ROCKY VIEW COUNTY

PUBLIC PRESENTATION COMMITTEE MEETING AGENDA

Date: Wednesday, July 16, 2025 Time: 9:00 AM Location: Council Chambers 262075 Rocky View Point Rocky View County, AB T4A 0X2

			Pages
Α.	CALL MEETING TO ORDER		
в.	UPDATES/APPROVAL OF AGENDA		
C.	C. APPROVAL OF MINUTES		
	1.	May 7, 2025 Public Presentation Committee Meeting Minutes	2
D. GENERAL BUSINESS			
	1.	Harmony Developments Inc - Harmony Community Update	5
	2.	Khalsa School Calgary - Khalsa School Expansion	39
Е.	NEXT	MEETING	

F. ADJOURN THE MEETING



PUBLIC PRESENTATION COMMITTEE MEETING MINUTES

Wednesday, May 7, 2025 9:00 AM Council Chambers 262075 Rocky View Point Rocky View County, AB T4A 0X2

Present:	Councillor S. Wright, Chair
	Councillor S. Samra, Vice-Chair
	Deputy Reeve D. Kochan
	Councillor G. Boehlke
	Councillor K. Hanson
	Councillor A. Schule (participated electronically)

Absent: Reeve C. Kissel

Also Present:

- R. McCullough, Chief Administrative Officer B. Riemann, Chief Operating Officer
 - D. Kazmierczak, Executive Director, Community Services
- J. Sopko, Executive Director of Corporate Services
- C. Warkentin, Executive Director, Finance and Business Services
- M. Austen, Manager, Utility Services
- K. Hubbard, Manager, Fire Services and Emergency Management
- A. Latimer, Manager, Economic Development
- J. McKay, FCSS Coordinator, Recreation & Community Services
- M. Mitton, Legislative Officer, Legislative Services
- B. Sharpe, Community Services Coordinator, Recreation & Community Services
- K. Wrzosek, Legislative Officer, Legislative Services

A Call Meeting to Order

The Chair called the meeting to order at 9:01 a.m.

B Updates/Approval of Agenda

MOVED by Councillor Samra that the May 7, 2025 Public Presentation Committee meeting agenda be approved as presented.

Carried

C-1 Approval of April 16, 2025 Public Presentation Committee Minutes

MOVED by Deputy Reeve Kochan that the April 16, 2025 Public Presentation Committee meeting minutes be approved as presented.

Carried



D-1 Sector Connector Group – New Services available for adults with developmental disabilities in RVC

Presenters: Pam McGladdery, CEO, URSA Jerry McCallum, Executive Director, FAIM

MOVED by Deputy Reeve Kochan that the Public Presentation Committee receive the Sector Connector Group – New Services available for adults with developmental disabilities in RVC presentation as information.

Carried

D-2 Rocky Mountain Symphony Society – Evolving Role of the Rocky Mountain Symphony Society

Presenters: Emilie Royal, Fund Development Coordinator, Rocky Mountain Symphony Society

MOVED by Councillor Boehlke that the Public Presentation Committee receive Rocky Mountain Symphony Society – Evolving Role of the Rocky Mountain Symphony Society presentation as information.

Carried

The Chair called for a recess at 9:41 a.m. and called the meeting back to order at 9:48 a.m.

Councillor Samra was not present when the meeting was called back to order.

Councillor Samra returned to the meeting at 9:49 a.m.

D-3 Livingstone Golf Course – Livingstone Golf Development

Presenter: Mike Mezei, Livingstone Golf Course

MOVED by Deputy Reeve Kochan that the Public Presentation Committee receive the Livingstone Golf Course – Livingstone Golf Development presentation as information.

Carried

D-4 Wintergreen Condominium Association – Wildfire Safety Risks, Dormant Fire Hydrants

Presenters: Dr. Bernie Luft, Wintergreen Condominium Association

MOVED by Councillor Hanson that the Public Presentation Committee receive the Wintergreen Condominium Association – Wildfire Safety Risks, Dormant Fire Hydrants presentation as information.

Carried



E Next Meeting

The next meeting of the Public Presentation Committee is scheduled for July 16, 2025.

F Adjourn the Meeting

MOVED by Councillor Samra that the May 7, 2025, Public Presentation Committee meeting be adjourned at 10:44 a.m.

Carried

Chair

Chief Administrative Officer or Designate



Public Presentation Committee

Subject:	Harmony Community Update
Date:	July 16, 2025
Presenter:	Aaron Latimer, Manager, Economic Development

REPORT SUMMARY

Harmony Developments Inc will provide a presentation on the Harmony Community Update.

ADMINISTRATION'S RECOMMENDATION

THAT the Public Presentation Committee receive the Harmony Community Update presentation for information.

BACKGROUND

The Public Presentation Committee provides a forum for members of the public and stakeholder groups to present information and updates to the County to ensure the County understands the needs and concerns of its communities. One of the Committee's functions is to hear presentations from organizations, groups, or individuals such as Harmony Developments Inc.

DISCUSSION

Harmony Developments Inc will provide a comprehensive update on the overall progress of the community, including key milestones that have been achieved.

ATTACHMENTS

Attachment A: Harmony Developments Inc Request to Present Form Attachment B: Harmony Developments Inc Presentation Attachment A: Harmony Developments Request to Present Form D-1 Attachment A



Date Submitted: 03/21/2025

Page 1 of 1

ROCKY VIEW COUNTY PUBLIC PRESENTATION COMMITTEE (PPC) REQUEST TO PRESENT FORM

Name of the group/individual:	Harmony Developments Inc.					
Representative(s) for the group:	Birol Fisekci					
Contact telephone/cell number:						
E-mail:						
Presentation Topic:	Harmony Community Update					
Do you have an active p l anning a	application on this matter? Yes 🖌 No					
Are you planning on submitting a planning application on this in the next six (6) months?						
Please check off the appropriate information about the presentation:						
Information - Public Inter	rest Community Group Update Development Proposal					
Other, please explain						
Overview of the topic and purpose of your presentation:						
Current Status of Harmony Community, update on progress						

If a group, tell us about your group (mandate/membership, including a statement on why this matter should go before PPC)

As the developers of the Harmony community, we frequently present specific applications to the council. We would like to take this opportunity to provide a comprehensive update on the overall progress of the community, including key milestones that have been achieved.

HARMONY®

Community Update July 2025



QUALICO communities + Bordeaux



QUALICO + Bordeaux

HARMONY®

Key attributes of the community are:

- 8x Community of the Year BILD Calgary & BILD Alberta.
- Calgary region's largest lake community with 140 acres at buildout
- Mickelson National Golf Club, Alberta's longest course specifically designed for PGA tournament play
- Strong development and financial sponsor (Qualico)
- Approximately 1,000 3rd party sales as of June 2025
- Multiple businesses providing full-time employment



D-1 Attachment B Page 4 of 32

HARMONY[®] Timeline



QUALICO

Page 10 of 63



Mickelson National In Full Swing

- Hosting National Tournaments
- Club House open
- Award winning LaunchPad venue open











NW34 24-3-5

EtIST ROW

75931 N/S

BF

ANGE

ROAD

ω

km 8.0

to the total

NE33 24-3-5

Partnership - Investing Together

RANGE ROAD 33 INTERCHANGE

- \$40M interchange upgrade to improve safety and support regional growth
- Province of Alberta committed \$4.4M for engineering/design in 2023/2024.
- In 2025, the Province announced an additional \$21.0M of funding



Community Updates - Sale of HAWSCo

- Completed the sale of HAWSCO to EPCOR in 2024
- Consistent service delivery for residents in accordance with Harmony Franchise Agreement







Community Updates - Harmony Adventure Zone

- One of the largest skateboard parks in Western Canada
- Includes a pump track, dog park, skating ribbon, Ninja park and climbing wall
- Phase 2 design underway which will include tennis courts, pickleball and improved outdoor hockey rink





Community Updates - Harmony South Beach



QUALICO communities + Bordeaux

2025 Work Program – Lot Delivery

Phase 15 Construction

- Approximately 163 lots
- Combination of estate and semi estate homes
- Showhome openings in spring and fall of 2025 (showhomes in located in Phase 12)







2025 Work Program – Lot Delivery

Phase 28 Construction

- Higher density (VR4 Land Use District)
- 173 lots with a mix of duplex, zero lot line, front and rear drive product









D-1 Attachment B Page 13 of 32

2025 Work Program – Ph. 27 & 28 Open Space & Beaches









0

LAKE B - STAGE 1

LAKE GRADIN PER CIVIL PLAC

2025 Work Program – Lake Expansion

- Lake Aeration and Recirculation system construction
- Pumphouse construction
- Lake edge rip-rap placement and landscaping (2025/26)
- Harbour walls in 2025, plaza construction 2026





EXISTING

2025 Work Program – Harmony Passage Bridge

- Harmony Passage Bridge substantially complete
- Lake Expansion underway (part 1)
 - Staged Fill to begin in Sept. 2025 and continue into 2026





2025 Work Program – East Harmony Trail Construction

- Provides permanent secondary access to Harmony directly from Range Road 33
- Construction underway
- Planned completion August 2025







Planning Harmony's Final Neighbourhoods

- Village Centre
 - o Development Permits
- Stages 4 & 5
 - $\circ \ \ \text{Subdivision Plans}$

• Stage 6

- Neighbourhood Plan
- o Subdivision Plans

• Stage 7

- Conceptual Scheme Amendments
- \circ Neighbourhood Plan
- Subdivision Plans

• Airport Shadow Plan

- o Holistic integrated planning
- o 'Good Neighbour Policy'





$HARMONY^{*} \quad \textbf{Village Centre}$

- 35 acre master-plan for resort living
- A variety of amenities including cafes, restaurants and boutique shops
- An opportunity to focus on Wellness and simply living well







$HARMONY^{*} \quad \textbf{Village Centre-Wellness Focused}$







$HARMONY^{\circ}$ $\,$ Village Centre - Nordic Spa $\,$



$HARMONY^{*}$ $\,$ Village Centre - Nordic Spa $\,$



EVERWVLD

Spa Plan- Exterior

$HARMONY^{*}$ $\,$ Village Centre - Nordic Spa $\,$

EVERWVLD





Spa Plan- Basement



EVERWVLD

Spa Plan — Main Level

$HARMONY^{\ast}$ Village Centre - Nordic Spa





EVERWVLD

Spa Plan - Second Level

$HARMONY^{\circ}$ $\,$ Village Centre - Nordic Spa $\,$



EVERWILD

Spa Plan- Landscape Plan

$HARMONY^{*} \ \ \text{Village Centre - Public Spaces}$







$HARMONY^{\circ}$ $\,$ Future Planning $\,$

Stage 6 Highlights for Residential & Commercial:

- First and Only in Harmony
- Unobstructed Golf Course Views
- Premium Real Estate Offering
- Lifestyle Integration
- Limited Inventory
- Elevated Community Appeal
- Potential for seamless integration with Airport
- Public engagement is ongoing with Neighbourhood
 Plan submission targeting summer 2025







Reimagining Stage 7: A Vision for a Connective Activity Hub

- Transformational Opportunity
- Immersive Lifestyle Integration
- Enhanced Recreational Connectivity
- Collaborative Regional Planning
- Cohesive Master Plan Evolution
- Increased Land Use Efficiency
- Lifestyle-Driven Design




D-1 Attachment B Page 31 of 32

Golf Carts Are Not Just For Golf...

- In 2024 Province enacted policy allowing municipalities golf carts on designated municipal roadways
- Opportunity to support a unique resort lifestyle that distinguishes Rocky View County
- Harmony is an ideal community to participate in a Pilot study
- Environmentally friendly and fun way to travel with the community
- Reduces the strain on public parking areas
- A Bylaw authorizing the use of golf carts on designated roadways is required before Harmony can apply.



QUALICO



QUALICOS + Bordeaux



Public Presentation Committee

Subject:	Khalsa School Calgary - Khalsa School Expansion
Date:	July 16, 2025
Presenter:	Tanzeela Naji, Community Services Coordinator, Recreation and Community Support

REPORT SUMMARY

Khalsa School Calgary will provide a presentation on the Khalsa School Expansion.

ADMINISTRATION'S RECOMMENDATION

THAT the Public Presentation Committee receive the Khalsa School Calgary - Khalsa School Expansion presentation for information.

BACKGROUND

The Public Presentation Committee provides a forum for members of the public and stakeholder groups to present information and updates to the County to ensure the County understands the needs and concerns of its communities. One of the Committee's functions is to hear presentations from organizations, groups, or individuals such as Khalsa School Calgary.

DISCUSSION

Dashmesh Culture Centre and Khalsa School will present the expansion plans for the Khalsa School Calgary.

ATTACHMENTS

Attachment A: Khalsa School Calgary Request to Present Form Attachment B: Khalsa School Calgary Presentation

Attachment A: Khalsa School Calgary Request to Present Form D-2 Attachment A



Date Submitted: 05/28/2025

Page 1 of 3

ROCKY VIEW COUNTY PUBLIC PRESENTATION COMMITTEE (PPC) REQUEST TO PRESENT FORM

Name of the group/individual:	KHALSA SCHOOL CALGARY	
Representative(s) for the group:	DHARMINDER PREMI / RAJDEEP SIDHU	
Contact telephone/cell number:		
E-mail:		
Presentation Topic:	KHALSA SCHOOL EXPANSION	
Do you have an active planning application on this matter?		
Are you planning on submitting a planning application on this in the next six (6) months?		
Please check off the appropriate information about the presentation:		
Information - Public Inte	rest Community Group Update 🖌 Development Proposal	
Other, please explain		

Overview of the topic and purpose of your presentation:

On behalf of Dashmesh Culture Center and Khalsa School Calgary, we are pleased to present our expansion plans for Khalsa School Calgary and explore ways in which the County can support this important initiative

If a group, tell us about your group (mandate/membership, including a statement on why this matter should go before PPC)

Khalsa School Calgary was founded in 2007 by the Dashmesh Culture Centre to provide excellence in educatior while providing an environment rich in Sikh culture, values, beliefs, traditions and principles. The school opened on September 4, 2007 with fifty-seven students in grades K-4, five certified teachers and three support staff.

Currently, the school has over 600 hundred students in grades K -9, thirty-three certified teachers, and nineteen support staff members. Currently the school is experience a long waiting list and would like to build a new building to expand from K-12. (Please see attached letter for further details) Attachment A: Khalsa School Calgary Request to Present Form

D-2 Attachment A Page 2 of 3

Khalsa School Calgary





245228 Conrich RD, Conrich, AB, T1Z 0N8

Phone: 403-293-7712 Fax: 403-293-2245

Rocky View County Attention: Legislative and Intergovernmental Services 262075 Rocky View Point Rocky View

Date: 28th May 2025

Subject: Request to Present – Khalsa School Calgary Expansion Plans

Dear Sir/Madam,

On behalf of Dashmesh Culture Center and Khalsa School Calgary we would like to put forward a request to present the Khalsa School Calgary Expansion Plans in Conrich.

Following Is a brief summary of our organizations:

The Dashmesh Culture Centre was built in 1987 with the help of community members, the City of Calgary, and the Alberta government at the time. Since then, we have been guided by the vision from the Sikh community in the early 80's to provide a cultural center for the community to gather and build a better future for new generations.

Through the years, the DCC has grown to a membership of 15,000 plus, serving a community of 100,000 strong. From the vision of the community in the early 80's to current times, we have flourished and provided a beautiful centre for the Sikh community to gather and celebrate all of our religious events.

Khalsa School Calgary was founded in 2007 by the Dashmesh Culture Centre to provide excellence in education while providing an environment rich in Sikh culture, values, beliefs, traditions and principles. The school opened on September 4, 2007 with fifty-seven students in grades K-4, five certified teachers and three support staff.

Currently, the school has over 600 hundred students in grades K -9, thirty-three certified teachers, and nineteen support staff members. Since the school's founding, the original building has undergone numerous improvements. Fourteen additional classrooms were added in September 2012 to support the school growth, a new gymnasium was built with

"Preserving the Past Preparing for the Future"

www.khalsaschoolcalgary.ca

info@khalsaschoolcalgary.ca

Attachment A: Khalsa School Calgary Request to Present Form

D-2 Attachment A Page 3 of 3

Khalsa School Calgary





245228 Conrich RD, Conrich, AB, T1Z 0N8

Phone: 403-293-7712 Fax: 403-293-2245

community support in May 2014, and a new Learning Commons was introduced in May 2019. Most recently a new wing with eight new classrooms and state of the art turf field was built in 2023 with fundraising of approx. \$1.5M dollars.

It is important to note that the new turf field and gymnasium are public facilities for the residents of Rocky View County outside of the regular school hours.

School is constantly undergoing renovations and upgrades as the strength of students is increasing. With recent ranking of 15th out of 848 schools in Alberta our wait lists are growing rapidly. Original building of the school is outdated and almost at end of life. Dasmesh Culture Center and Khalsa School Board is looking to build a new school facility along with track and field grounds for the students and residents of Rocky View County.

Regards,

Dharminder Premi – Vice Chairman Khalsa School Calgary



www.khalsaschoolcalgary.ca

info@khalsaschoolcalgary.ca

D-2 Attachment B Page 1 of 21



Proudly Presenting Successes and Achievements 2007 to 2025

Preserving the Past...Preparing for the Future

Page 43 of 63



Brief History of Khalsa School

Khalsa School Calgary was founded in 2007 by the Dashmesh Culture Centre to provide excellence in education while providing an environment rich in Sikh culture, values, beliefs, traditions and principles.

The school opened on September 4, 2007 with fifty-six (56) students in grades K-4, six certificated teachers and three other staff. Since its humble beginning the school has thrived and grown.

Today the school boasts a student population of 600+ students in grades K-9, 33 certificated teachers and 17 support staff members.

The original facility has undergone many upgrades since the school's inception with the most recent being the addition of 8 classrooms for Junior High.

D-2 Attachment B

Page 2 of 21



Celebrating Faith and Culture Special Programing



D-2 Attachment B Page 3 of 21



Traditional Indian Instruments Harmonium and Tabla music classes

Punjabi and Gurmat classes

Sikhi Fair including student projects and presentations

Sikh Holidays and Celebrations

Page 45 of 63













D-2 Attachment B Page 4 of 21



Celebrating Faith and Culture

appy Voisakhil











Page 46 of 63

D-2 Attachment B Page 5 of 21



Character Education



Terry Fox Foundation

- Remembrance Day Ceremony
- Field Trips
- Leadership Opportunities
- **Buddy Program**

Multicultural Recognition











D-2 Attachment B Page 6 of 21



Celebrating Culture and Character Education















D-2 Attachment B Page 7 of 21



Academic Excellence







Ranked within the TOP 20 Alberta schools out of 848 Schools

Annual Speech Competitions

Annual Calgary Youth Science Fair Competition winning submissions

Growth Mindset Programming

Annual Year-End Awards Ceremony







Page 49 of 63

D-2 Attachment B Page 8 of 21



Athletic Excellence

Cross Country Running Volleyball Basketball Badminton Track and Field











D-2 Attachment B Page 9 of 21



Community Involvement











- Veterans Society and Calgary Inter-Faith Food Drives
- "Community Helper" visits
- FNMI Activities & Elder visits
- Annual Sikh Parade Performances
- Langar (Free Kitchen)
- Sikh Temple Student Performances





D-2 Attachment B Page 10 of 21



Public Facilities at Khalsa School

Page 52 of 63

D-2 Attachment B Page 11 of 21

School Gymnasium

- State of the art gymnasium built by community support
- 100% funded by the community Approx cost
 \$5M
- Open to public/Rocky View county residents after school hours





Turf Playground

- Commissioned in 2024
- 100% Community funded initiative
- Cost Approx. **\$1.5M**
- Only turf playground in Rockview county that we know off
- Open to Rocky view county residents after school hours



Kids Playground

- Open to Public after school hours
- Built in 2007



D-2 Attachment B Page 14 of 21



Future Expansion Plans

Page 56 of 63

D-2 Attachment B Page 15 of 21

Preserving the Past... Preparing for the Future

• High Demand for Enrollment due to migration to Alberta and schools acedemic standing

- Existing buildings are nearing end of life and in need to renovations and repairs
- There is a community demand to expand the school to Grade 12
- Not enough rooms to offer additional optional courses to the students
- Schools need for track and field playground

D-2 Attachment B Page 16 of 21

Areal View of the School



Adjacent Land Parcel 1

- Roll 04333040 Zoned S-Pub 3.88 Acers It's a zoning designation that allows for a variety of public service uses, such as schools, utilities, and other similar facilities
- Dashmesh Culture Center (DCC) along with Rocky view County and Board of Trustees of Rocky view School district entered a lease for 10 years which is set to expire in Oct 2028
- Lease to auto renew for term for 10 years if there is no written notice from either party and can be terminated without cause by either party with 30 days notice
- Leased land can only be used for the following:
 - Public Park
 - Public Recreational Facility
 - Any other Recreational Activities approved by the owners



Adjacent Land Parcel 2

- Roll 04333021 Zoned S-Pub 6.14 Acers -It's a zoning designation that allows for a variety of public service uses, such as schools, utilities, and other similar facilities
- Owned by Rocky View County
- Can be used to build Track and field grounds





D-2 Attachment B Page 19 of 21

Page 61 of 63

Proposal

- Expanding Khalsa School would make the area more appealing to families who prefer living near educational facilities—likely spurring residential growth in Conrich.
- Expansion will encourage developers to develop lands in and around the school thereby increasing the economic activity.
- Adding a Track & Field recreational facility alongside an expanded school would serve both students and the wider community, offering a long-term public asset
- The lease that Dashmesh Culture Center (DCC) has in place does not allow for building new structures. DCC would like to request Rockyview County and Rocky view School District to consider purchasing the two land parcels for Khalsa School Expansion

D-2 Attachment B Page 21 of 21

Questions and Discussions



Page 63 of 63