



PLANNING GROUP

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June 7th, 2021

B&A File: #1908-12

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

Attn: Dominic Kazmierczak – Manager, Planning Policy

Re: Trico Communities
Lot 4, Block 1, Plan 071 2232 within SE 18-25-02-W5M
The Watermark Conceptual Scheme, Appendix 9 (*The Damkar Lands*)

Dear Dominic,

On behalf of Trico Homes, B&A Planning Group is seeking permission from the Rocky View County Development Authority to resubmit an application to amend the Watermark Conceptual Scheme by inserting Appendix 9 – a comprehensive plan to develop the subject lands with a senior's-oriented residential project with a companion land use bylaw amendment application. As per Section 48 - Reconsideration of the County's Land Use Bylaw C-8000-2020:

If a proposed Amending Bylaw has been refused by Council, the same or similar application shall not be resubmitted for at least six (6) months after the date of refusal unless, in the opinion of the Development Authority, the reasons for refusal have been adequately addressed or the circumstances of the application have changed significantly.

On May 18th, 2021, Council considered concurrent applications to amend the Watermark Conceptual Scheme and Land Use Bylaw relative contemplating this proposal. At the conclusion of the public hearing, Council voted to refuse the application(s) citing incompatibility with the existing adjacent residential developments in Watermark and Blueridge, specifically with regards to the Project's proposed residential density and building form & character.

Since receiving Council's May 18th refusal, Trico Homes has re-evaluated their proposal and have prepared a revised 'preliminary' development concept for their project featuring the following key amendments:



- A **reduction in overall maximum number of units** proposed within the Appendix 9 area from **350 to 200**.
- The elimination of the three (3) multi-family 'senior's-oriented' buildings previously contemplated within the western portion of the Appendix 9 area and replacing them with **forty (40) villa-style duplexes** with design considerations catering to a senior's demographic (*i.e., barrier free design, over-size garages, maintenance-free condominium ownership, etc.*).
- An overall **reduction in maximum number of units within the dedicated Supportive Building** from **180 to 160**.

Trico Homes is scheduling a consultation meeting with the 12 Mile Coulee Group on June 8, 2021, to review the proposed revisions to the Appendix 9 Site Plan and expects to continue engaging with the community as the circumstances warrant.

As such, Trico Homes believes the proposed revisions to the Appendix 9 will address the specific concerns Council raised during the public hearing regarding residential density and building form & character.

Accordingly, B&A Planning Group respectfully requests the Development Authority waive the six (6) month period within which another application can be submitted. We also respectfully request that this matter be decided upon during Council's June 8th, 2021 meeting.

Respectfully,

A handwritten signature in black ink, appearing to read 'Ken Venner'.

Ken Venner | RPP | MCIP

B&A Planning Group

cc. Reid Hendry, Director of Development, Trico Homes
Michael Brown, President, Trico Homes
Wayne Chiu, CEO, Trico Homes
Jessica Anderson, Senior Planner, Planning Policy
Gurbir Nijjar, Manager of Planning & Development Services