

## PLANNING POLICY

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**TO:** Council

**DATE:** May 18, 2021 **DIVISION:** 8

**TIME:** Morning Appointment

**FILE:** 05618459 **APPLICATION:** PL20200051

**SUBJECT:** Conceptual Scheme Item – Residential

Note: This application should be considered in conjunction with land use application PL20200050 (agenda item E-3)

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

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

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

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

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

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

**OPTIONS:**

Option #1:

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

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

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

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



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

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

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

Option #3: THAT application PL20200051 be refused.

**AIR PHOTO & DEVELOPMENT CONTEXT:**



**APPLICATION EVALUATION:**

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

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

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



### Development Concept

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

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

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

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

### Transportation

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

### Utility Servicing

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

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



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

### Stormwater

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

### Open Space

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

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

### Design Standards

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

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

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

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

### **ADDITIONAL CONSIDERATIONS:**

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



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

Respectfully submitted,

Concurrence,

“Brock Beach”

“Kent Robinson”

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Acting Executive Director  
Community Development Services

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Acting Chief Administrative Officer

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**ATTACHMENTS:**

ATTACHMENT ‘A’: Application Information

ATTACHMENT ‘B’: Application Referrals

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

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

ATTACHMENT ‘E’: Map Set

ATTACHMENT ‘F’: Public Submissions