



CONCEPTUAL SCHEME

WHAT WE HEARD REPORT
APRIL 2022

PREPARED FOR:

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1.0 BACKGROUND

Princeton is a Conceptual Scheme proposed by Truman Development, for lands located within Rocky View County, situated immediately north of the City of Calgary boundary, approximately 0.8 km east of the Calgary border, and approximately 1.6 km west of the City of Chestermere. Princeton makes up approximately 65 acres and borders the TransCanada Highway to the south, and Garden Road to the west.

The purpose of this Conceptual Scheme is to guide the future development of these lands through the application of strategic policy that will direct future land use redesignation and subdivision processes. A Development Concept has been prepared to showcase the general land uses for the plan area, in addition to the design of essential systems such as the open space network, road configuration, stormwater management, servicing approach, and development guidelines.

The Princeton Conceptual Scheme is proposing to provide primarily single-family homes with an opportunity for multi-family residential along the southeastern edge of the community. The community of Princeton will be accessed through a connection at Garden Road and will include a carefully considered internal road network and pathway system

2.0 EXECUTIVE SUMMARY

The purpose of this engagement was to understand the perspectives of stakeholders and address their questions about the Princeton Development Concept. The engagement occurred online using a project website created by Truman Developments (www.liveatprinceton.com). The project website featured a variety of content, including information about the developer, the proposed land uses, and a frequently asked question section. Finally, a brief project overview video was also posted on the website that outlined the proposed land uses, transportation networks, paths, and engagement opportunities for the project. Participants had the opportunity to reach out to the project team through the website to share their questions and comments. In total, nineteen (19) participants participated by submitted their input through the website. Subject matter experts were on-hand to prepare informative and timely responses to the questions and comments that were submitted throughout the engagement period. Engagement for this project occurred between March 18th and April 9th, 2022. Participants shared a variety of questions and comments throughout the process, some of the most common themes that were raised included concerns about using the stormwater pond for irrigation, questions about potential traffic impacts on Garden Road, and questions about the availability of users to access the proposed trails in Princeton.

3.0 OUTREACH METHODS

Stakeholders for this project were identified by assessing Rocky View County Circulation and Notification Standards and anticipated public interest in the project. For this project stakeholders included; residents, businesses, and representative bodies, such as the Prince of Peace Condo Board. We engaged with the Prince of Peace Condo Board because they represent a large number of residential stakeholders near the project location, and would likely receive questions about the project from the community. To generate broad awareness about and interest in the project, our engagement approach aimed to reach as many stakeholders as possible using three (3) different outreach methods.

Mail-Outs

Mailouts were sent to stakeholders to inform them of the project and their opportunities to get involved in the engagement process. Mailouts were distributed to over two hundred and thirty (230) addresses and were facilitated by Rocky View County. To review a copy of the Mailout, please refer to Appendix A.

Onsite Signage

Signage was placed onsite for two (2) weeks throughout the engagement period. The purpose of the signage was to direct stakeholders to the Princeton Conceptual Scheme website, to review the development concept, and participate in the engagement process by asking questions or providing feedback. To review the placement of the signage, please refer to Appendix A.

Prince of Peace Condo Board

The project team met with members of the Prince of Peace Village Condo Board on Tuesday, March 15th, 2022. The purpose of the meeting was to share information about the Conceptual Scheme and address questions and concerns from the Condo Board.

4.0 PROJECT WEBSITE

Stakeholders provided their input about the Princeton Conceptual Scheme through the project website (www.liveatprinceton.com). As the engagement for this project occurred as Covid-19 public health measures were in flux, the engagement occurred online to facilitate a safe, reliable, and convenient engagement process. To review some of the content of the website, please refer to Appendix B. The website features a variety of information for stakeholders to review, including.

- Princeton's location within Rocky View County,
- An overview of the proposed changes, including an animated video that took stakeholders through the project details such as land uses, housing products, transportation, green spaces, and Princeton's context with Rocky View County,
- Information about Truman Development,
- Frequently Asked Questions, and a

- Contact section, where participants shared their questions and comments with the project team. Participants were asked to share provide their names, email addresses, how they heard about the project, and to share their input.

To accommodate participants who did not have reliable access to computers, information packages were mailed to participants. The information packages contained the same materials as described on the website, including colored maps, website wording, etc.

5.0 INPUT FROM STAKEHOLDERS

5.1 How participants heard about the project

When filling out the online engagement form on the project website participants shared that they heard about the project. Many participants shared that they heard about the Princeton Conceptual Scheme through one of the designated outreach methods, including mailouts and onsite signage. Some participants shared that they heard about the project through channels not managed by the project team, including word of mouth, social media, the Prince of Peace Condo Board, or Sage Properties Announcements.

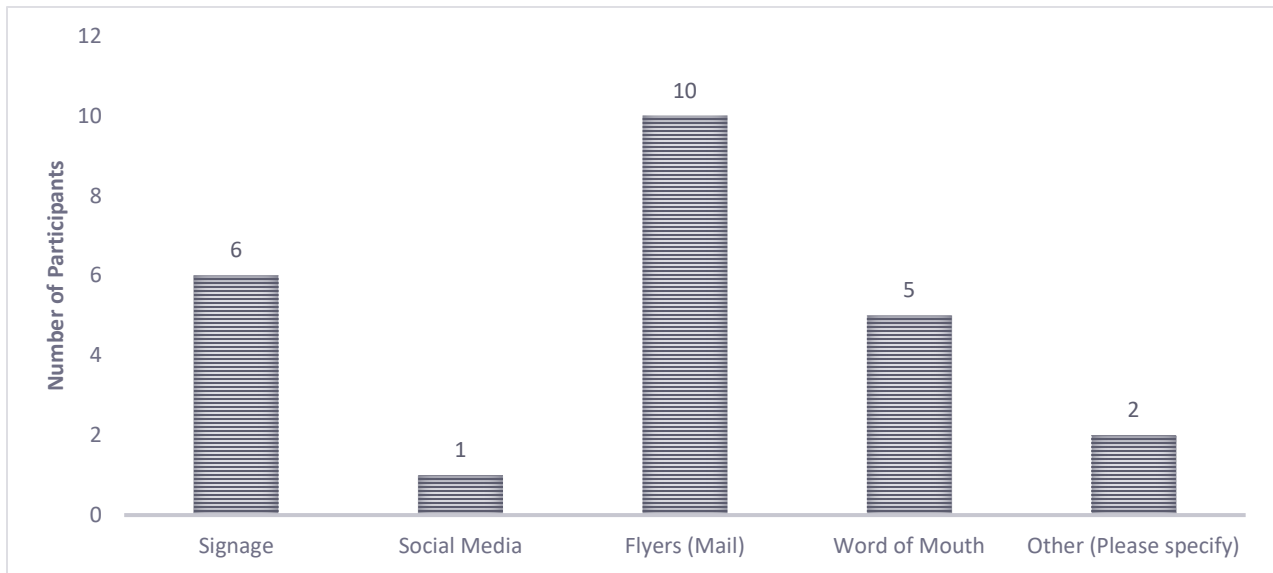


Figure 1: How Participants Heard about the Project

5.2 Input from Stakeholders

In total, eighteen (18) participants shared their perspectives and questions through the website, and one (1) participant shared their comments directly with Rocky View County. All participants who submitted their input through the project website received a response via email to acknowledge their comments and address their questions. The following themes emerged from the participant input.

THEMES	RESPONSES
<p>Irrigation. Many participants were interested to know how the development of the Princeton Conceptual Scheme will affect existing residents and their ability to draw water from the stormwater pond, located north of the Prince of Peace community, for irrigation.</p>	<p>Our approach to addressing the irrigation is still under development at this time, although we carefully considering this, and expect to have a resolution by the time we submit the Conceptual Scheme to the County.</p>
<p>Traffic. Several participants were interested to learn how future residents of Princeton will access the community, and what if any changes would need to be made to Garden Road to accommodate more users.</p>	<p>A review of the road capacities is currently being undertaken with Rocky View County requirements. We are in the process of analyzing what road network improvements are necessary to support new development. All site access will be provided via Garden Road, and no traffic from Princeton will utilize Luther Rose Blvd.</p>
<p>Connectivity of Pathways. Some participants asked about how the Princeton pathway system would interact with existing pathways in the area, and if there would be public access to the trails.</p>	<p>The Princeton community is intended to be well connected and accessible by Prince of Peace Village residents, and all Rocky View County residents. The new proposed paths will add to the existing network within the area.</p>
<p>Residential Housing Product. Participants expressed an interest to know what type of housing options were being considered for the area. Participants were also curious to understand the number of homes that were being proposed for the area and the associated density.</p>	<p>At this stage in the project's development, we are still working to determine the area's density, and population. We are proposing to build around 300 residential homes, the vast majority of Princeton will be single-family homes, with multi-family residential in the form of row housing or townhomes contained in the eastern edge.</p>
<p>Construction Concerns. A few participants shared concerns about how construction could impact their access throughout the area and were interested to learn about future mitigation measures.</p>	<p>Construction will not block access existing community amenities such as the school site, etc. Specific traffic mitigation measures will be determined through later parts of the planning and construction process.</p>
<p>Existing Residential Green Space. Some participants shared that the existing green spaces in the area are very important to them and wanted to learn if the project proposed to alter them.</p>	<p>Areas outside of the Princeton Conceptual Scheme and will not be altered by this project.</p>

APPENDIX A:

OUTREACH METHODS

MAILOUTS

PRINCE OF PEACE CONCEPTUAL SCHEME



MARCH 2022

Truman Development Corporation is proposing a Conceptual Scheme for the Prince of Peace Lands, and **we want to hear from you!**

A Conceptual Scheme is a non-statutory document that provides guidance to an area by outlining the land uses, overall design, and amenities.

Through the Prince of Peace Conceptual Scheme, we are primarily proposing residential homes, open spaces, and some zoning for commercial development. We recognize the importance of this project for landowners and stakeholders within this area.

We are committed to ensuring everyone has safe and convenient access to information and engagement opportunities, which is why we are **engaging virtually** using our website from **March 21 to April 9, 2022.**



Our website features lots of information about the project, including a section of Frequently Asked Questions (FAQs).

GET INVOLVED BY VISITING OUR WEBSITE

[LiveAtPrinceton.com]



Watch the **Prince of Peace Conceptual Scheme Video presentation** to learn more about this project.



Share your questions and comments with us and we will get back to you as soon as we can.

ONSITE SIGNAGE LOCATIONS



PRIVATE
PROPERTY
NO
SOLICITING

PRINCETON
CONCEPTUAL SCHEME
VIRTUAL ENGAGEMENT
MAR 21 - APR 9
LIVEATPRINCETON.com

PRIVATE
PROPERTY
UNAUTHORIZED ACCESS
WILL BE PROSECUTED
BY LAW ENFORCEMENT
AND CIVIL COMPLAINT

PRIVATE
PROPERTY
NO
TRESPASSING

MAXIMUM
30

Prince
Peace
VILLAGE
MANOR
COMMUNIT
CENTRE

PRINCETON
CONCEPTUAL SCHEME
VIRTUAL ENGAGEMENT
MAR 21 - APR 9
LIVEATPRINCETON.com



APPENDIX B:

EXAMPLES OF WEBSITE CONTENT



WELCOME

LOCATION

PROPOSED CHANGES

ABOUT TRUMAN

FAQ'S

CONTACT

WELCOME

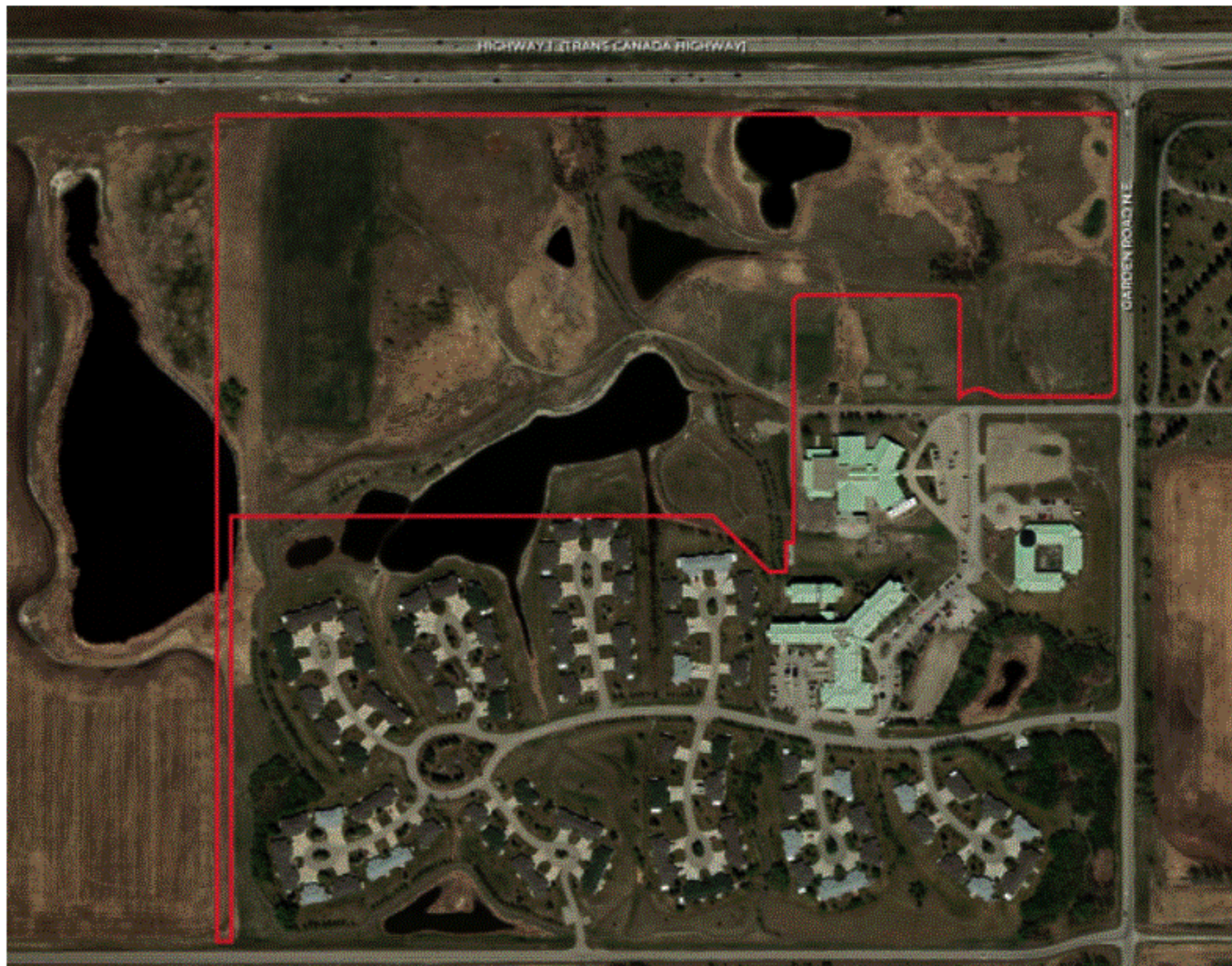
Truman Development welcomes you to the Princeton Conceptual Scheme! We are excited to share details about this project with you and listen to your perspectives.

Due to the ongoing COVID-19 pandemic, engagement for this project will be virtual using this website, so stay tuned for updates. Our engagement period is open until April 9th, 2022 and we are eager to listen and learn about your perspectives regarding the Princeton Conceptual Scheme. Truman has engaged Urban Systems to assist in the application and public engagement for this project.

Truman Development is proposing to create a Conceptual Scheme for the Princeton lands. The Conceptual Scheme will create a framework for future proposed land uses and amenities and where they will be placed in the area.

Truman is proposing a low-density layout that blends into and enhances the existing feel of the area with land uses, including.

- Primarily single-family homes
- Multi-family residential developments
- Open green spaces



What is a Conceptual Scheme?

Conceptual Scheme is a non-statutory planning document outlining the land uses, overall design & provides development guidance for an area. The details covered in a Conceptual Scheme include but are not limited to:

- Residential areas
- Parks and open spaces
- Road networks
- Community amenities

What is Truman proposing to do?

On the Princeton lands, Truman is proposing to develop a low-density residential community with the following land uses.

- Primarily single-family homes
- Multi-family residential developments
- Open green spaces

When can I expect construction to kick off?

Construction timing is still yet unknown as the planning and approvals processes can take some time. In the best-case scenario, construction could start as early as 2023 and the community will then be built in phases.

How can I get involved?

We are keen to hear your questions and comments about this project and want to do so safely. Due to the ongoing COVID-19 pandemic, we are engaging virtually, using this website to share information with you and gather your input. To share your perspectives with us, please visit the Contact section below before April 9th, 2022 to have your say. Your input will help us to further refine the Princeton Conceptual Scheme.

How does a Conceptual scheme relate to other planning policies?

Within the Rocky View County planning hierarchy, a Conceptual Scheme is a non-statutory planning document that falls underneath the umbrella of an Area Structure Plan (ASP), to further delineate the details of the development. The project falls within the [Conrich ASP, for more information please visit their website.](#)

RELATED PLANS & POLICIES



CONTACT US

Our engagement period is open until April 9th, 2022 and we want to understand your perspectives about this project.

Urban Systems will provide timely and thoughtful responses to the input you provide during the engagement period.

Please fill in the following information and we will get back to you shortly. The following questions help us build a picture of who we are hearing from. Your answers will help us identify any community members who we have missed and that may still need to be part of the conversation. Your personal information will not be shared in any way that could identify you as an individual.

Name *

First

Last

Email Address *

Phone Number

How did you hear about this project? *

- Signage Flyers Word of Mouth
 Social Media Other (please specify)

(check all that apply)

Please share your questions and comments with us: *

SUBMIT FORM