



Commitments and Considerations Based on Community Feedback and Recommendations

August 14, 2018

Thank you for coming to our information meetings in July and August. We enjoyed getting to know you and appreciated your great questions, comments and feedback regarding our building plans. Your feedback is being used to revise and update our plans as part of our Development Permit application process.

The following document is a record of commitments we have made, and requests we have considered or are in the midst of considering based on feedback. As we continue to engage the community, our consideration of requests and commitments is a dynamic process. We will update you periodically as new developments arise and decisions are made.

[Commitment sections outline](#)

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Note: New decisions and commitments have been made since our last update dated July 29. All commitments are dated for clarity.

Landscaping

Commitments we made:

As of July 29

Landscaping buffer

1. To continue the landscaping buffer along the south side of the property to 12 Mile Coulee with a mixture of Montgomery and Columnar Coniferous and various deciduous trees to reduce views to the Church Building from the Villas.
2. To provide a similar landscaping buffer along the west edge of the property to facilitate privacy and view restriction for houses immediately west of church property.
3. To incorporate rock features, buffering trees and bushes into the landscaping that will blend with Watermark aesthetics.

Landscaping plan

1. To provide the Watermark Advisory Committee with a draft Landscaping Plan for discussion with Centre Street Church prior to August 29 Appeal meeting.

Water erosion

1. To incorporate some terracing of the current slope at the /west of the property, adjacent to the Watermark residences to help control any potential water erosion, and enhance the aesthetics of the landscaping.

We gave consideration to (updated with decisions made):

As of July 29

1. To investigate the possibility of prioritizing the planting of landscape buffers in the construction process.

Update as of August 14, 2018:

Decision: When the actual building is in place, we will be able to best determine the ideal locations for the trees to provide a visual barrier. In an effort to create the best sightlines for the affected residents without risk of losing trees, we would like to wait until the building is further into construction.

2. To consider including appropriate lighting of the landscaping to enhance views.

Update as of August 14, 2018:

This is still in consideration. The church will consider landscape lighting as the design of the landscape plan progresses.

Property Lighting

Commitments we made:

As of July 29, 2018

1. To provide modeling of what sunlight reflection off the building windows would look like when the sun comes around to the west side.
2. To minimize impact of property and building lighting, in accordance with County requirements.

Building Height and Location

Commitments we made:

As of June 27, 2018

1. Dropping the building foundation: The church has decided to drop the foundation by 32 inches from the current Development Permit application.

As of August 14, 2018

1. To remove the cupola on the roof: The church has decided to entirely remove the cupola component from the roof. This would remove 22'- 10" off the top of the roof. Please note the cupola structure is not considered in the building height calculations used by Rocky View Country.
2. To create a shallower roof pitch: The church has decided to reduce the pitch on the majority of the roof structure from an 8/12 to a 6/12. The roof pitch for the worship centre and the chapel would remain at an 8/12 pitch. This reduces the height of the highest portion of the building by 8 feet. This combined with dropping the building foundation by 32 inches reduces the overall building height by 10' 8" from our present Development Permit application. Please note this reduction would be considered in the building height calculations used by Rocky View Country.
3. To move the building further north (away from the Watermark Villas): The church has decided to move the entire building north, further away from the Watermark Villas by 5 meters (16'-5") while ensuring the building did not move west towards the Watermark community property line. This would help to accommodate visual concerns raised by the Watermark Villas of the closeness of the building to the property line.

We gave consideration to (updated with decisions made):

As of August 8, 2018

2. To reduce the height from the basement level slab to the main slab by 2 feet.

Update as of August 14, 2018

The church has decided not to reduce the ceiling height within the basement area by 2 feet, as this would create issues with:

- ceiling clearances from structural elements;
- increased grade sloping to parking lot in order to adequately tie to a lower main floor level, and;
- tie-in connections for underground site services.

Construction

Commitments we made:

As of July 29, 2018

1. To relocate construction trailers from current location to the north end of the property to keep construction access and activity away from Villas.
2. To ensure all construction traffic enters and exits the church property during construction only from the north side of the property (Damkar Court access). The only exception to this would potentially be in the event of required service work. For example, the main service for the electrical may come from our SW corner of the property and in that event we would need to temporarily dig up the service road in that location.

Parking

Commitments we made:

As of July 29, 2018

1. To provide approval for Watermark residents to park on church property for Villa events and provide pedestrian access.
2. To provide vehicle access for Villa residents to and across church parking, subject to negotiated access agreement and confirmation of feasibility from civil engineering team.
3. To maintain the east end of the parking area as green space as long as it is not

required for parking (until such time as a 2nd phase of the church building may be constructed).

Solid Waste

Commitment we made:

As of July 29, 2018

1. To review proposed location of solid waste facility to minimize proximity to Villas.

Update as of August 14, 2018

After the review, CSC decided that it will move the waste facility further north (while still maintaining it on the south side of the building) from its current location, as the church has decided to move the entire building north, further away from the Watermark Villas by approximately 5 meters, while ensuring the building did not move west towards the Watermark community property line. The church will also add landscaping around it to create a visual barrier.

Provision of Photo Views of Church from Certain Residential Locations

Commitment we made

As of July 29, 2018

1. To take photos and generate rendering views from specific high priority residential locations to provide site line visuals.

Update as of August 14, 2018

These have been circulated directly to impacted residents

Square Footage and Height Verification

Commitments we made:

1. To check square footage proposal at land-use approval stage and compare to present proposed square footage to ensure consistency of presented material and claims.

Update as of July 29 2018

Some residents have pointed out that the square foot number that was presented at the original land-use rezoning process was 44,000 square feet. This number was referring to the building's total main floor perimeter foot print (one floor) and not the total square footage of the building. The above documentation (from 65,000 square feet to 47,000 square feet) refers to the total square footage of the proposed building in comparison to the total square footage of the original building we proposed (all floors).

Therefore the proposed buildings main floor perimeter foot print is 20,100 square feet. This is a reduction from the original land-use building's main floor perimeter foot print which was 44,000 square feet.

2. To check proposed building height and distance from west edge of property at land- use approval stage and compare to present proposed height and location to ensure consistency of presented material and claims.

Update as of July 29 2018

Update note of clarification: As per a residential request, CSC confirmed with the architect that the building height and location at present is 32 inches shorter and located 64 feet further east than the specifications/coordinates presented at the time of land-use approval. The 32-inch height reduction occurred after the Appeal Board hearing on June 27th. The building was moved closer to the 12 Mile Coulee Road property line by approximately 40 feet from the land-use drawings and since the Appeal Board Hearing on June 27th, the building has been moved another 20 feet closer to the east property line. The total amount is the approximately 64 feet which we were claiming in our documentation.

Update as of August 14 2018

HEIGHT: To create a shallower roof pitch: The church has decided to reduce the pitch on the majority of the roof structure from an 8/12 to a 6/12. The roof pitch for the worship centre and the chapel would remain at a 8/12 pitch. This reduces the height of the highest portion of the building by 8 feet. This combined with dropping the building foundation by 32 inches reduces the overall building height by 10' 8" from our present Development Permit application. Please note this reduction would be considered in the building height calculations used by Rocky View Country. Additionally, the church has decided to entirely remove the cupola component from the roof. This would remove 22'- 10" off the top of the roof. Please note the cupola structure is not considered in the building height calculations used by Rocky View Country.

LOCATION: The church has decided to move the entire building north,

further away from the Watermark Villas by 5 meters (16'-5") while ensuring the building did not move west towards the Watermark community property line. This would help to accommodate visual concerns raised by the Watermark Villas of the closeness of the building to the property line.

Regional Pathway System

Commitment we made:

1. To revisit the necessity and location of the regional pathway system with Rocky View County which required the pathway system as part of a plan for regional pathway connectivity.