

# Completion of Centre Street Church – Bearspaw Campus Construction

## Fall 2023

PREPARED BY CENTRE STREET CHURCH | BUILD TEAM

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## Completion of Construction

Centre Street Church (CSC) is pleased to provide this report to our neighbours and to Rocky View County (RVC). Thank you for your patience; we are excited to report that our longer-than-expected construction journey has been brought to a close. We completed the remaining construction activities (landscaping, the pergola, the pathway) in the summer of 2023 and received final approval from RVC based on the approved DP in the fall of 2023.

This document highlights our response to four areas of concern expressed to us by some of our neighbours including:

- Landscaping
- Storm water management
- Lighting
- Communication

There is also a [Q&A](#) at the end of this document to respond to some specific questions.

This document was prepared with the assistance of Alvin Reinhard Fritz Architect Inc, the architectural practice hired for the project.

## History

CSC has been serving the Calgary community for over 60 years, bringing hope and help to people from all walks of life through events and opportunities for community building and deeper conversation about the big questions of life. Serving the community is in our DNA. We partner with compassionate service organizations to address the needs of marginalized communities (e.g. new Canadians, people in poverty, etc.). We are 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. Every year Centre Street Church allocates millions of dollars to support organizations and communities that serve people in need in our communities, in our country and the world. 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).

The development of our Bearspaw Campus was an outworking of our multi-site vision, and our commitment to serve communities across Calgary, giving everyone the hope of Christ through teaching, worship, community building and mission work in locations that are in driving distance from where people live.

The dream was made possible by the Damkar family who owned the land on which our Bearspaw Campus is built. They held the desire to give a portion of their land to build a church for many years. "When you give a gift to God you give him your very best," they said. To see more of the Damkar history, read [this story](#).

The Damkar family became involved in the life of CSC early in our 60+ year history, and in 2006 they notified CSC that they were intending to donate a parcel of land on which to build a church. A series of discussions began which resulted in the donation of a ~10 Acre parcel of land to CSC in 2017. We are grateful for their vision and generosity.

From 2006 to 2017 there was a period of community consultations where the Damkars engaged a number of professionals including Brown and Associates for various parts of the planning process. In 2012 they engaged architect Alvin Reinhard Fritz Architect Inc. CSC supported the Damkars when they requested that support but had no formal standing in the process. CSC's formal role began in 2017 after receiving the land donation.

In 2014 the Damkars, with support from architect Alvin Reinhard Fritz Architect Inc and other professionals, held public hearings to change the zoning on the church property and the other Damkar properties (residential properties at the base of the west slope, undeveloped site to the north of Damkar Court) that were being re-purposed from agricultural zoning. This resulted in the church site receiving commercial zoning S-PUB. During these hearings, which were well attended by the surrounding communities, there were several documents presented. The following is a partial list of those documents; they are available at these links for your review:

This is the conceptual fly by: <https://youtu.be/Uw4tvW-xK1s>

Appendix 8 from the hearing process includes 2014 conceptual drawings. The community was made aware during these meetings that these were conceptual drawings, not final drawings. It is interesting to note that the conceptual drawings, though having a larger footprint than what was ultimately designed in 2018, did have many similarities:

<https://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Planning/CS/Approved/CS-Damkar-Lands.pdf>

In late 2017 CSC hired Alvin Reinhard Fritz Architect Inc to prepare drawings for a development permit (DP) application for Phase 1 of CSC's development on the site. The most significant changes from the 2014 Conceptual drawings to the 2018 Development Permit drawings include:

The building footprint was reduced (from approximately 26,000 sq ft to approximately 20,000 sq ft) because the gym portion of the facility would not be built; rather the worship centre was designed as a multi-purpose space which includes a gym.

The slope on the west was determined to be too steep to accommodate an amphitheatre type structure. Rather, the focus would be to construct landscaping walls to ensure the long-term stability of the slope.

During the summer of 2018, CSC supported by Alvin Reinhard Fritz Architect Inc, held public hearings with our Bearspaw Campus neighbours including the Watermark Villas and the Watermark Community. Several concerns were raised, and CSC responded by making changes to the design, which included:

Reducing the height of the building by lowering the foundation by 32", removing the cupola from the design of the roof which lowered the height by 22 feet 10 inches, reduced the pitch of the roof which lowered the height by 8 feet.

Moving the building further north by 16 feet 10 inches to reduce the impact on the Villas.

Increasing the number of trees from 84 to 185 (in addition to the natural grove of trees on the east side next to 12 Mile Coulee Road).

Applying the *residential* Watermark Architectural Controls to the design of the building to the extent possible. This is discussed in greater detail in Q&A #1 [below](#).

Approval of the DP came in the fall of 2018 from RVC Council (not RVC Administration) and is known as a “Direct Control” approval. There were several hearings before RVC Council which were attended by our neighbours where they heard the architect explain how the design had been modified to address the concerns, and ultimately RVC Council approved the DP.

Construction began in 2019. There were many challenges during the construction period which affected the timeline and the budget. We opened our doors in the fall of 2021 and we are pleased that we completed the remaining construction activities (landscaping, the pergola, the pathway) in the summer of 2023. We received final approval from RVC based on the approved DP in the fall of 2023.

CSC currently has 5 campuses including Central, Bearspaw, Airdrie, Bridgeland & South Calgary. Further information on Who We Are is available here: [cchurch.ca/purpose-and-pursuits](https://cchurch.ca/purpose-and-pursuits)

## Landscaping

The 2018 RVC development permit includes the use of a landscaping design known as xeriscaping. The architect and the geo-tech engineer developed this low maintenance landscaping design to comply with the DP condition that no potable water can be used for irrigation purposes; the geo-tech engineer also specified no irrigation on the west slope to ensure slope stability. Xeriscaping is a natural grassland that relies on rainwater for irrigation; the long grass that is a signature feature of xeriscaping is uncut. More information about xeriscaping and its environmental benefits is here: [en.wikipedia.org/wiki/Xeriscaping](https://en.wikipedia.org/wiki/Xeriscaping)

The landscape plan also includes 185 trees and 519 shrubs, plus there is a natural grove of trees on the east side next to 12 Mile Coulee road.

Final landscaping activities completed during the summer of 2023 include:

- Planted the balance of trees and shrubs, including replacing any that had not survived.
- Seeded or re-seeded grass in any bare areas.
- Cleaned up landscaping adjacent to our neighbours.
- Built up a portion of the earth berm on our south boundary.
- Adjusted the rocks in the south rock swale.
- Cleaned up and re-graded the gravel parking lot.
- Repaired asphalt on the Regional Pathway.
- Built the wooden pergola next to the building on the west side.

The contractor we hired to complete the final landscaping activities will continue to service the landscaping on the site.

After the vegetation has matured, the site will rely on rainwater to maintain the landscaping. The vegetation is not mature at this point; therefore during the summer of 2023 we implemented a watering program to ensure the vegetation has the best chance to survive and thrive. Watering on the west slope is limited to the trees and shrubs.

This watering program will remain in place for future years until we are satisfied that the vegetation is mature. We are committed to maintaining the landscaping long term. It will take several years for some of the vegetation, in particular the trees, to reach maturity.

## Storm Water Management

Controlling water run-off and eliminating adverse impacts is our topmost priority.

Background: By the fall of 2021 design elements for controlling storm water run-off were in place. This included a grass swale next the Watermark Villas which included large rock check dams to slow the water as it moves down the slope. This also included temporary measures (silt fencing, straw barriers/donuts) on the slope.

Also in fall of 2021, we met with the Watermark Villas board and committed to monitor the efficiency of our storm water management efforts during the 2022 rainy season, and to make modifications to the grass swale as required as both parties believed upgrades to the grass swale were likely required.

Swale Learnings: During brief but heavy rainstorms in June/July 2022 we observed the large rock check dams in the grass swale helped to slow down the water. We also observed a couple of areas in the swale and the southwest corner that required upgrades to better control water runoff. Rainwater caused some erosion at the bottom of the swale, and silt accumulated behind the large rock check dams or was carried down the hill to the bottom of the southwest corner. Temporary measures installed at the bottom of the hill (silt fencing, straw barriers/donuts) successfully prevented the silt from clogging the catch basins in the concrete swale. It was clear that the grass swale needed to be upgraded.

Swale Upgrades: In July 2022, our architect and civil engineer updated the design, and the upgrades were constructed that same month. The swale and the bottom of the southwest corner have been constructed to act as one continuous rainwater drainage system, like a riverbed. We have installed geotech fabric along with rocks 4" – 6" inches in diameter to secure the fabric in place. This will provide additional support to the soil on the slope, prevent erosion in the swale and allow water to run freely. The large rock check dams continue to be in place to slow down the water as it moves down the slope. It is no longer a grass swale; it is a rock swale.

Eventually long xeriscaping grass will grow next to the rock swale and, as it matures, become a major component of the storm water management system.

We monitored the swale during 2022 and 2023 and will continue to monitor in future years. With the rock swale upgrade in place, the entire site is handling rainfall as designed.

- Water that lands on the roof or the parking lot flows into the catch basins on church property and then into the Watermark storm water system.
- Water that lands on the grassy areas including the grassy slope is partially absorbed and the balance runs down the slope to the cement swale at the bottom of the slope.
- The rock swale next to the Villas directs water to the concrete swale at the bottom of the slope.
- Water collected in the concrete swale flows into catch basins in that swale and then into the Watermark storm water system.

- The water holding area and catch basin (below Damkar Court and the pathway) are designed to hold rainwater like a bathtub and control the release of water into the Watermark storm water system.

## Lighting, Safety and Security

Our Bears paw Campus is zoned as a commercial property and the parking lot and interior lights comply with the development permit. When CSC received concerns from the community, we made several adjustments to mitigate the impact. This included:

- adjusting the angle of the parking lot lights to point straight down,
- turning off some of the parking lot lights by placing them on a BMS (Building Management System) scheduled timer,
- converting ten of the four-head parking lot light standards into two-head light standards, reducing the light from those standards by a total of twenty light fixtures,
- installing shades on most exterior windows, and
- connecting the interior atrium lights to a BMS (Building Management System) which puts them on a schedule and allows them to be controlled remotely. This does not apply to emergency lights (exit lights, night lights, etc.) which the building code requires to remain on.

CSC has reviewed the lights with our lighting consultants and RVC and they meet all requirements while, to the extent possible, mitigating the impact on our neighbours.

CSC is a volunteer run organization where many activities happen in the evenings. Lights will be on for those activities, including when the cleaners are working later in the evening.

## Communication

CSC has been regularly communicating with our neighbours including open houses, mail outs, door knocking, regular (usually monthly) construction updates on our webpage [www.cschurch.ca/nw](http://www.cschurch.ca/nw), verbal and email responses to queries, and meeting our neighbours and community leaders as requested.

In the past we've supplied the link to our construction webpage to community leaders and asked them to share it with their communities. We encourage community leaders to share this final update on your websites, Facebook groups or newsletters to help everyone access the information. If you have a different suggestion to how we can reach the community, please email [build@cschurch.ca](mailto:build@cschurch.ca).

It has been a challenging multiyear journey from construction to completion of our Bears paw Campus facility. There have been delays, the most significant of which is the impact of the pandemic on the supply chain and trade availability. We are glad that our construction journey is complete.

This will be our final construction update; however we remain available to respond to any comments or questions you may have. If you have questions, please send them to [build@cschurch.ca](mailto:build@cschurch.ca).

Alternatively, if you wish to speak with someone, call:

Communications Pastor Pamela Aramburu 403-520-6509

## Q&A

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### Landscaping and Design

#### 1. To what extent have the Watermark Architectural Controls been applied?

The church site is zoned as a commercial site; zoning is “S-PUB”. This zoning was applied to the site after the public consultation process in 2014. The *residential* Watermark Architectural Controls do not apply to zoning S-PUB.

During the development permit public consultation process in 2018, to address concerns expressed by our neighbours, CSC made a commitment to apply some of the *residential* Watermark Architectural Controls to the site. The following summarizes how our architect applied them to the design:

- Blended the site into the Watermark Community, which presents as a casual, elegant estate lifestyle.
- Minimized potable water consumption both inside and outside. Further, the RVC development permit prohibits the use of RVC potable water for landscaping purposes.
- Created architectural interest:
  - Wall and roof lines were articulated to create interest and prevent large monolithic building massing typical for conventional church construction.
  - Gables and valleys were introduced into the roof geometry to create articulation like that of the residential development in the Watermark community.
  - The fascia and trim were deliberately oversized to scale with the building.
  - The color palette was developed around the masonry which emulates the vernacular Rundle rock in the region.
  - Masonry was incorporated at the base of the building to ground the building and add a sense of stability.
  - The west facade includes elements which emulate half-timber construction.
  - Natural greys and Rundle rock were incorporated into the exterior finishes, accented by deep bronze aluminum to create a warm and inviting color palette.
  - Landscape terracing walls on the west slope were designed to work effectively with the natural terrain and grade of the site.

#### 2. What is CSC doing to manage weeds throughout the property?

Our landscape contractor has advised that hydroseeding goes through a cycle of weed growth before the grass takes a more dominant role and chokes out the weeds. Our landscaping contractor has been and will continue to spray the weeds even prior to that fully grown state.

#### 3. Please describe the structural integrity of the rock landscape walls.

The rock landscape walls were structurally engineered and are sound. All aspects of the construction of these walls were supervised, inspected and approved by the geo-tech engineer from start to finish.

The geo-tech engineers’ involvement during construction included:

- 1) Assessment, selection, and placement of the rocks.
- 2) Inspection and approval of the installation of the weeping tile drainage system for each wall.



- 3) Inspection and approval of the placement of the geo-tech fabric to secure each lift of rocks.
- 4) Compaction testing of the backfill behind all the walls.

After final inspection by the geo-tech engineer, CSC received a stamped letter indicating their approval of the construction.

4. Is CSC planting additional trees and bushes as per the landscaping plan?

The planting completed in the summer of 2023 brought the count higher than the totals in the 2018 development permit landscaping plan. Dead trees will be replaced summer of 2024.

Regional Pathway, the Pathway easement and fencing of adjacent residences.

5. Who is responsible for maintenance of the easement and the regional pathway from Damkar Court to Spyglass Way?

Maintenance of the easement and regional pathway is the responsibility of the developers which includes CSC and others. The leaders of this group are CSC (the church site) and the leader of the proposed development to the north of Damkar Court.

Centre Street Church  
Gentry Stickel – Executive Pastor Operations  
403-520-6522  
[gentry.stickel@cchurch.ca](mailto:gentry.stickel@cchurch.ca)

6. Who is responsible for installation of fencing?

Fencing is not a requirement of the 2018 development permit. CSC will not be installing fencing.

Manhole grading and Clean Up

7. Does the excavation to expose the buried manhole to the north of the Villa boundary indicate improper grading of the church property?

The church property was properly graded. The manhole was buried when the site was graded so the trades could access the west side of the building with their large equipment and materials to construct the rock landscape walls. When the rock wall construction was completed in 2022, we excavated and exposed the manhole so it can be accessed when needed.

8. When will CSC clean up the site?

In the fall of 2022, considerable efforts were made to clean up the site from any remaining construction materials.

9. When will CSC be removing/repairing the silt fence or other temporary water management devices on the Villa north boundary?

We removed the temporary water management devices except the bio-degradable items (which will eventually disappear) in the fall of 2022.

## Storm Water Management

10. Does the swale cross the property line into the Villas?

CSC's land surveyor re-established and staked the south property line adjacent to the Villas. The entire south property line was surveyed from 12 Mile Coulee Road to the SW corner of the church's property.

The south rock swale and berm are fully located on the church's property. We had the landscape contractor clean-up the transition between our landscaping and the Villas landscaping in the fall of 2022 and residual work was completed in the summer of 2023.

We have installed permanent metal stakes on the south property line.

11. What is CSC doing about the eroding clay berm, which is higher than the land on the Villas side, resulting in water and clay washing down into the Villa's mulched area or resident grass areas?

Upgrades to the berm and rock swale on our south property line were installed in July 2022 as discussed [above](#).

The berm next to the south property line is designed to keep water that lands on CSC's property on CSC's side of the property line. It also prevents water from the Villas from flowing onto CSC's property. We made adjustments to the berm in the summer of 2023.

Long xeriscaping grass in that area also helps to control water flows and prevent erosion.

12. Will the swale next to the Villas be filled with rocks? Will it fill with sediment over time and lose its effectiveness to channel water?

We are calling the swale next to the Villas the "rock swale". It is filled with rocks including smaller rocks (4" – 6") on top of geo-tech fabric running from the top to the bottom of the slope. There are also large rock check dams to slow down the water as it moves down the slope.

The rock swale was designed by the civil engineer to minimize the accumulation of sediment.

CSC will continue to monitor the rock swale in the future.

The swale is also discussed [above](#).

## Lighting, Safety and Security

13. Damkar Court: What is CSC doing about nuisance and security issues arising from public use of Damkar Court?

As a member of the community, CSC is also concerned about nuisance activities occurring on Damkar Court. We know that RVC and the RCMP are aware of the situation. CSC has installed gates on the vehicle entrances to our parking lot to limit nuisance traffic onto CSC's property. CSC will continue to call the RCMP when necessary and suggests other residents do the same.

If any security or public nuisance issues are observed arising from the use of Damkar Court, please call Cochrane RCMP (403) 851-8000

As discussed [above](#), CSC made several adjustments to mitigate the impact of the parking lot lights. Nuisance activities on Damkar Court are a good example of why CSC is reluctant to take further measures to reduce the lighting. Adequate lighting is needed for safety and security.

No street lighting was proposed by the developer as part of the concept scheme, and the County does not require street lighting as part of its development standards.

If street lighting is preferred by the community, please contact the local RVC councillor, and it would be at RVC Council's discretion to have it installed.

## Other

14. What is CSC doing about the burial of a previously existing/functioning rock swale between the Villas and the Church. Should we expect the same or better quality of swale in both form and function as we had before?

Remnants of a rock swale are located on the Villas' side of the south property line. A portion of that swale at the bottom of the hill did get covered by some soil during CSC's construction activities; CSC has cleaned up this area. Other than that, all the work conducted by CSC to establish the new rock swale was on the church's side of the property line.

As discussed [above](#), the rock swale installed by CSC was designed by the architect and civil engineer and will adequately manage water flowing down the slope on CSC's property.

15. Who is responsible for maintenance of the grass along the roadway near the Villas?

RVC has advised that maintenance along 12 Mile Coulee Road is the responsibility of the City of Calgary.

16. What is the current status of Damkar Court.

Damkar Court has received the final FAC (Final Acceptance Certificate) from RVC, and the entire Damkar Court cross section including the road, boulevard and sidewalk is owned by the County.

RVC is responsible for the maintenance of the roadway, curb to curb. The County is not responsible for maintenance of the grassed boulevard. The adjacent land owner (CSC to the extent CSC is adjacent) is responsible for the sidewalk snow and ice control as per bylaw C-8125-2021-Sidewalk-Clearing-Bylaw.pdf ([rockyview.ca](http://rockyview.ca))

17. Was this project in compliance with the requirements of the 2018 development permit?

CSC held regular meetings with RVC to ensure compliance with the requirements of the 2018 development permit. RVC completed a final inspection of the site after the work described [above](#) was complete.

#### 18. How can I acquire links to relevant documentation?

CSC through our architect has supplied all required documentation to RVC. This report contains a link to one of those documents [above](#). If residents wish to have access to more of those documents, please contact RVC where release of information would be governed by privacy legislation.

#### 19. In what ways has CSC collaborated with the community?

We believe we have worked diligently and responsively, and at great expense – totaling in the hundreds of thousands of dollars - to address the concerns of the community through changes in our designs, and through resourcing our efforts to provide information and respond to questions and concerns.

Below are some of the ways in which we have responded to concerns:

We reduced the height of the building by making the following adjustments to the design:

- Lowered the foundation by 32 inches.
- Removed the cupola from the roof which reduced the height by 22 feet 10 inches.
- Reduced the pitch of the roof which reduced height by 8 feet.

We moved the building north by 16 feet 5 inches to reduce the impact on the Villas.

We added a significant number of trees and shrubs to the landscaping design. The original plan included 84 trees; after the 2018 community consultation it was increased to 185. There are several species of trees including Maple, Oak, Mayday, Colorado Blue Spruce, Colorado Spruce, Columnar Blue Spruce, Fat Albert Blue Spruce and Swiss Stone Pine Spruce. This is in addition to a natural grove of trees on the east side next to 12 Mile Coulee road.

We added four rock landscaping walls. The original plan did not have any landscaping walls. After the 2018 community consultation three rock landscaping walls were added. Then during construction an additional wall was added for a total of four, and they've been extended further north. These upgrades, along with other aspects of the landscaping, ensure slope stability.

The swale on the south side next to the Villas has been extended further up the slope than the original plan and changed from a grass to a rock swale to provide the best rainwater management possible.

Several adjustments were made to mitigate the impact of the lights. They are discussed [above](#), and some are reiterated here:

- Removed twenty light fixtures from the parking lot lights.
- Added a Building Management System (BMS) to control lighting in the building and parking lot.

We provided regular communications throughout the entire construction process, including:

- Mail-outs to the community provided updates at the project outset, and included a link to our construction webpage, inviting the community and leaders to check in for ongoing updates.
- Posting regular (usually monthly) construction updates on this webpage <https://www.cschurch.ca/nw/> to keep the community informed.
- On that webpage we provided an email ([build@cschurch.ca](mailto:build@cschurch.ca)) for questions and concerns from the community.
- Our BUILD team met on a regular basis to review questions coming from the community, often liaising with multiple parties to provide a response as quickly as possible.

We met with representatives from the community to understand and respond to their questions and concerns:

- Some meetings were on site, and some were informal while door knocking in the community.
- We invited our neighbours to attend an open house in the fall of 2021 when the facility first opened.