



centre street church
central campus
christ at the centre
cchurch.ca

Questions and Answers

Community Engagement -NW Campus Construction Project

The following questions and answers are those most frequently raised in conversations with affected residents and the Centre Street Church community.

Construction management

1. What is the timing for the construction? How long will it take?

Pending the outcome of our Development Permit application we are hoping to start construction this fall (2018). However, should unforeseen delays within the project process occur, we may begin construction in the spring of 2019. The anticipated construction timeline from start to completion would be approximately 18 months.

2. Who is the General Contractor?

Centre Street Church (CSC) will be managing this project in house using a construction management approach. Under this approach CSC acts as its own general contractor. CSC will contract directly all Sub-contractors and suppliers. CSC has hired an experienced Project Construction Manager and Site Supervisor to manage the projects and the trades/suppliers.

This is the same construction approach that CSC has used when the church built the current Central Campus facility back in the 2003.

3. Who is the Project Construction Manager?

CSC has hired an experienced Project Construction Manager Larry Fournier, to oversee these projects. Mr. Fournier has more than 36 years of experience in the commercial construction industry, 32 of those years working for a Calgary based commercial construction company. For the last ten years, Mr. Fournier served as the managing partner/ Senior Project Manager for that construction company. Managing a variety of different commercial projects from complex commercial interiors to stand alone facilities, Mr. Fournier has earned a Gold Seal Certificate for Project Management from the Canadian Construction Association. He has the experience of managing a number of church facilities, including most recently the renovations and new construction for the Cochrane Alliance Church.

4. Who is the architect for this project?

The architect for this project is Alvin Reinhard Fritz Architect Inc. Mr. Fritz is registered in all of the western provinces from Ontario to BC and currently has seven buildings underway in Calgary which include over 550 suites and multiple mixed use and commercial developments. Mr. Fritz has planned numerous churches, non-profit, and commercial facilities in Calgary.

5. Who are the engineers/ consultants for this project?

The following engineers have been engaged for this project:

- **Civil** – IBI Group (www.ibigroup.com)

- **Geotechnical** - McIntosh Lalani Engineering Ltd. (www.mcintoshlalani.com)
- **Structural** – TRL & Associates (www.trleng.ca)
- **Electrical** – BdB Consulting Engineers Ltd. (www.bdbengineering.com)
- **Mechanical** – Smith + Andersen (www.smithandandersen.com)
- **Quantity Surveyor** – QSSI (www.qssi.ca)
- **Audio Visual** – Mike Walker Consulting Ltd. (www.mikewalker.ca)
- **IT** – Itopia Corp. (www.itopia.ca)

6. What is happening on the property north of the church?

The empty property north of the church property is owned by a separate owner and the church is neither involved nor formally aware of what that owner is planning.

Building design & aesthetics

7. How has the church building's design and mass changed since the original drawings were presented for the land rezoning process in 2013?

SIZE: Size: The size of the building (47,000 square feet) has actually been reduced from the original building size (65,000 square feet). The main floor perimeter foot print (20,100 square feet) has also been reduced from the original size (44,000 square feet).

DESIGN: The form and character of the church was designed to adhere to the architectural guidelines for the Watermark community and the mass that resulted was presented at the time of the land-use approval. The design of the building has not been substantially altered since the time of the original presentation to the community. Since the architectural form and character was designed to implement the watermark architectural guidelines, in many respects it looks like another prestigious residential development in the community.

LOCATION: Since the time of the land rezoning process, we moved the building further to the east by approximately 64 feet. Subsequently, after community consultation in the summer of 2018, the church 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.

HEIGHT: Since the time of the land rezoning process, we dropped the building further into the slope which in turn reduced the height by 32 inches. Subsequently, after community consultation in the summer of 2018, the church decided to create a shallower roof pitch, moving 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, we decided to remove the cupola, which would remove nearly 23 feet off the top of the roof. Please note the cupola structure is not considered in the building height calculations used by Rocky

View Country.

8. Is it true that the building height is taller than what the area's zoning currently allows?

The overall height of the church building has been reduced by 32 inches since the original drawings were presented to the community when land donors from your community applied to re-zone the land to accommodate a church building in 2013. Those drawings were approved by council at that time with a taller height. As it presently stands, the east side of the building falls within the height restriction, the back side of the facility has a larger height measurement because it is located on a slope.

9. What will this project look like when it is finished?

The church has been designed using the architectural controls guidelines prepared for the Watermark Community and as such has taken on a very residential appearance much like the prestigious homes in the development.

The exterior of the new Northwest Campus in Bearspaw will have a "Community Centre" look, which will align with Watermark community's architectural guidelines and will fit in with the surrounding residential community. It will include a sanctuary with seating for approximately 750 which can also be used as a gymnasium; multi-purpose meeting spaces for children, youth and adults; administrative offices; a large atrium space; a coffee cafe and plenty parking for both the church usage and for the use of the community to access the regional pathway system.

It is an un-assuming structure, partially embedded into the slope of the property to help to reduce the visual impact to the surrounding community.

10. How much parking will be on site?

For phase one of the development 357 parking stalls will be developed and for the future proposed addition (Phase 2) another 344 parking stalls will be added to the site. This is an increase of 111 parking stalls from the 590 stalls recommended at the conclusion of a parking study conducted by Bunt & Associates, for the entire proposed church site (including all phases).

Safety

11. What is CSC doing to ensure a safe job site?

Considering the risks associated with construction type work, the CSC project team shall implement and enforce a very strict safety program for the NW Campus construction site. CSC will not just abide by the OH & S regulations, but in fact will be performing our "due -diligence" to uphold and surpass regulatory standards.

The responsibility and management required to ensure that the safety plan is being followed will fall onto a number of key project personnel.

- **CSC's Project Construction Manager:**

The PCM will provide the overall management of the safety program for these projects. He shall ensure that all aspects regarding safety will be adhered to and that all the other personnel are

held to their responsibilities. The PCM will act as the CSC Administration's representative to ensure that any risks to the administration with regards to safety are kept to a minimum and the required "due diligence" and documentation is in place to ensure a safety work environment.

- **CSC's Site supervisor:**

The Site Supervisor will provide the on-site day to day supervision of the policies, processes and procedures required by the CSC safety manual and the rules/regulations contained within the Alberta Occupational Health and Safety Act. The Site Supervisor will enforce all safety rules among workers; sub-contractors and/or visitor on the project site.

- **Sub Trades and Contractors:**

All sub-trade personnel shall be required to provide prove of their Worker's Compensation, their Commercial Liability insurance, attend a site safety orientation and provide a copy of their safety manual. They will also be required to follow CSC's safety manual and provide the ongoing safety documentation as required by the CSC safety Manual. Any improper work and/or deviation from any trade that contradicts the CSC safety manual shall be immediately identified and corrected.

- **CSC Site Labour/Workers:**

Any site worker will be required to attend a site safety orientation as well as weekly tool box meetings held by the site supervisor. Workers shall also assist the site supervisor in developing any hazard assessments. All workers shall be empowered to identify and notify the site supervisor of any potential on-site safety concerns. Workers will also be required to follow CSC's safety manual and the rules/regulations contained within the Alberta Occupational Health and Safety Act.

- **Site Visitors:**

Any visitors to the site, not related to a contracted sub-trades or CSC personal, will require to notify the Project Construction Manager and/or the Site Supervisor prior to their visit. Once on site they must report to the site office to sign in, receive a brief safety orientation and ensure that they are wearing the proper PPEs (personal protective equipment). No visitors shall be allowed to access the work site unless they have follow the above notification and procedures.

- **Independent Safety Consultant:**

The safety consultant shall provide an independent overview of the on-site safety procedures and documentation. This consultant will ensure that the proper paper work is being provided and that all aspects of the safety manual are being followed by the on-site personnel. Should there be any deficiencies, they will inform the PCM and Site Supervisor, so that corrective action can be taken. As well, they will provide a lead role in any investigation of any near misses; incidents and/or accidents should they occur on site.

The CSC Safety Management Plan and CSC Safety Manual pertaining to it, will ensure that CSC is doing everything possible to prevent any accidents and/or incidents on site. The safety program is a "COR" (Certificate of Recognition) level safety program. If requested, a copy of the Safety Management Plan and the Safety Manual can be made available.

Community impact

12. How will dust be controlled?

CSC has been implementing a dust control management plan. The plan will proactively minimize the dust created through construction activities. The dust control management plan will be implemented

immediately and monitored on a consistent basis.

There is no single step for controlling wind erosion. There are three basic control methods – surface roughening, chemical bonding and maintaining ground cover. Our plan will incorporate a number of approaches in order to best control dust.

- a) Surface roughening: Surface roughening helps to control erosion by covering the ground surface with clods of dirt. This method is best suited with soils containing more predominantly clay, which is the case for our site. Surface roughening is where the ground is turned over and appears like a series of long mounds. This helps provide moisture to be trapped into the soil and prevents the wind from bringing up the soil causing dust. (Complete)
- b) Chemical Bonding: Using natural products like calcium helps control dust because it is a hygroscopic material. This means it attracts moisture from the atmosphere and environment. When calcium is spread on the ground surface, it keeps the soil damp thus keeping the dust down, binding the soil together, retaining moisture and in turn prevents the wind from raising dust. (Scheduled – pending on weather)
- c) Maintaining Ground cover: Hydro-mulching or also refer to as hydro-seeding (which involves spraying a liquid seed mixture allows for some vegetation growth and secure the soil from blowing up causing dust. We are not discounting it as an option but would have to use it on a limited basis in conjunction with other methods based on the fact it would be ineffective in our situation because our site has already been stripped of its topsoil which is needed to effectively grow vegetation. Without topsoil, hydro-seeding /Hydro-mulching would not be an effective dust control, more than likely it would cause additional dust issues, because the product itself would dry up and cause dust.

13. During construction, how will construction traffic access the site?

Construction traffic will access the site using the newly created roadway (Damkar Court) directly accessed off of 12 Mile Coulee Road. There would be no construction traffic coming through the Watermark community.

14. Where will storm water go and how will it be controlled?

As part of the development of the Watermark community, a shared agreement was established between the Damkar family owners and the Watermark developers, whereby the deep services (Utilities) for this site are connected to the Watermark community.

This agreement allowed for the water, sewer and storm services to be tied into the Watermark system. All these service tie-ins have been engineered, approved and have already been installed and connected as part of the initial development of the site. The services are currently capped off at the property line of the church site.

When the actual church site is developed, we shall be building the service infrastructure according to the engineers' civil drawings (IBI Group). County specifications require that the storm water management must be engineered so that it does not cause any issues downstream, hence the storm water must be managed. Civil drawings for this have been presented to Rocky View County and must be reviewed and approved by the County's engineer prior to the release of the Development Permit and before any work can take place.

15. Once construction is completed, how will the community be impacted by traffic entering and exiting the site onto 12 Mile Coulee road?

Peak traffic for the site would be Sunday mornings, which is typically a less active time for overall traffic

on 12 Mile Coulee road. During the week daily activity during the day would be far more minimal with a moderate increase in usage in the evening hours.

Taking this into account the access onto 12 Mile Coulee road would be most noticeable on the Sunday mornings, when there is typically less volume of traffic during that time. There would be no access to the site though the Watermark Community.

A comprehensive traffic assessment was conducted by Bunt & Associates, an independent consultant.

Currently we are in discussions with the Watermark Villas for an access agreement between CSC and the Watermark Villas. This access would allow the residents of the Watermark Villas safer and more convenient access onto 12 Mile Coulee Road through our parking lot and Damkar Court once construction is complete. An agreement has not yet been fully discussed nor worked out between the church and the Watermark Villa's condo board.

16. How will the building height and location on the slope impact privacy of properties located in the Watermark community?

CSC plans to plant Montgomery blue spruce and Columnar Bluespruce trees along the west end of the property. As these species of tree mature at 30 feet, they will act as effective visual barriers between the church and our directly adjacent neighbors and the church will only look out over the roofs and beyond to the Bearspaw reservoir. Relatively mature trees will be planted to ensure an affective screen at the onset of the project.

17. How much of a visual presence or impact will this building have on the community?

Depending on where you are situated within the Watermark community, you would see varying sized portions of the building. The majority of Watermark would not see any of this building or very little of it (refer to drawings on Project website). What will be visible would be similar to the surrounding houses and therefore would look like one of the many prestigious watermark residences.

Project Background

18. How did CSC acquire the land where the Northwest Campus will be built?

A number of years ago, the Damkar family, who reside in Bearspaw and who are part of the CSC family, expressed an interest in donating 10.91 acres of their farmland for CSC to build a church facility. CSC recently received this gift of 10.91 acres from the Damkar family and now holds the legal title to this land. We are deeply grateful to the Damkar family for their generosity in providing land at no cost for our new Northwest Campus.

19. Who is Centre Street Church and what is the benefit of having a CSC campus in my community?

With over 60 years of being in the community, for the community, Centre Street Church is committed to bringing hope and help to people from all walks of life, engaging them in events and opportunities for community building and deeper conversation about the big questions of life.

As we grow personally and spiritually, no matter age, income or walk of life, we all have a need to be part of a close-knit community, a place to belong, grow, laugh and serve with others in ways that impact our neighborhood and our world.

We bring positivity to the communities in which we serve, including:

- Community participation and involvement – we regularly contribute to community groups and causes, such as donating to nearby community initiatives (e.g. new playgrounds, etc.) participating in community clean-ups, etc.
- We provide needed community resources; our church facilities have supported local municipalities in many capacities from providing polling stations during elections to emergency reception centres during crises (e.g. 2013 Alberta Floods).
- Every year CSC allocates millions of dollars to support organizations and communities that serve people in need in our communities, in our country and the world.
- CSC is one of Canada's only churches to provide faith-based emotional, spiritual and social support for over 250 people with special needs and their families.
- We partner with compassionate service organizations to address the needs of marginalized communities (e.g. new Canadians, people in poverty, etc.)
- CSC is committed to be a church with a heart for serving our communities, our country and the world. Building a permanent Northwest Campus is part of our mission to give our communities and the world the hope found in the life and message of Jesus Christ.

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