

## PLANNING POLICY

**TO:** Council

**DATE:** September 7, 2021

**FILE:** 05618459

**SUBJECT:** First Reading Bylaw – Damkar Seniors Residential Conceptual Scheme

**DIVISION:** 8

**APPLICATION:** PL20210120

NOTE: This application should be considered in conjunction with application PL20210121 (agenda item G-7)

**APPLICATION:** To amend the Watermark Conceptual Scheme, inserting Appendix 9, which would provide a policy framework for the development of a 200 unit residential community catering to seniors.

**GENERAL LOCATION:** Located immediately west and 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 (R-RUR p4.0)

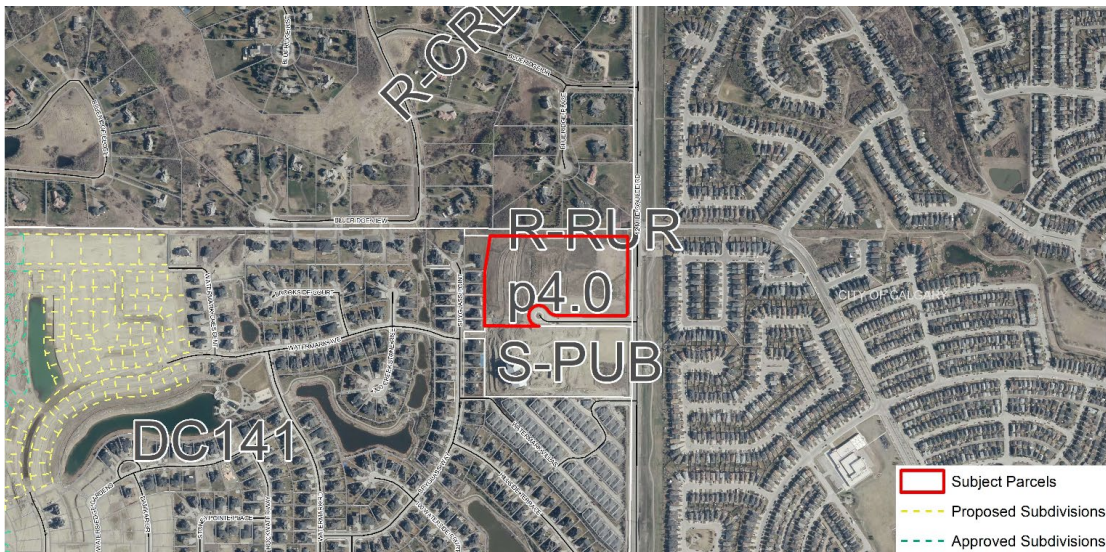
**EXECUTIVE SUMMARY:** The application will be reviewed against the Interim Growth Plan, the Rocky View County / City of Calgary Intermunicipal Development Plan, the County Plan, the Bearspaw Area Structure Plan, and the Watermark Conceptual Scheme.

### OPTIONS:

Option #1: THAT Bylaw C-8221-2021 be given first reading.

Option #2: THAT application PL20210120 be denied.

### AIR PHOTO & DEVELOPMENT CONTEXT:





ROCKY VIEW COUNTY

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

JA/rp

**ATTACHMENTS:**

ATTACHMENT ‘A’: Bylaw C-8221-2021 & Schedules A&B

ATTACHMENT ‘B’: Map Set