



# Damkars

LEGACY PROJECT

SENIORS-ORIENTED  
RESIDENTIAL COMMUNITY

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## Appendix 9: Conceptual Scheme Amendment

APR 20  
21





## DAMKAR LANDS

Seniors Oriented  
Residential Community

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A Legacy Project in Bearspaw



Trico Homes

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

# Damkars

LEGACY PROJECT

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## MOTIVATION & RATIONALE

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

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

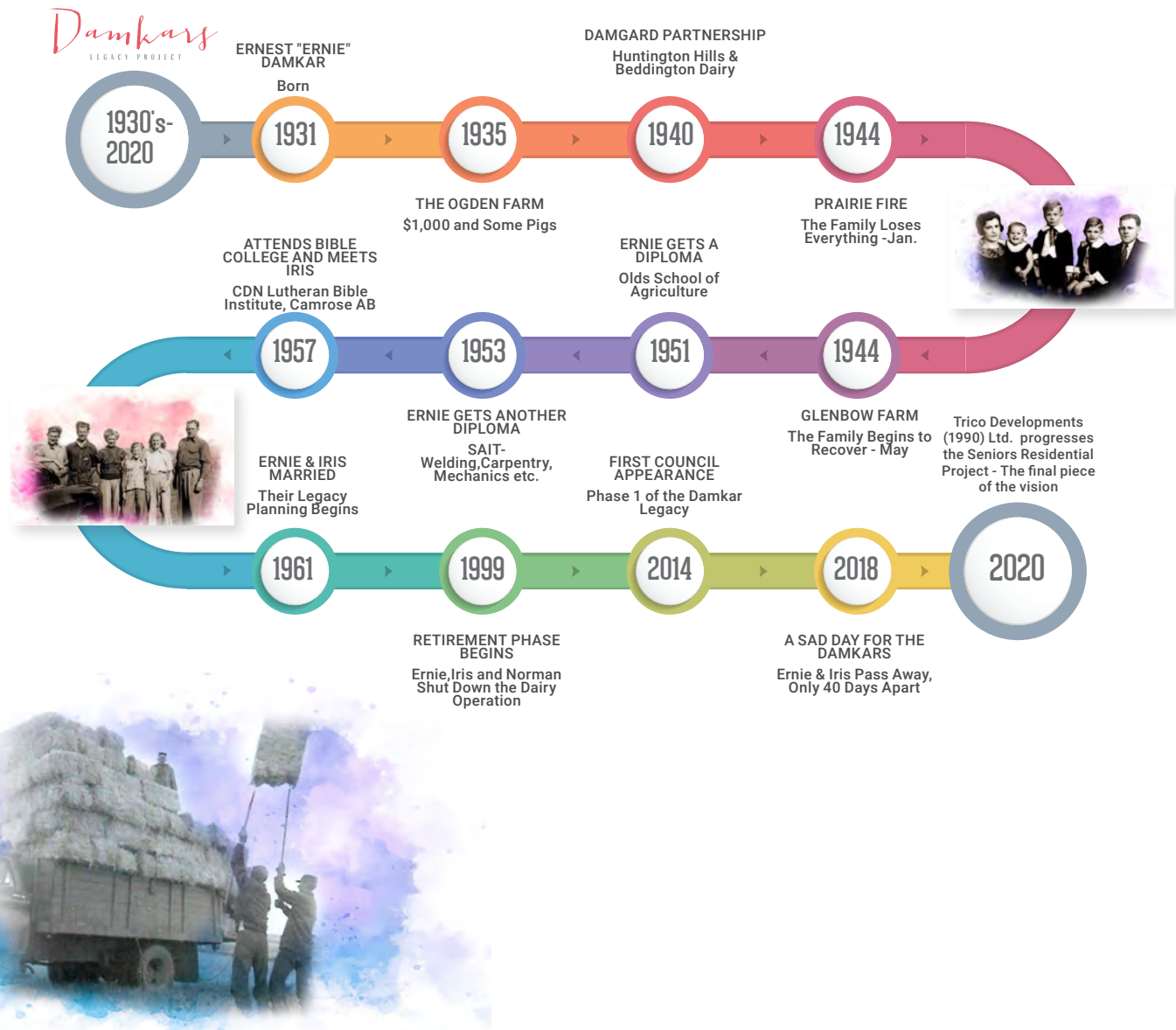
Trico's development concept proposes a seniors oriented residential community, which will complete the final component of the vision established by the Watermark Conceptual Scheme and the Damkar Family. As part of the sale of the Watermark lands to MacDonald Developments, the original owners (Ernie and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

## 1.1 HISTORY

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

Ernie and Iris, along with Ernie's brother Norman, ran a family-inherited dairy farm for many years in Bearspaw. Before their passing, Ernie and Iris willed their land to the community to create two legacy projects, the Church and residential project that caters to seniors. Ernie and Iris envisioned a seniors residential project to be a place where local aging populations can enjoy their retirement in familiar surroundings together with loved ones. This residential project will provide varying levels of care to accommodate differing needs so that seniors may live comfortably and confidently. The Damkars view both the Church and residential project to be a gift to God and their community.

### Trico Developments [1990] Ltd. Progresses Seniors Residential Project





## 2

DEVELOPMENT  
OBJECTIVES & GUIDING  
PRINCIPLES

2



## 2.1 DEVELOPMENT OBJECTIVES

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

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

## 2.2 GUIDING PRINCIPLES

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

These guiding principles are described as follows:

## 2.2.1 Facilitate Aging in Place

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

## 2.2.2 Maintain high development standards

- Standards for the development will be high-quality and in keeping with those proposed and applied in the Watermark Conceptual Scheme; and
- Appropriate architectural standards that reflect the local aesthetic.

## 2.2.3 Connect to regional open space and amenities

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

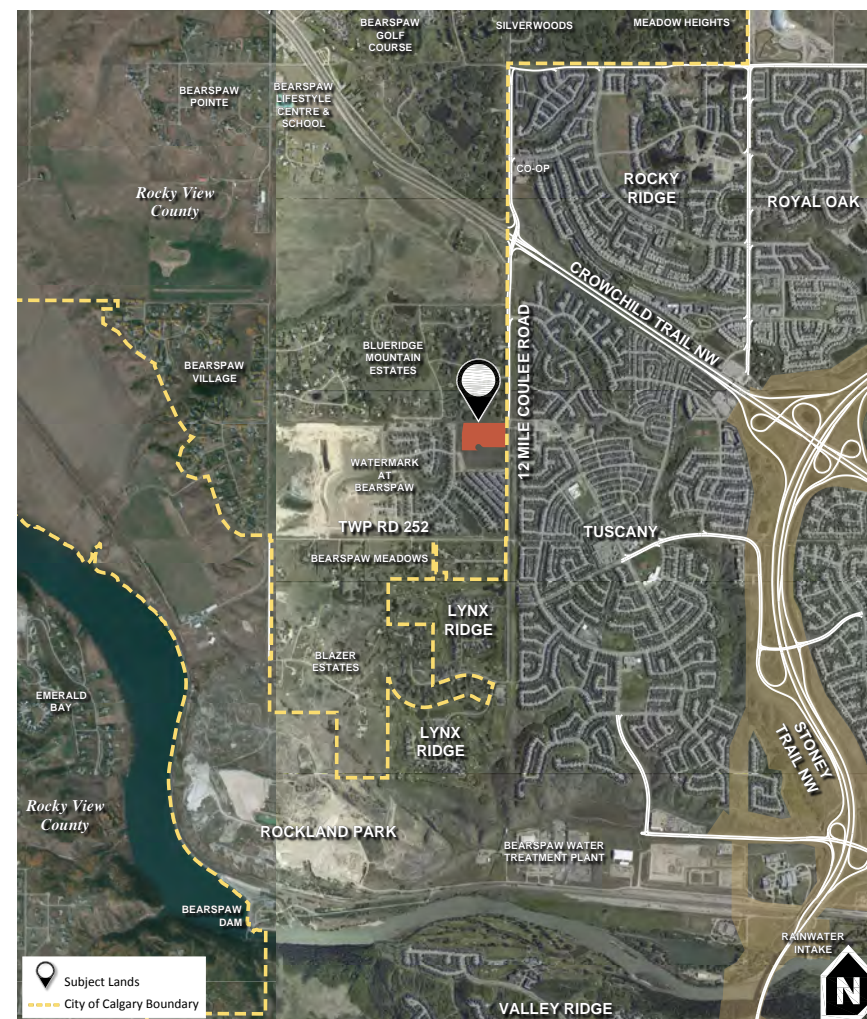
## 2.2.4 Integrate with the Watermark Community

- Leverage natural topography to preserve views for tenants and neighbours;
- Community interface will be sensitive and will seamlessly integrate with the neighbouring Watermark Community;
- Sensitively manage internal traffic with independent access points and underground parking;
- Peak traffic flows will be managed to minimize impact on the surrounding area; and
- Address servicing matters to integrate the development concept.

## 2.2.5 Facilitate an open and transparent stakeholder engagement process

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

Figure 1 | Regional Location





## 3

COMMUNICATIONS AND  
ENGAGEMENT

4

3.1 STRATEGIC COMMUNICATIONS  
AND ENGAGEMENT APPROACH

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

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

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



## Primary Stakeholder Outreach

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



## Pre-submission Public Engagement

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

Post-application Submission Public  
Engagement

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



### 3.2 OBJECTIVES

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

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

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

### 3.3 C&E TACTICAL APPROACH

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

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

## 4

PLANNING AND POLICY  
CONTEXT

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## 4.1 ROCKY VIEW/CALGARY INTERMUNICIPAL DEVELOPMENT PLAN

The Rocky View/Calgary Intermunicipal Development Plan (IDP) guides land use and development in the area of joint interest adjacent to the mutual boundary between both municipalities. Twelve Mile Coulee Road marks the boundary between the City of Calgary and RVC, with the City of Calgary having jurisdiction over Twelve Mile Coulee Road itself. Therefore, transportation and other matters of mutual concern including interface and land use compatibility must be discussed and addressed in a joint manner between both jurisdictions.

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

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

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

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

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

RVC is currently reviewing the Bearspaw Area Structure Plan (BASP) to create a comprehensive land use strategy that is current, effective, consistent with other statutory plans, and reflective of residents' vision for the future of Bearspaw. In addition, RVC highlighted notable changes to the Bearspaw community context, noting:

- Bearspaw's population has grown in the last 10 years by approximately 34%, from 4,803 to 6,442;
- A growing share of the County's population is nearing retirement age; and
- Throughout the County, country residential growth has slowed.

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

The existing BASP, adopted in 1994, identifies the Plan Area as Country Residential, requiring a Concept Plan, within Development Priority Areas 3 in the Urban Fringe. As such, this application includes a development concept to support the Conceptual Scheme Amendment and Land Use Amendment.

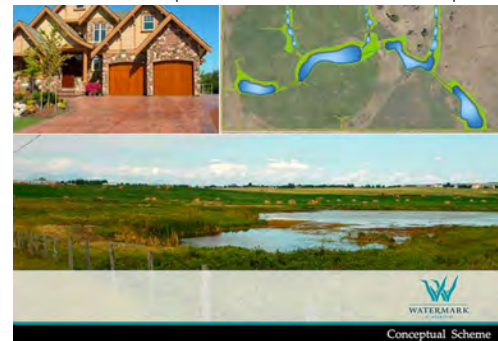
### 4.4 WATERMARK CONCEPTUAL SCHEME [C-6798 - 2009]

The Watermark Conceptual Scheme (CS), approved by RVC Council on February 9, 2010. As it relates to the Plan Area, the CS mandates an overall density assumed to be 1.95 units per gross acre over a total land area of 316 acres for a total of 617 residential units (including the Damkar Parcel). Any variance to this density requires an CS amendment.

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

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

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





#### 4.4.1 Damkar Lands - Appendix 8

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

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

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

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

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

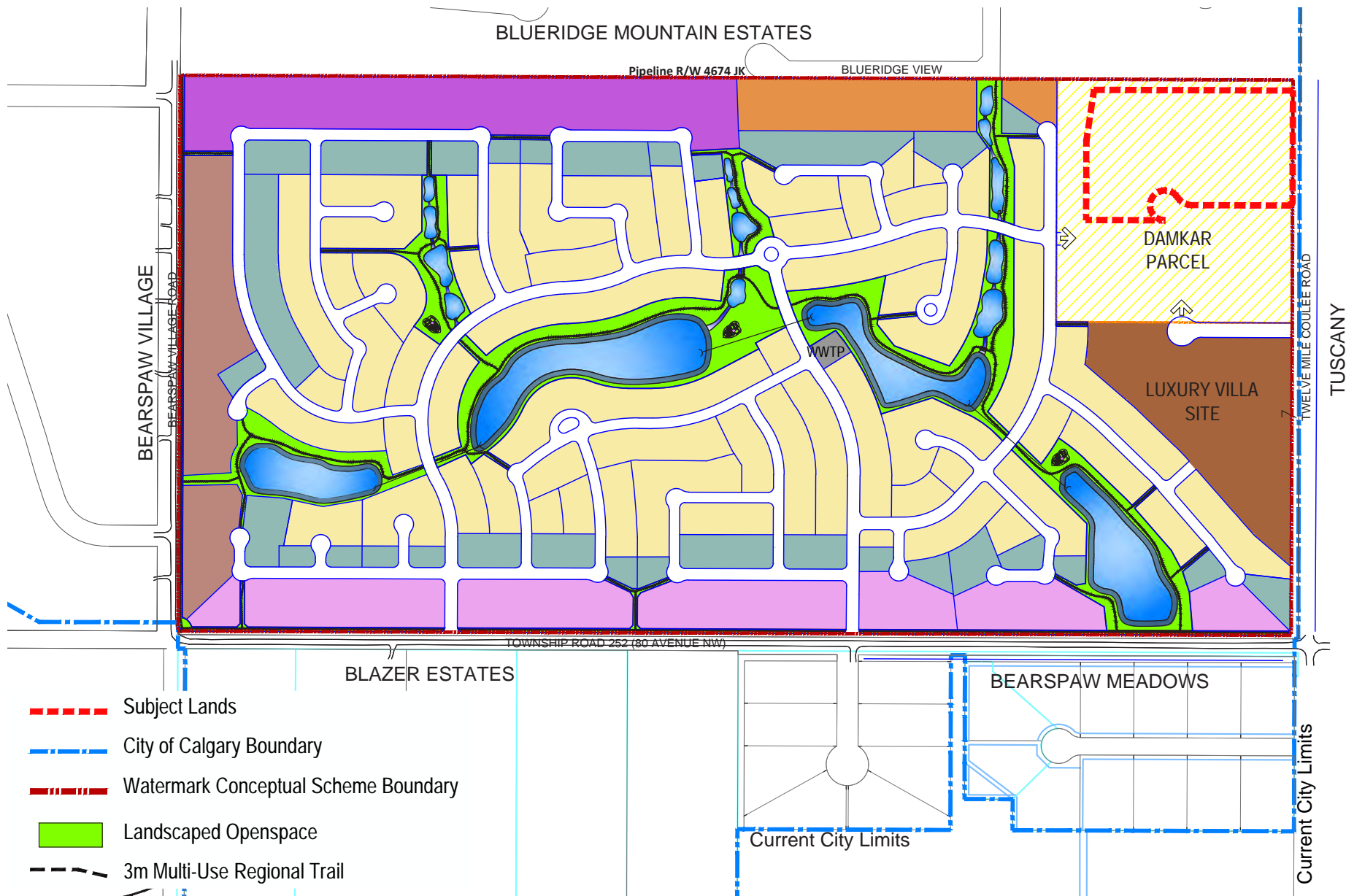
#### 4.5 SENIOR'S HOUSING ASSESSMENT [2015]

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

- The senior population and senior-led households in the County are increasing and projections indicate that these will continue to increase, signifying that the current demand for seniors housing will continue to grow in the near future.
- Average household incomes of senior-led homes are relatively high but there is also a large proportion of households with lower incomes, suggesting a need for both affordable and market rate housing options.
- The majority of homes in the County are single detached, which may not be the most appropriate housing type to facilitate aging at home. These also tend to be less affordable than other dwelling types.
- Most seniors in the County would like to remain in their own community or close to their own community as they age.
- Housing affordability is one of the most important factors which County seniors are considering.
- The need for affordable housing options in the County will continue to increase particularly as the average house prices in the County are increasing at a greater rate than the Province as a whole.
- Most survey respondents and focus group participants would like to move to a retirement community/ villa-type development offering light supports.
- Despite the upcoming additions to the supportive housing supply within the County and in adjacent municipalities, it is estimated that there will be a need for an additional 151 supportive housing units/ beds in the next ten years.

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

Figure 2 | Watermark Conceptual Scheme



## 5

DEVELOPMENT PLAN  
CONTEXT

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## 5.1 REGIONAL CONTEXT

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

## 5.2 LEGAL DESCRIPTION AND OWNERSHIP

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

## 5.3 LOCAL CONTEXT

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

The adjacent development pattern can generally be characterized as follows:

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



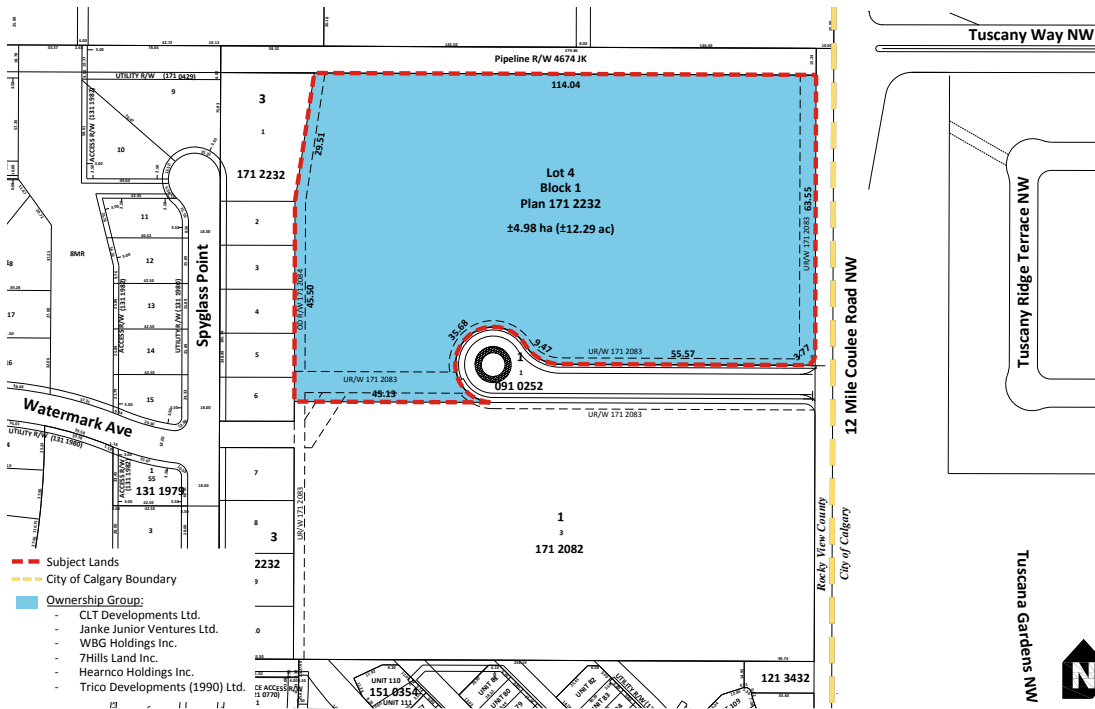


Figure 3 | Legal and Ownership Map

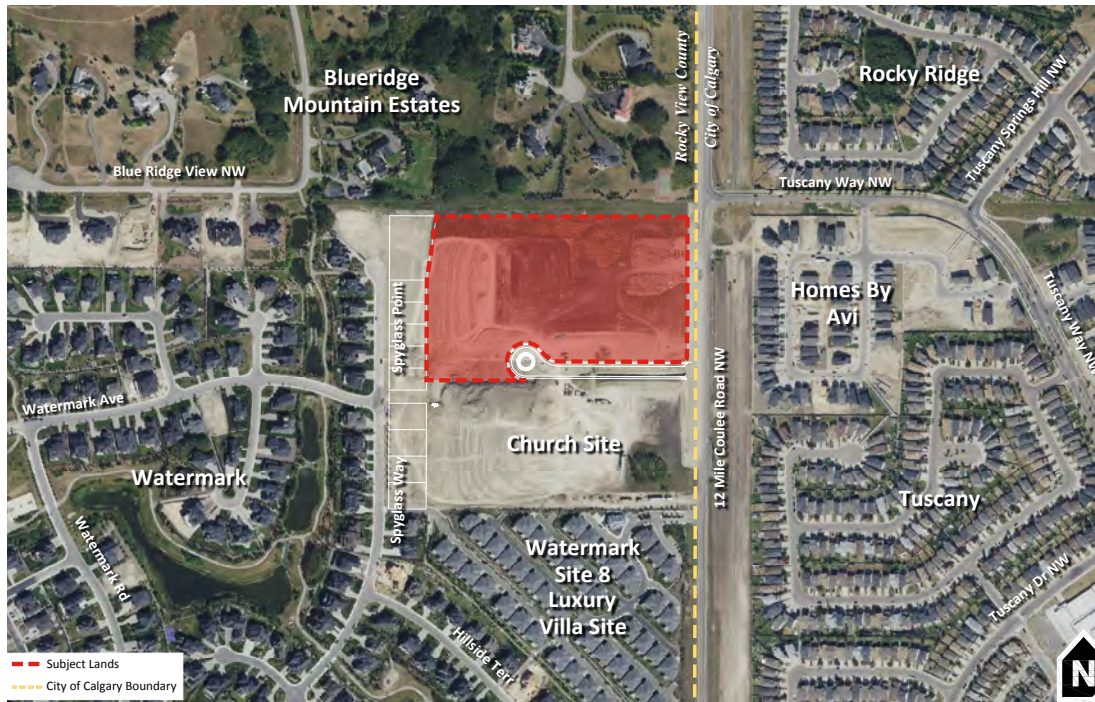


Figure 4 | Local Context

6

## EXISTING SITE CONDITIONS

12



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

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

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

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

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

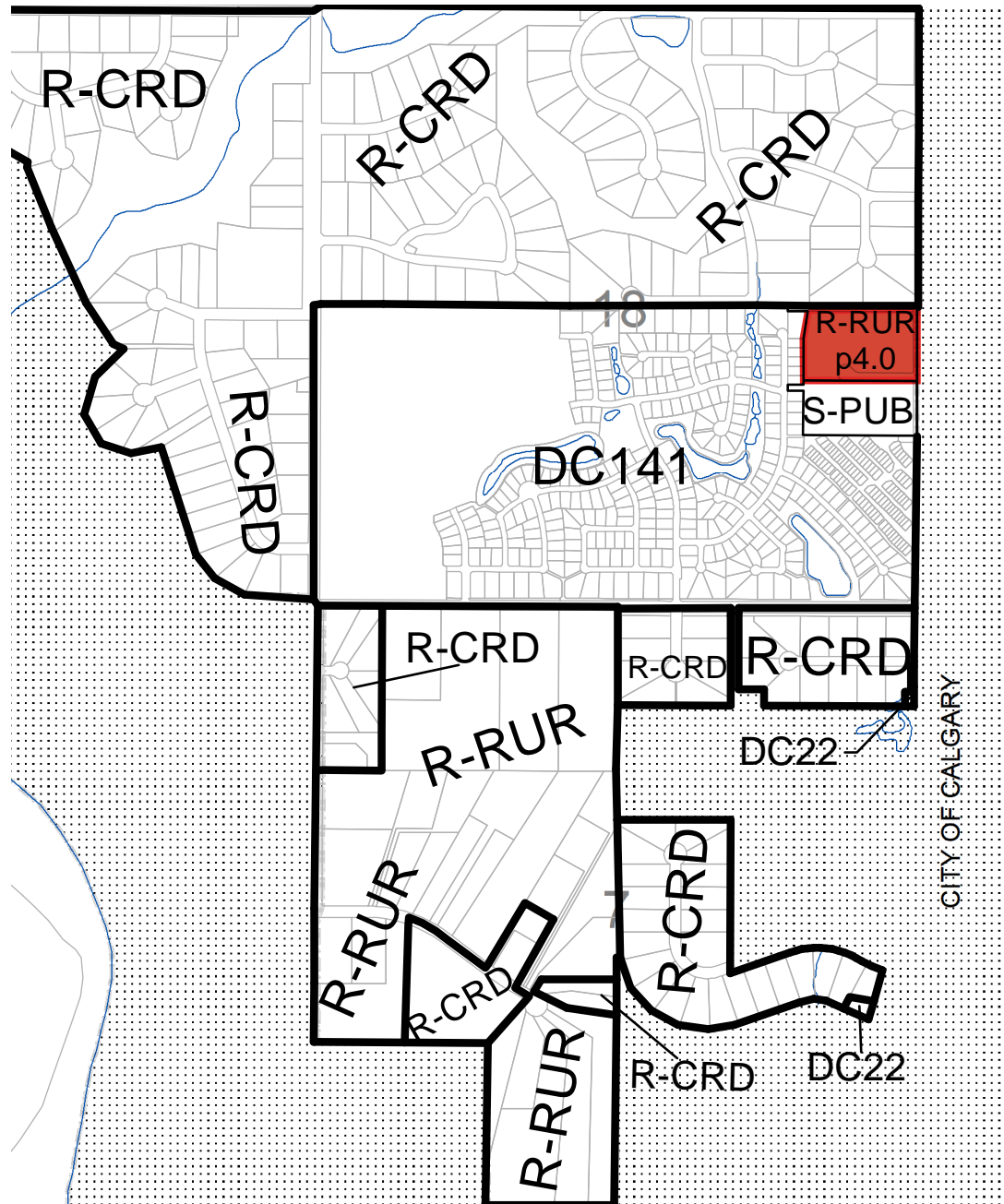


Figure 5 | Existing Land Use

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



## 6.2 TOPOGRAPHY

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

## 6.3 PRELIMINARY GRADING

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

## 6.4 GEOTECHNICAL EVALUATION

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

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



Existing Site Photos



Existing Site Photos

## 6.5 TRANSPORTATION NETWORK AND ACCESS

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

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

## 6.6 PIPELINE RIGHT-OF-WAY

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

## 6.7 ARCHAEOLOGICAL & HISTORICAL RESOURCES

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

## 6.8 ENVIRONMENTAL SITE ASSESSMENT

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





Existing Site Photos



**Figure 6 | Existing Site Conditions**

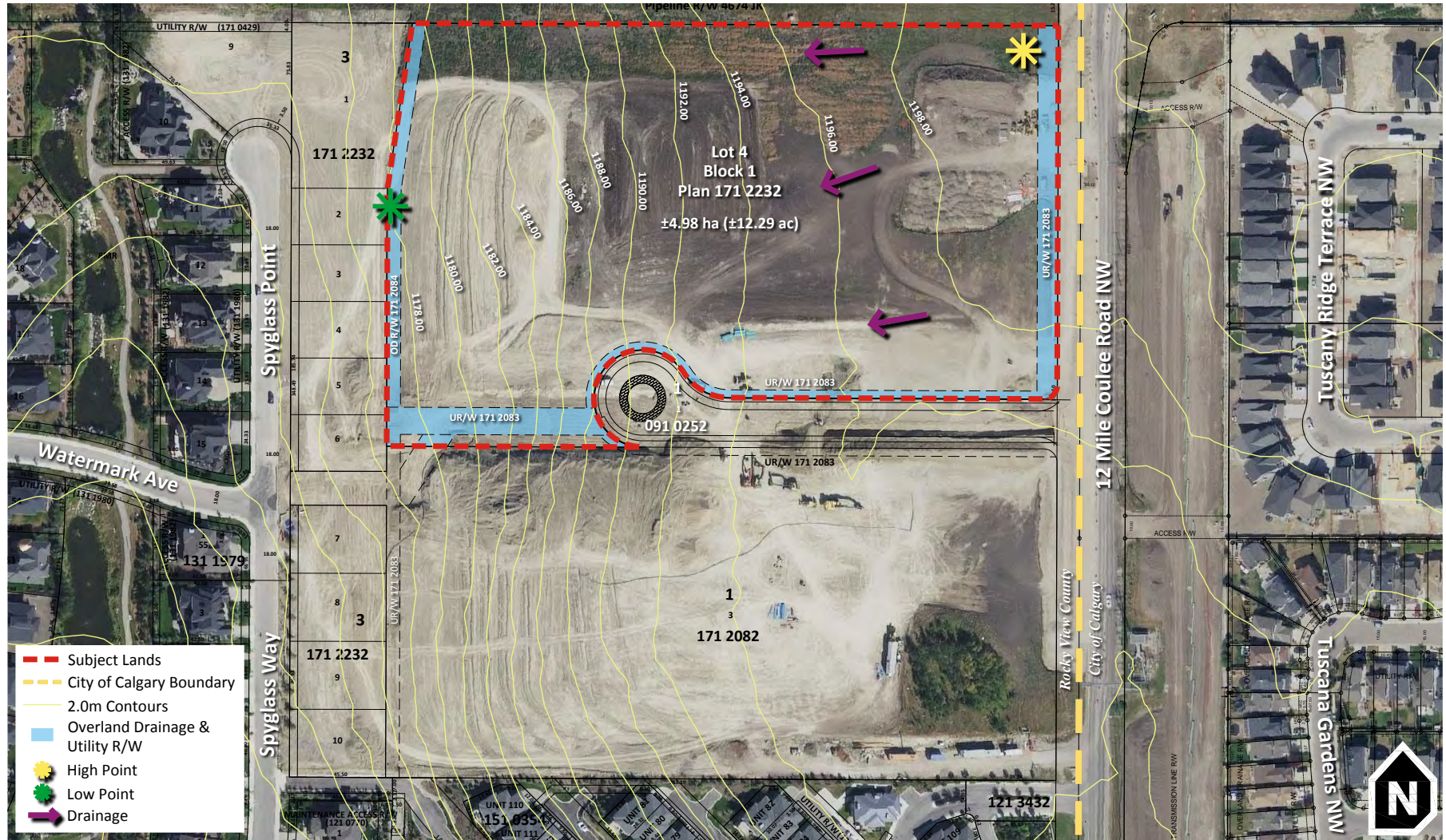






Figure 7 | Existing Transportation Network



7

## DEVELOPMENT CONCEPT

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

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

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

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

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

### Development Concept Policies

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



Figure 8 | Development Concept



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Figure 9 | Conceptual Renderings



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8

## TRANSPORTATION

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### 8.1 TRANSPORTATION NETWORK

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

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

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

Specifically relating to vehicular movements, The TIA found:

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

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

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

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

Transportation Policies

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

## 9

## UTILITY SERVICING

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## 9.1 WATER SERVICING

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

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

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

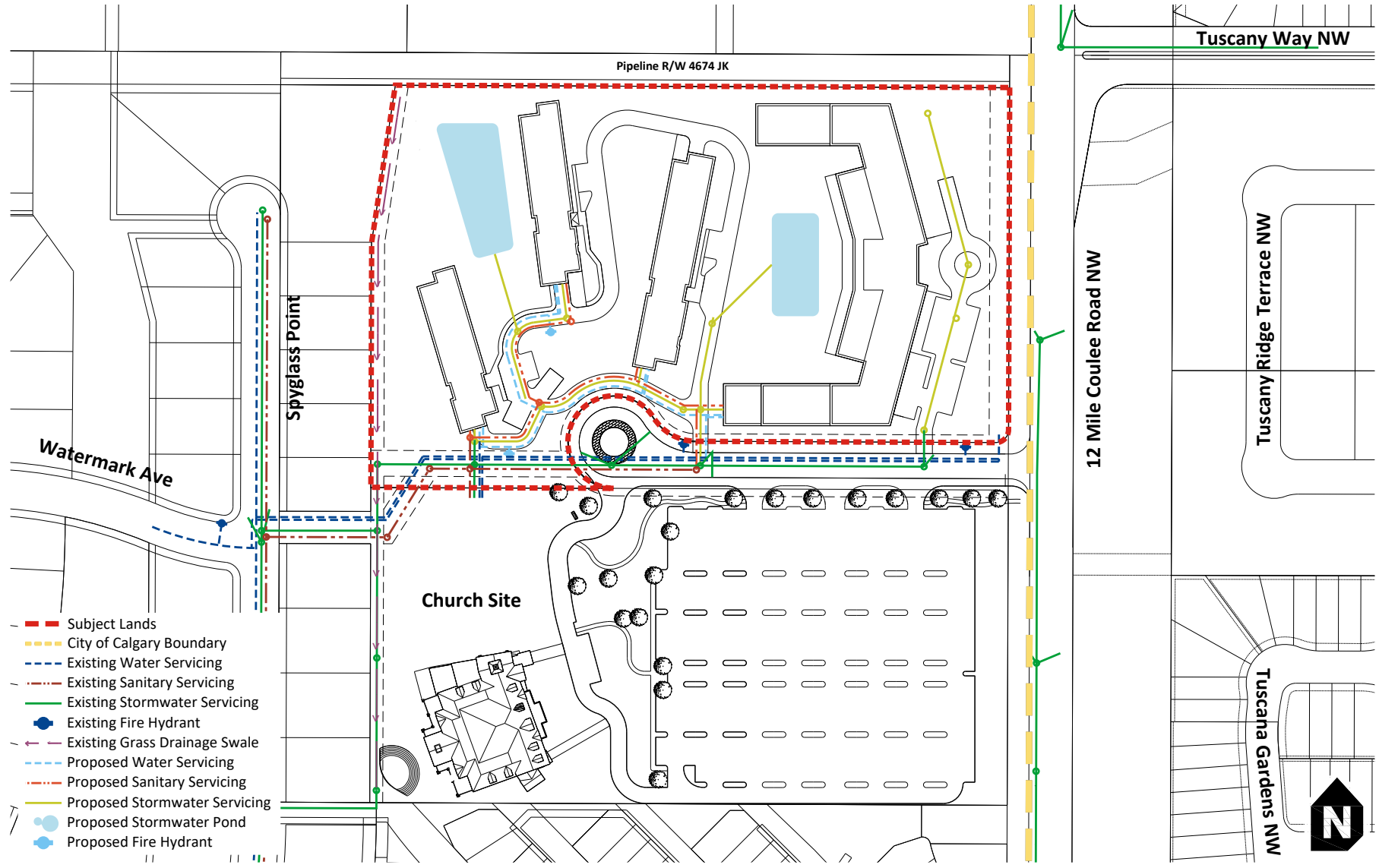
## Potable Water Servicing Policies

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





Figure 10 | Preliminary Utility Servicing



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## 9.2 SANITARY SERVICING

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

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

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

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

### Sanitary Servicing Policies

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

9.3 STORMWATER SERVICING

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

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

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

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

Stormwater Management Policies

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



## 9.4 SHALLOW UTILITIES

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

## 9.5 SITE GRADING

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

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

### Shallow Utility Policies

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

### Site Grading Policies

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





## 9.6 OPEN SPACE

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

### 9.6.1 Private Open Space & Pathway Network



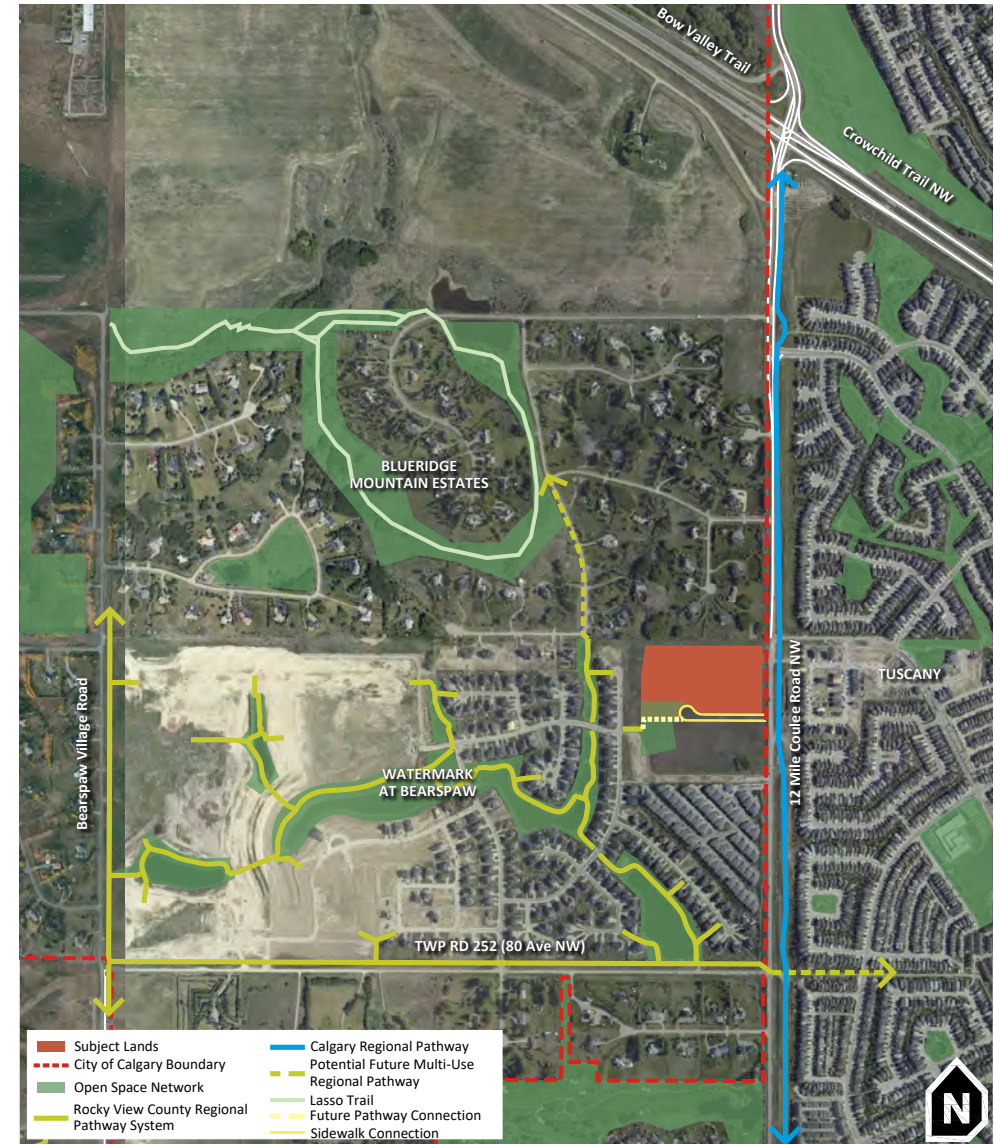
A landscaped transition area and pedestrian pathway system is provided along the southwest portion of the Plan Area to provide separation, connection and transition to the church site and to the Community of Watermark (along Spyglass Way). Each building is separated by open space that includes cascading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

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

## 9.7 MUNICIPAL RESERVE

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

**Figure 11 | Open Space Network**





## Private Open Space Policies

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

**Figure 12 | Internal Open Space**



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## 9.8 RESIDENTIAL DENSITY

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

### Residential Density Policy

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

**Table 1 | Breakdown of Residential Density**

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

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



## 9.9 COMMUNITY INFRASTRUCTURE

### 9.9.1 Emergency Services



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

### 9.9.2 Recreational Services

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

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

### Community Infrastructure Policy

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

## 10

## IMPLEMENTATION

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

## 10.1 THE REGIONAL GROWTH PLAN [INTERIM]

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

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



## 10.2 DESIGN STANDARDS

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

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

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

### Design Standards Policies

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



## 10.3 PROPOSED LAND USE AMENDMENT

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

### Land Use Amendment Policy

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

## 10.5 CONSTRUCTION MANAGEMENT PLAN

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

### Construction Management Policy

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

## 10.4 WEED MANAGEMENT PLAN

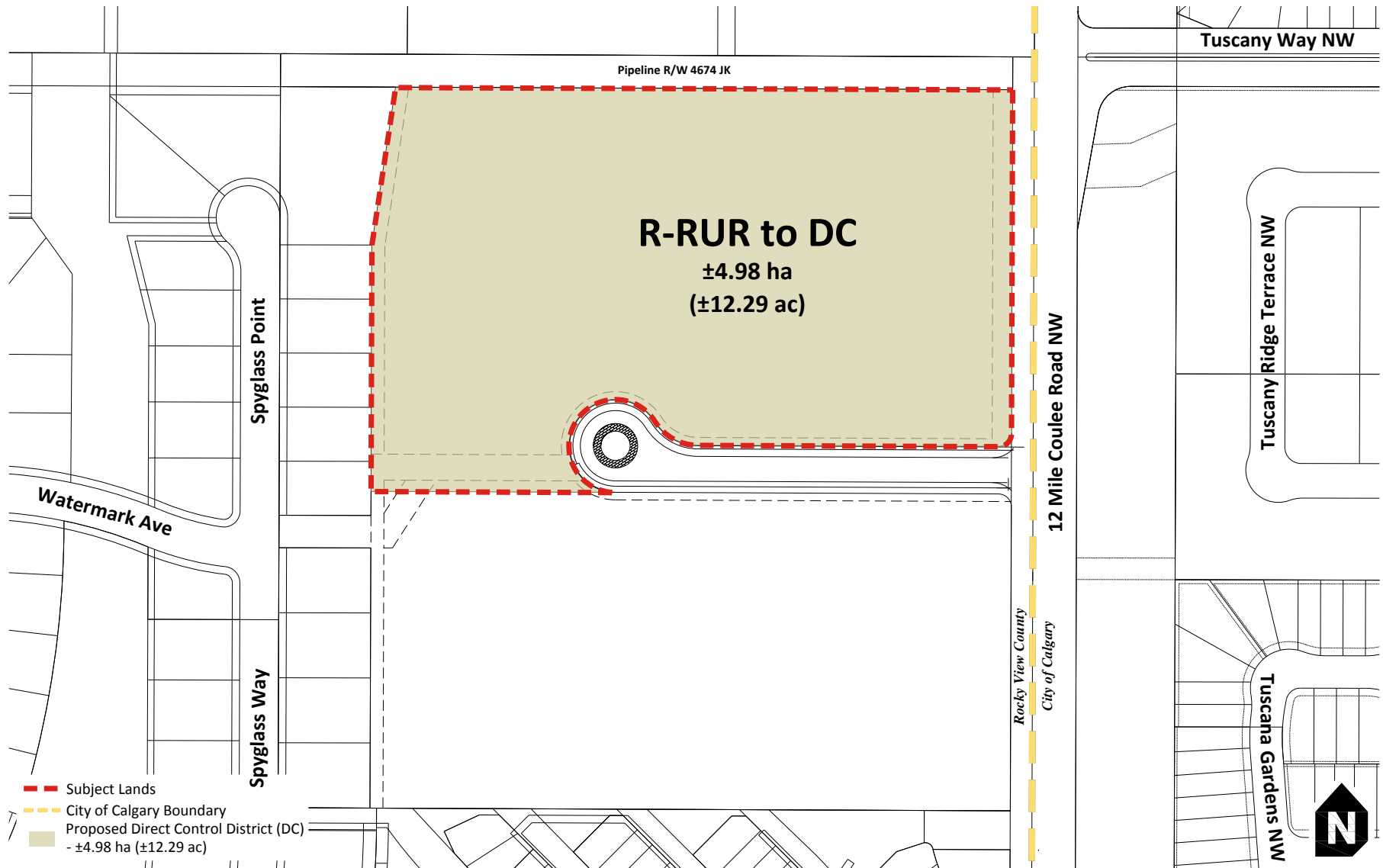
The developer shall prepare a Weed Management Plan in accordance with RVC requirements to mitigate against invasive weeds during the construction and grading process.

### Weed Management Policy

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



**Figure 13 | Proposed Land Use Designation**



## APPENDIX 1

### Engagement: What We Heard Reports



