

Signature:

A handwritten signature in black ink, appearing to read "Jeff Fearn".

04-24-2024



TITLE	Damkar Support Letter
DOCUMENT ID	[REDACTED]
DOCUMENT PAGES	1
STATUS	COMPLETED
TIME ZONE	America/Edmonton

DOCUMENT HISTORY



Signed

Apr 24, 2024
09:16 AM

Signed by [REDACTED]

[REDACTED]

March 27, 2024

Christine Berger
Planning and Development
Rocky View County
Re: Trico Homes Seniors-Oriented Residential Project
Application: PL20210120/21

To Christine Berger,

I am providing the following letter of support for Trico Homes Damkar Seniors-oriented Residential project.

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Thank you,

JONI WOELKE

Name

11 HERITAGE HEIGHTS COCHRANE

Address

Joni Woelke

Signature



Christine Berger
Planning and Development
Rocky View County
Re: Trico Homes Seniors-Oriented Residential Project
Application: PL20210120/21

To Christine Berger,

I Kathryn Scheurwater am writing in support of Trico Homes' Damkar Seniors-oriented Residential project. I support this project primarily because Trico Homes has engaged and listened to the community, aligning the proposed development with the adjacent neighbourhood, while providing Rocky View County with a mix of low-density housing options in an accessible, and beautiful setting.

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- The project's design harmony with the Watermark community and its considerate integration with the surrounding landscape.

Contact Information:

Kathryn Scheurwater

77 Edgeview Rd NW

Calgary

Alberta

T3A4T7

Canada

Signature:

Kathryn Scheurwater

04-24-2024



TITLE	Damkar Support Letter
DOCUMENT ID	[REDACTED]
DOCUMENT PAGES	1
STATUS	COMPLETED
TIME ZONE	America/Edmonton

DOCUMENT HISTORY

 Signed	Apr 24, 2024 09:19 AM	Signed by [REDACTED]
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Christine Berger
Planning and Development
Rocky View County
Re: Trico Homes Seniors-Oriented Residential Project
Application: PL20210120/21

To Christine Berger,

I Kevin McDonald am writing in support of Trico Homes' Damkar Seniors-oriented Residential project. I support this project primarily because Trico Homes has engaged and listened to the community, aligning the proposed development with the adjacent neighbourhood, while providing Rocky View County with a mix of low-density housing options in an accessible, and beautiful setting.

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- The project's design harmony with the Watermark community and its considerate integration with the surrounding landscape.

Contact Information:

Kevin McDonald

124 Waterside Court

Calgary

Alberta

T3L0C9

Canada

Signature:

Kevin McDonald

04-17-2024



TITLE	Damkar Support Letter
DOCUMENT ID	[REDACTED]
DOCUMENT PAGES	1
STATUS	COMPLETED
TIME ZONE	America/Edmonton

DOCUMENT HISTORY



Signed

Apr 17, 2024
07:08 AM

Signed by [REDACTED]

[REDACTED]



Christine Berger
Planning and Development
Rocky View County
Re: Trico Homes Seniors-Oriented Residential Project
Application: PL20210120/21

To Christine Berger,

I Kyra Woronuk am writing in support of Trico Homes' Damkar Seniors-oriented Residential project. I support this project primarily because Trico Homes has engaged and listened to the community, aligning the proposed development with the adjacent neighbourhood, while providing Rocky View County with a mix of low-density housing options in an accessible, and beautiful setting.

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- The project's design harmony with the Watermark community and its considerate integration with the surrounding landscape.

Contact Information:

Kyra Woronuk

210 Creekstone Rise

Calgary

Ab

T3L0C9

Canada

Signature:

A handwritten signature in black ink, appearing to read "Kyra Woronuk".

04-29-2024



TITLE	Damkar Support Letter
DOCUMENT ID	[REDACTED]
DOCUMENT PAGES	1
STATUS	COMPLETED
TIME ZONE	America/Edmonton

DOCUMENT HISTORY



Signed

Apr 29, 2024
01:32 PM

Signed by [REDACTED]

[REDACTED]

March 27, 2024

Christine Berger
Planning and Development
Rocky View County
Re: Trico Homes Seniors-Oriented Residential Project
Application: PL20210120/21

To Christine Berger,

I am providing the following letter of support for Trico Homes Damkar Seniors-oriented Residential project.

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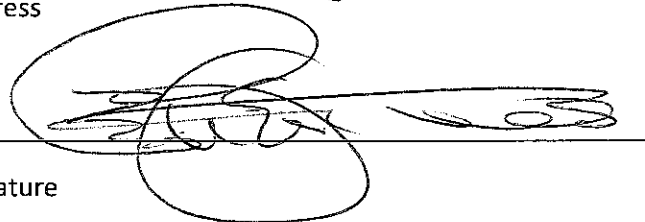
Thank you,

Leanne Birkett

Name

10 Rolling Acres Place

Address



Signature

March 27, 2024

Christine Berger
Planning and Development
Rocky View County
Re: Trico Homes Seniors-Oriented Residential Project
Application: PL20210120/21


To Christine Berger,

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Thank you,



Max Schuller
403-830-0200

March 27, 2024

Christine Berger
Planning and Development
Rocky View County
Re: Trico Homes Seniors-Oriented Residential Project
Application: PL20210120/21

To Christine Berger,

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Thank you,

MARVIN QUIRING

Name

84 HAMILTON Drive

Address

[Signature]

Signature



Christine Berger
Planning and Development
Rocky View County
Re: Trico Homes Seniors-Oriented Residential Project
Application: PL20210120/21

To Christine Berger,

I Michael Scott am writing in support of Trico Homes' Damkar Seniors-oriented Residential project. I support this project primarily because Trico Homes has engaged and listened to the community, aligning the proposed development with the adjacent neighbourhood, while providing Rocky View County with a mix of low-density housing options in an accessible, and beautiful setting.

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- The project's design harmony with the Watermark community and its considerate integration with the surrounding landscape.

Contact Information:

Michael Scott

73 Bearspaw Summit

Calgary

AB

T3R 1B5

Canada

Signature:

A handwritten signature in black ink, appearing to read "M. Scott".

04-24-2024



TITLE	Damkar Support Letter
DOCUMENT ID	[REDACTED]
DOCUMENT PAGES	1
STATUS	COMPLETED
TIME ZONE	America/Edmonton

DOCUMENT HISTORY



Signed

Apr 24, 2024
09:01 AM

Signed by [REDACTED]



Christine Berger
Planning and Development
Rocky View County
Re: Trico Homes Seniors-Oriented Residential Project
Application: PL20210120/21

To Christine Berger,

I Norman Damkar am writing in support of Trico Homes' Damkar Seniors-oriented Residential project. I support this project primarily because Trico Homes has engaged and listened to the community, aligning the proposed development with the adjacent neighbourhood, while providing Rocky View County with a mix of low-density housing options in an accessible, and beautiful setting.

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- The project's design harmony with the Watermark community and its considerate integration with the surrounding landscape.

Contact Information:

Norman Damkar

59 Tuscany Estates Point NW

Calgary

Alberta

T3L0C3

Canada

Signature:

A handwritten signature in black ink that reads "Norman Damkar".

04-12-2024



TITLE	Damkar Support Letter
DOCUMENT ID	[REDACTED]
DOCUMENT PAGES	1
STATUS	COMPLETED
TIME ZONE	America/Edmonton

DOCUMENT HISTORY



Signed

Apr 12, 2024
07:25 PM

Signed by [REDACTED]



Christine Berger
Planning and Development
Rocky View County
Re: Trico Homes Seniors-Oriented Residential Project
Application: PL20210120/21

To Christine Berger,

I Robert Holinski am writing in support of Trico Homes' Damkar Seniors-oriented Residential project. I support this project primarily because Trico Homes has engaged and listened to the community, aligning the proposed development with the adjacent neighbourhood, while providing Rocky View County with a mix of low-density housing options in an accessible, and beautiful setting.

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Contact Information:

Robert Holinski

106 Sweet Clover Link

Rocky View County

Alberta

T3Z0G9

Canada

Signature:

Robert Holinski

04-29-2024



TITLE	Damkar Support Letter
DOCUMENT ID	[REDACTED]
DOCUMENT PAGES	1
STATUS	COMPLETED
TIME ZONE	America/Edmonton

DOCUMENT HISTORY



Signed

Apr 29, 2024
12:23 PM

Signed by [REDACTED]



Christine Berger
Planning and Development
Rocky View County
Re: Trico Homes Seniors-Oriented Residential Project
Application: PL20210120/21

To Christine Berger,

I Roy Moore am writing in support of Trico Homes' Damkar Seniors-oriented Residential project. I support this project primarily because Trico Homes has engaged and listened to the community, aligning the proposed development with the adjacent neighbourhood, while providing Rocky View County with a mix of low-density housing options in an accessible, and beautiful setting.

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Contact Information:

Roy Moore

13 Watermark Villas

Calgary

Alberta

T3L 0E2

Canada

Signature:

A handwritten signature in black ink that reads "Roy".

04-12-2024



TITLE	Damkar Support Letter
DOCUMENT ID	[REDACTED]
DOCUMENT PAGES	1
STATUS	COMPLETED
TIME ZONE	America/Edmonton

DOCUMENT HISTORY



Signed

Apr 12, 2024
06:06 PM

Signed by [REDACTED]

[REDACTED]



Christine Berger
Planning and Development
Rocky View County
Re: Trico Homes Seniors-Oriented Residential Project
Application: PL20210120/21

To Christine Berger,

I Ruth Lennon am writing in support of Trico Homes' Damkar Seniors-oriented Residential project. I support this project primarily because Trico Homes has engaged and listened to the community, aligning the proposed development with the adjacent neighbourhood, while providing Rocky View County with a mix of low-density housing options in an accessible, and beautiful setting.

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Contact Information:

Ruth Lennon
223 Tuscany Springs Boulevard Northwest
CALGARY AB T3L2M2 Canada

Signature:

Ruth Lennon

04-12-2024



TITLE	Damkar Support Letter
DOCUMENT ID	[REDACTED]
DOCUMENT PAGES	1
STATUS	COMPLETED
TIME ZONE	America/Edmonton

DOCUMENT HISTORY

 Signed	Apr 12, 2024 07:06 PM	Signed by [REDACTED]
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Christine Berger
Planning and Development
Rocky View County
Re: Trico Homes Seniors-Oriented Residential Project
Application: PL20210120/21

To Christine Berger,

I Sherry McDonald am writing in support of Trico Homes' Damkar Seniors-oriented Residential project. I support this project primarily because Trico Homes has engaged and listened to the community, aligning the proposed development with the adjacent neighbourhood, while providing Rocky View County with a mix of low-density housing options in an accessible, and beautiful setting.

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Contact Information:

Sherry McDonald

124 Waterside Court

Calgary

Alberta

T3L 0C9

Canada

Signature:

Sherry mcdonald

04-17-2024



TITLE	Damkar Support Letter
DOCUMENT ID	[REDACTED]
DOCUMENT PAGES	1
STATUS	COMPLETED
TIME ZONE	America/Edmonton

DOCUMENT HISTORY



Signed

Apr 17, 2024
01:01 PM

Signed by [REDACTED]

[REDACTED]

March 27, 2024

Christine Berger
Planning and Development
Rocky View County
Re: Trico Homes Seniors-Oriented Residential Project
Application: PL20210120/21

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Thank you,


Name NORMAN DAMKAR


Address 59 Tuscany Estates Pt


Signature Norman Damkar

March 27, 2024

Christine Berger
Planning and Development
Rocky View County
Re: Trico Homes Seniors-Oriented Residential Project
Application: PL20210120/21

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Thank you,

Terry Alm

Name

52 Tuscan Springs Way N.W

Address

T3L 2N3

J. Alm

Signature

March 27, 2024

Christine Berger
Planning and Development
Rocky View County
Re: Trico Homes Seniors-Oriented Residential Project
Application: PL20210120/21

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Thank you,

TOM LEONARD

Name

609 BEARSPAW VILLAGE ROAD

Address

[Handwritten Signature]

Signature

March 27, 2024

Christine Berger
Planning and Development
Rocky View County
Re: Trico Homes Seniors-Oriented Residential Project
Application: PL20210120/21

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Thank you,

Tomy & Ivy Wong

Name

24 Cheyenne Meadows Way, Calgary, AB T3R 1B6

Address



Signature



Christine Berger
Planning and Development
Rocky View County
Re: Trico Homes Seniors-Oriented Residential Project
Application: PL20210120/21

To Christine Berger,

I Trevor Shoemaker am writing in support of Trico Homes' Damkar Seniors-oriented Residential project. I support this project primarily because Trico Homes has engaged and listened to the community, aligning the proposed development with the adjacent neighbourhood, while providing Rocky View County with a mix of low-density housing options in an accessible, and beautiful setting.

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Contact Information:

Trevor Shoemaker

20 Wycliffe Mews

Calgary

Alberta

T3L 0C9

Canada

Signature:

A handwritten signature in black ink, appearing to read "Trevor Shoemaker".

04-29-2024

TITLE	Damkar Support Letter
DOCUMENT ID	[REDACTED]
DOCUMENT PAGES	1
STATUS	COMPLETED
TIME ZONE	America/Edmonton

DOCUMENT HISTORY



Signed

Apr 29, 2024
01:12 PM

Signed by [REDACTED]

March 27, 2024

Christine Berger
Planning and Development
Rocky View County
Re: Trico Homes Seniors-Oriented Residential Project
Application: PL20210120/21

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I am providing the following letter of support for Trico Homes Damkar Seniors-oriented Residential project.

I support this project primarily because Trico has engaged and listened to the community, aligning the proposed development with the adjacent neighbourhood, while providing Rocky View County with a mix of low density housing options in an accessible, and beautiful setting. I am also supporting the project because:

- Trico Homes has been responsive throughout their public engagement process and amended the Conceptual Scheme based on community input.
- The housing options provided offer something different than Watermark, allowing local community members to downsize.
- It meets Norman, Ernie and Iris Damkar's vision to enhance the community by allowing people to age together comfortably within their community.
- The proposed design complements the architecture of the Watermark community, responds to the topography and provides a reasonable transition from neighbouring City of Calgary density.

Thank you,

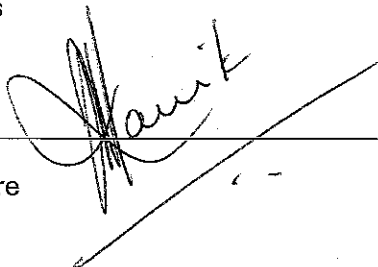
UMESH KARNIK

Name

55 TUSCANY ESTATES PT. NW
CALGARY ALBERTA T3L0C3

Address

Signature



March 27, 2024

Christine Berger
Planning and Development
Rocky View County
Re: Trico Homes Seniors-Oriented Residential Project
Application: PL20210120/21

To Christine Berger,

I am providing the following letter of support for Trico Homes Damkar Seniors-oriented Residential project.

I support this project primarily because Trico has engaged and listened to the community, aligning the proposed development with the adjacent neighbourhood, while providing Rocky View County with a mix of low density housing options in an accessible, and beautiful setting. I am also supporting the project because:

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- It meets Norman, Ernie and Iris Damkar's vision to enhance the community by allowing people to age together comfortably within their community.
- The proposed design complements the architecture of the Watermark community, responds to the topography and provides a reasonable transition from neighbouring City of Calgary density.

Thank you,

Ingrid Miese

Name

10 Rolling Acres Place
(Bearspaw)

Address

[Signature]

Signature



Christine Berger
Planning and Development
Rocky View County
Re: Trico Homes Seniors-Oriented Residential Project
Application: PL20210120/21

To Christine Berger,

I Yvonne Barker am writing in support of Trico Homes' Damkar Seniors-oriented Residential project. I support this project primarily because Trico Homes has engaged and listened to the community, aligning the proposed development with the adjacent neighbourhood, while providing Rocky View County with a mix of low-density housing options in an accessible, and beautiful setting.

Key reasons for my support include:

- Trico Homes' responsiveness and adaptation of the Conceptual Scheme based on community feedback.
- The provision of unique housing options that enable community members to downsize comfortably.
- Alignment with the Damkar family's vision of fostering community cohesion and comfort for aging residents.
- The project's design harmony with the Watermark community and its considerate integration with the surrounding landscape.

Contact Information:

Yvonne Barker

26 Royal Terrace NW

Calgary

AB

T3G 4X5

Canada

Signature:

Yvonne Barker

04-12-2024



TITLE	Damkar Support Letter
DOCUMENT ID	[REDACTED]
DOCUMENT PAGES	1
STATUS	COMPLETED
TIME ZONE	America/Edmonton

DOCUMENT HISTORY



Signed

Apr 12, 2024
05:56 PM

Signed by [REDACTED]

[REDACTED]

RE: Block 4
Plan: 1712232
SE – 18-25-02

We purchased our property in Watermark Villas in 2018. At that time we were told a church was being build on the property adjacent to the villas. We were of the understanding that the building approval was given for a church whose roofline would follow that of the Villas thereby blending in with the landscape of the Villas. Instead a church that was must higher than was approved on the building permit was built. It changed the whole landscape of Watermark as it sores over the area. There were no consequences to the church for not following the building permit.

We were also advised that there would be low roofed senior villas that would blend in well with the current villas and would be located on Block 4.

Now we are being asked to approve amendments to the Bearspaw Conceptual Scheme from residential to Direct Control District. It seems we are dealing with requests to change the land usage in Watermark every year and each of these requests would affect the lifestyle and values of our properties.

By changing the property to Direct Control we are throwing away the Watermark Land Use Plan, allowing a company to come into Watermark and build whatever they want.

This has a direct affect on:

- density of population
- traffic impact
- loss of country living
- shortage of water and water treatment concerns
- sewage pumped through Watermark
- more impact on wildlife. There are many deer living in that area
- air noise and light pollution
- a shortage of schools
- impact on the value of our properties
- interruption of Bearspaw Conceptual scheme

It seems this company bought the land knowing full well what the rules were for the property usage. Since their purchase, they keep trying to change the regulations of development in this area. To change our conceptual scheme, allowing people and/or companies to come into this area and have changes made to Direct Control District, is not only changing the quality of life in Watermark, but is also setting precedence for the future of Bearspaw and Rockyview.

We definitely oppose these changes.

Sincerely,
Marvin and Gwen Trout

-

From: [Legislative Officers](#)
To: [REDACTED]
Cc: [Christine Berger](#); [Legislative Officers](#)
Subject: RE: Bylaw C-8524-2024 & Bylaw C-8525-2024-PL20210120/1 (05618459)
Date: Tuesday, April 23, 2024 8:02:26 AM

Hello,

Thank you for interest and comments on the proposed bylaws. They have been shared with the Planner of the file and will be included as part of the agenda package.

Rocky View County livestreams all Council Meetings. These livestreams, as well as the recorded video of the meeting, are made available for you here [Meetings & Hearings | Rocky View County](#) once the meeting commences and is available for your use after its conclusion.

Additionally, the full agenda will be available for your use six days prior to the meeting, and afterward, for your purposes.

Thank you,

LEGISLATIVE OFFICERS

Legislative Services

ROCKY VIEW COUNTY

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

Phone: 403-230-1401

legislativeofficers@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: Syed Hussain [REDACTED]
Sent: Monday, April 22, 2024 5:34 PM
To: Legislative Services <LegislativeServices@rockyview.ca>
Subject: Bylaw C-8524-2024 & Bylaw C-8525-2024-PL20210120/1 (05618459)

I would like to attend the meeting thru a video link like Zoom or Teams.

Also would like to record following:

1. The traffic impact assessment should be shared with me.
2. The backyard/back lawn should have an offset from the edge of the hill so as not encroach on my privacy.
3. The western most row should be set back enough so that upper story will not have the ability to look into my house.

Regards
Syed and Samara Hussain
5 Spyglass Point NW
Calgary T3L 0C9

Micah Nakonechny

From: m trout [REDACTED]
Sent: Thursday, August 15, 2024 8:14 PM
To: Legislative Services
Subject: Bylaw C-8524 and Bylaw C-2024 - PL20210121(05618459)

We are writing in opposition of the redesignation of Lot4, Block 1, Plan 1712232. This property has been the topic of discussion on more than one occasion.

It was our understanding, when we bought our property in Watermark, that the aforementioned piece of property was to be a small number of senior's villas with height and style like the residences at Watermark Villas. The last request was to build high rise apartments that clearly were not being built for seniors. Now the property owners want to change that property from residential to direct control. This is becoming a very big annoyance for the residents of Watermark.

In the Bearspaw Conceptual Scheme, that property was designated residential and it seems the owner has been trying to have approvals changed one time after another. This is totally unfair to the residents of Watermark. Each person bought in this area trusting the area would stay as presented. Instead we are under continuous threats of someone wanting to change the area surrounding our homes for what clearly appears to be, to make a big financial gain to the owner(s) of that property.

Again we can look at all the reasons why this would have a negative impact on Rockyview:

- 12 Mile Coulee cannot deal with increased traffic
- Watermark's water treatment centre cannot deal with approving buildings that we have no idea what the water usage will be
- Watermark sewage treatment cannot handle increased sewage as there would be continuous trucks hauling sewage through a residential area
- Potential of increased noise
- Negative effects on low lighting that is currently in place for Watermark

The potential of numerous uses for this land leaves Rockyview at the mercy of the owner(s). We see this as unacceptable and we don't know who or what our next neighbors will be or the impact they will have on Watermark and surrounding areas. Therefore, we oppose the change to Direct Control District.

Marvin and Gwen Trout

[REDACTED]
74 Watermark Villas
Legal description: SE-18-25-02-05
Lot block and plan: Unit 50-1411484

Micah Nakonechny

From: Cheryl Carrick [REDACTED]
Sent: Wednesday, August 28, 2024 1:59 PM
To: Legislative Services
Subject: Bylaw C-8524-2024 and Bylaw C-8525-2024 - PL20210120, PL20210121 (05618459)
Attachments: Legislative Services Department2.docx

Follow Up Flag: Follow up
Flag Status: Completed

Please find attached our comments on the proposed changes to the Bylaws listed above.

Gordon and Cheryl Carrick
6 Spyglass Point
Watermark

Legislative Services Department
Bylaw C-8524-2024 and Bylaw C-8525-2024 – PL2021020, PL-20210121
(05618459)

We, Gordon and Cheryl Carrick, residing at 6 Spyglass Point in Watermark, have a number of concerns with the proposed amendment of the Watermark at Bearspaw Conceptual Scheme and the proposal to redesignate the lands from R-RUR p4.0 to Direct Control District.

1. Revising the Maximum Building Height from 4.0 metres to 10.0 metres will have a significant visual impact on the Watermark homes in the immediate area of the proposed development, in particular, the homes which are located just below the development. The nearby church was given permission to increase the maximum height requirement and now looms over the Watermark community. This adversely affects the resale of properties close to the church. The actual church does not look like the lovely artist rendering when it was being proposed. The church appears even larger than the actual dimensions due to it being built partially down the slope, closer to homes. We have attached a picture of the actual size and placement of the church.

We are concerned that increasing the Maximum Building Height in this development will have similar consequences for the Watermark community. The visual effect of having two-storey structures, with walk out basements and little clearance between buildings, will adversely dominate our area similar to the church. If that happens, it is unlikely we will ever sell our home without significant loss.

2. 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.

3. 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 is:
 - 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? We have been assured by MacDonald Corporation and by Rocky View Utilities (formerly Blazer Water Systems) that 70 PSI water 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.
4. The soil on the proposed site is silt and clay, with ground water found between 3.2 and 6.4 meters. 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 Cochran.
5. Although it is mentioned that the development would be dark sky friendly, we are concerned over what kind of lights will be shining directly down to our street. The extremely bright lights that the church installed are blinding at night as we look directly up at them. Putting in lights with lower levels of lumens with softer yellow lights should be mandated.

In closing we 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



From: [REDACTED]
To: [Christine Berger](#)
Cc: [REDACTED]
Subject: Extra info to previously sent e-mail regarding close communities
Date: Wednesday, August 28, 2024 6:36:28 PM

Hi Christine,

We would like to show how close proximity it is. Also, if Rocky View will decide to approve the reclassification of the land it should be done on the condition of significantly reduced residential density and buying or compensating for potential losses the most affected properties, including our neighbors and before starting any development, one of the main condition should be a commitment to plant many tall evergreen and other trees to create a very good barrier in order to protect in particular Blueridge residents and to surrounding communities, from disruption, especially, the most affected residents by potential development. We sent an e-mail to Trico offering to buy us out and use it as a transitional property (our address is #19 Blueridge Place which is small for real transition but better than nothing and they could also consider our neighbor #15 Blueridge Place because the two of us are right by the fence). It could be used as a community club or selling point.

The number of Villas is absolutely unacceptable for rural surrounding communities for many reasons expressed by many in the past to Management of the Damkar project majority of which they ignored and presenting it as a blessing

for all the communities around. Because of the project we are unable to sell our house for over 3 years even at the price appraised by 2 paid appraisals and 3 realtors in 2005-2006 (we have proof of it), when just in the past 15 years, according to statistics, average price increase in general per year in Alberta is 6.25% and current inflation on top of that. It is very disheartening that generous donation to the church by Damkars family, who is already gone, and cannot see what their kind and good intention is turned into many making machine at the cost of the residents, like us, of the surrounding communities; environment and wild life. On our personal basis, they strip us of our lifetime investment, leaving us literally homeless. Trico's personal responsible for acquisitions and Damkar project did not even bother to contact us regarding our proposal to buy us out and create to some extend transition for other residents.

Best regards,

Larissa and Saad Ibrahim

Saad Cell: [REDACTED]

Larissa Cell: [REDACTED]

#19 Blueridge Place NW, T3L 2N5

From: [REDACTED]
To: [Christine Berger](#)
Cc: [REDACTED]
Subject: FW: Damkar development impact on #19 Blueridge Place NW, Calgary
Date: Wednesday, August 28, 2024 6:36:24 PM
Attachments: [image002.png](#)
[oledata.mso](#)
[RPR_05618068 - Compliance.pdf](#)

Hi Christine,

Please accept the two emails (see below), which were sent by 4.30 the deadline. We just found out that they did not go through a mistake in the email address was made in a rush. Our apology for any inconvenience, it is the end of the working day you probably will go through tomorrow morning on emails, which were sent today. Also, after this email we will send photos and videos showing a very close proximity of the church to our property.

Best regards Saad and Lora

Larissa and Saad Ibrahim

Saad Cell: [REDACTED]

Larissa Cell: [REDACTED]

#19 Blueridge Place NW, T3L 2N5

From: Saad Ibrahim [REDACTED]
Sent: Wednesday, August 28, 2024 4:30 PM
To: cberger@rockview.ca
Cc: [REDACTED]
Subject: FW: Damkar development impact on #19 Blueridge Place NW, Calgary

Hi Christine,

We forgot to mention if this project ever will approved, before anything they must plant many trees to create heavily treed barrier.

From: Saad Ibrahim [REDACTED]
Sent: Wednesday, August 28, 2024 4:28 PM
To: 'cberger@rockview.ca'
Cc: [REDACTED]
Subject: Damkar development impact on #19 Blueridge Place NW, Calgary

Hi Christine,

It was a pleasure meeting you on May 14 in the public hearing, regarding the Damkar senior and residential development.

We had no chance to express our views during the public hearing, which every resident of

Blueridge Mountain Estates and Bearspaw have been sharing including in the previous meetings few years back.

Dammars family only intended to build one building a church or seniors home, that is why when the land was sold to build Watermark, the plateau of 30 acres behind ours and our neighbor fence was meant to have one building and obviously it would have enough land to make a nice landscape. Now the good intent and legacy of Damkars turned into a huge commercial project with benefits under the cover of the "legacy". This first started by changing bylaws to accommodate them, when we could not add an extra foot in height of our house when we built it.

We are strongly objecting this development and the proposals made in the first public hearing on May 14, 2024.

1. During the mentioned public hearing, Blueridge was not included, as a part of the Conceptual Scheme of Bearspaw in the proposed amendment of bylaw C-8524-2024 by inserting Appendix 9 to guide future subdivision and development on Lot 4, Block 1, Plan 1712232 within SE-18-25-02-W05M. Only Watermark was included even though Blueridge is affected the most and our house is the most affected out of all.

2. It is absolutely not acceptable to reclassify Residential Rural District to Direct Control District to facilitate future subdivision and development of the subject land due to many reasons expressed in the past by residents of Blueridge, Watermark, Bearspaw, Tuscany, Lynx golf course and other surrounding communities. . We are not going to repeat all of them again because leaders of the project are all well aware of that but a few worth to mention.

a. No transition, No club community, view obstruction, extremely high density, and very close proximity between Blueridge (our property and neighbor's properties) and the Church. It is a real squeeze for commercial gain but it is affecting greatly the value of residential homes established for many years in rural resident districts with bylaws, which were protecting in the past the level of the life style, environment, beauty, wild life, tranquility etc. of Blueridge and surrounding communities (before bylaws started being changed to accommodate this potential development).

b. Limited space for extra traffic and no space to expand the road, among many other reasons expressed by surrounding communities in the past to the Damkar Management. It looks like nothing is taken into consideration, except making deal with Watermark regarding water disposal plant. Blueridge is not affected by water consumption of disposal because we are on 12 Mile Coulee coop but Blueridge and surrounding communities are greatly negatively affected in many other ways.

Damkar project is turning rural living into commercialized high density city like with extra huge disadvantages to existing communities, which is absolutely not acceptable!!!!

As discussed then, our property shares a fence with the Damkar property of nearly 100 m, as per the attached RPR, therefore we are the most affected by the proposed development by Damkar/Trico.

We have built are dream home in our property for the following reason:

1. To enjoy the country life style which offers generous home spacing of 2.7 acres
2. To enjoy nature and mountain views
3. To enjoy less traffic than the city and the clean air.

Unfortunately, the proposed Damkar reclassification of the land development across our property fence will destroy all the benefits we enjoy on our property, as explained below:

1. Our mountain view will be totally masked by the proposed villas of 9 m high. I used the distance between our fence posts of 3.9 m to scale the villas height of 9 m and superimpose on the view from our back yard, please see the photo below
2. The proposed development by Damkar is based on 0.1 acre per villa, which is typical of city development, is totally inferior to our acreage development in Blueridge Mountain State of 2.7 acres per home.
3. There is no reasonable transition between our acreage development at Blueridge Mountain State and the Damkar. Please note that at the extension of our fence to the west, where the Watermark and Blueridge Mountain State development properties are side by side, Watermark developed the first row of homes on a one acre spacing to allow a reasonable transition between the two developments. The Damkar development provides no transition from acreage development based on 2.7 acre per home to immediately a reduced home development of 0.1 acre per home.

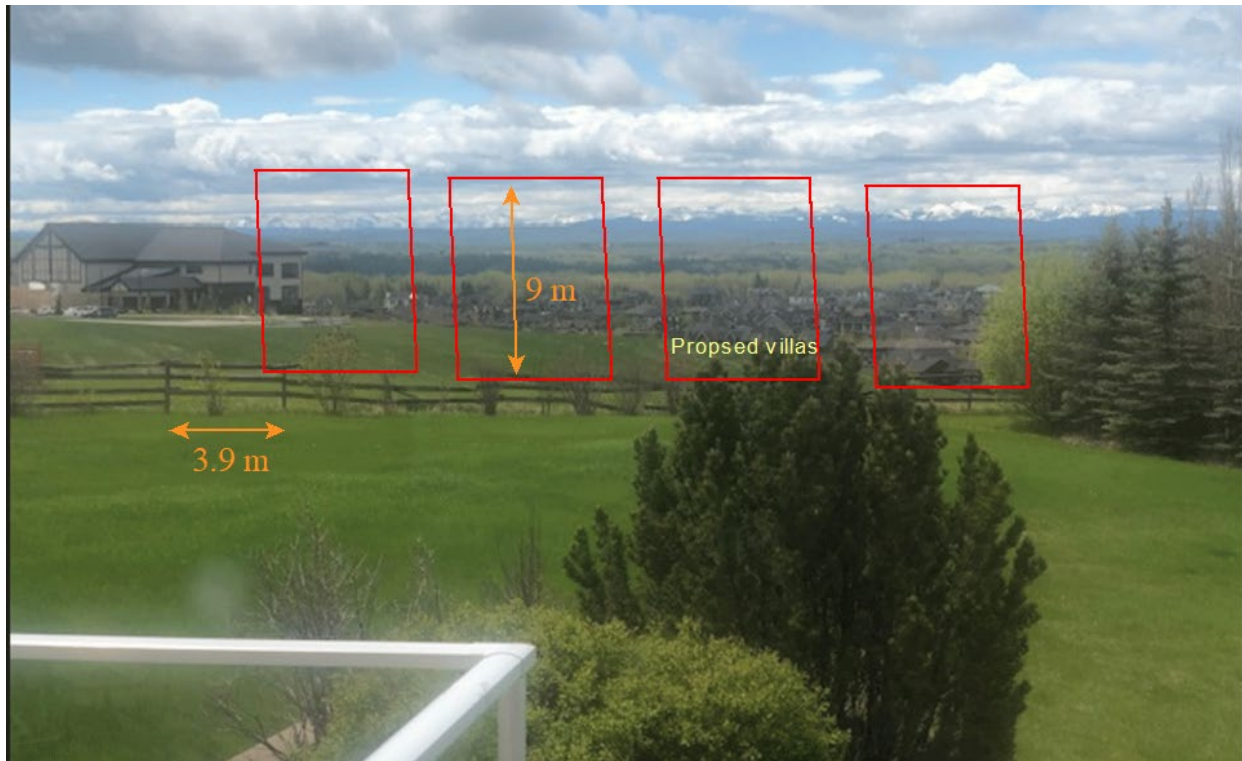
Because of the high density of home development by Damkar we are losing all the privileges we enjoyed at our home for nearly 24 years. Further, and the most important issue is, we have not been able to sell our home for the past 2 years, as when the prospective buyers become aware of the details of the Damkar proposed development declined to proceed with acquiring our property or offer highly reduced price. Our home property represents our life time saving and asset which we can not liquidate now because of the Damkar proposed development.

Based on the above, there are few options that we proposed:

1. To cancel the Damkar project.
2. To allow a transition between our acreage development and the Damkar property by proposing the development based on one home/villa per one acre
3. To proposed that Damkar or the developer Trico to purchase our property at a fair market value. Our home could be added to the senior home development as a social or community center, which offers a large garden, facilities such as a tennis/basketball court, outdoor hot tub, space for Billiard and table tennis table, and large place for social gathering. Also our home offers 6 bedrooms accommodation.

Please see below the view from backyard with the projection of the proposed villas, which totally

mask our beautiful mountain view



Review review our coments above for your consideration and action.

Our best regards,

Larissa and Saad Ibrahim

Saad Cell: [REDACTED]

Larissa Cell: [REDACTED]

#19 Blueridge Place NW, T3L 2N5



















