

HARMONY[®]

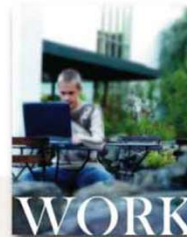
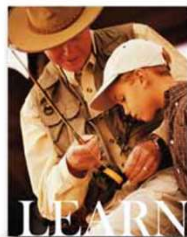
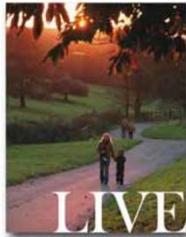
Community Update July 2025





HARMONY

CONCEPTUAL SCHEME



HARMONY

• ROCKY VIEW ALBERTA •

Bylaw C-6411-2007, Adopted February 13, 2007

MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44
Department of Planning and Community Services

- 18 years of vision, perseverance and partnership
- Only came to life through the unwavering support of Council
- Every milestone required collaboration with County staff, Council, stakeholders, and the community.
- At the heart of Harmony is a shared commitment—the courage to build for future generations.

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

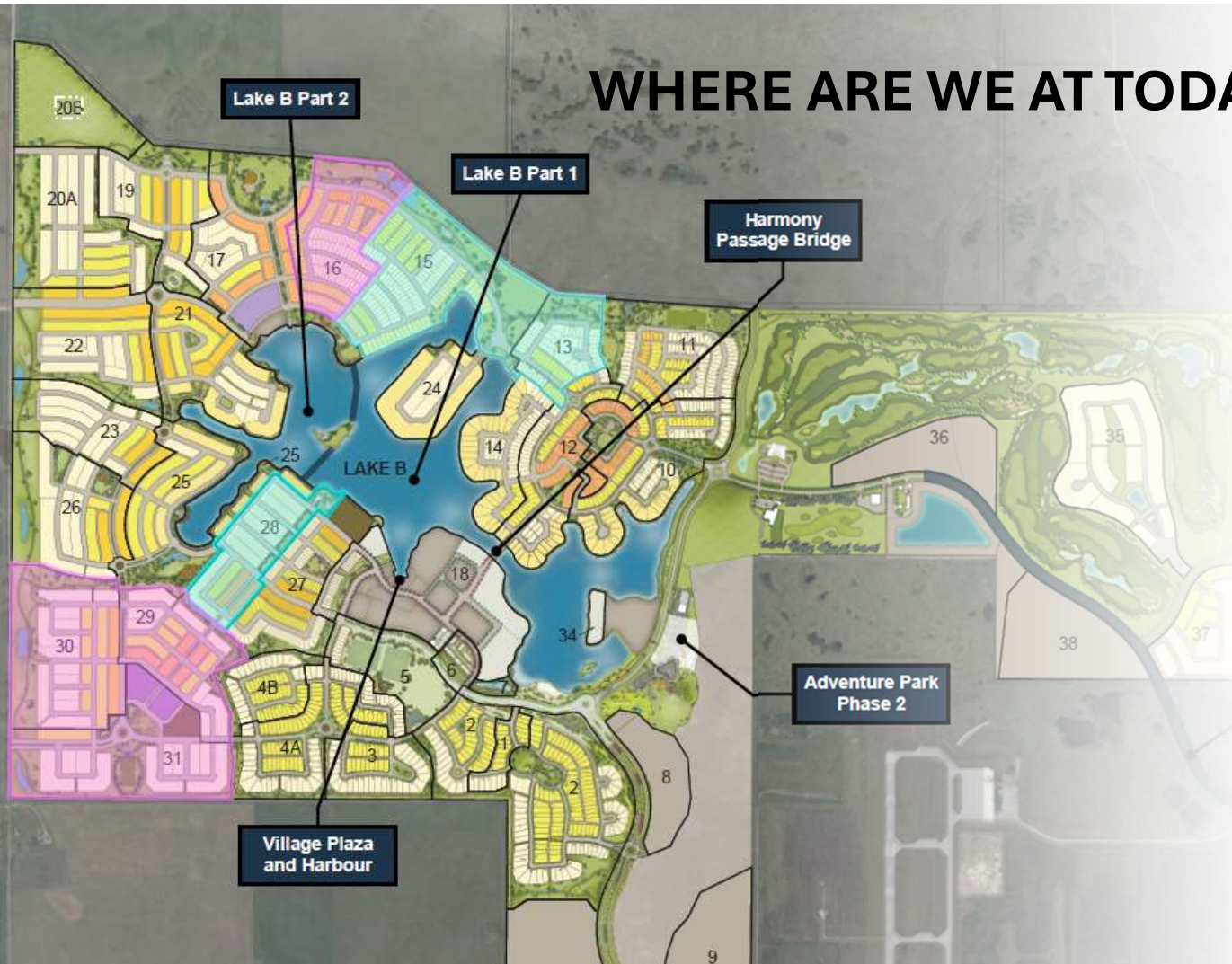


HARMONY[®]

Timeline



WHERE ARE WE AT TODAY?



- **1760** Residential lots serviced
- **765** Homes Occupied
- 2 Distinct Builder Groups
- Sanitary Line to Bingham Crossing Completed
- Construction of **East Harmony Trail** extension to Range Road 33 underway
- **Lake expansion and Harmony Passage Bridge** underway

Mickelson National In Full Swing

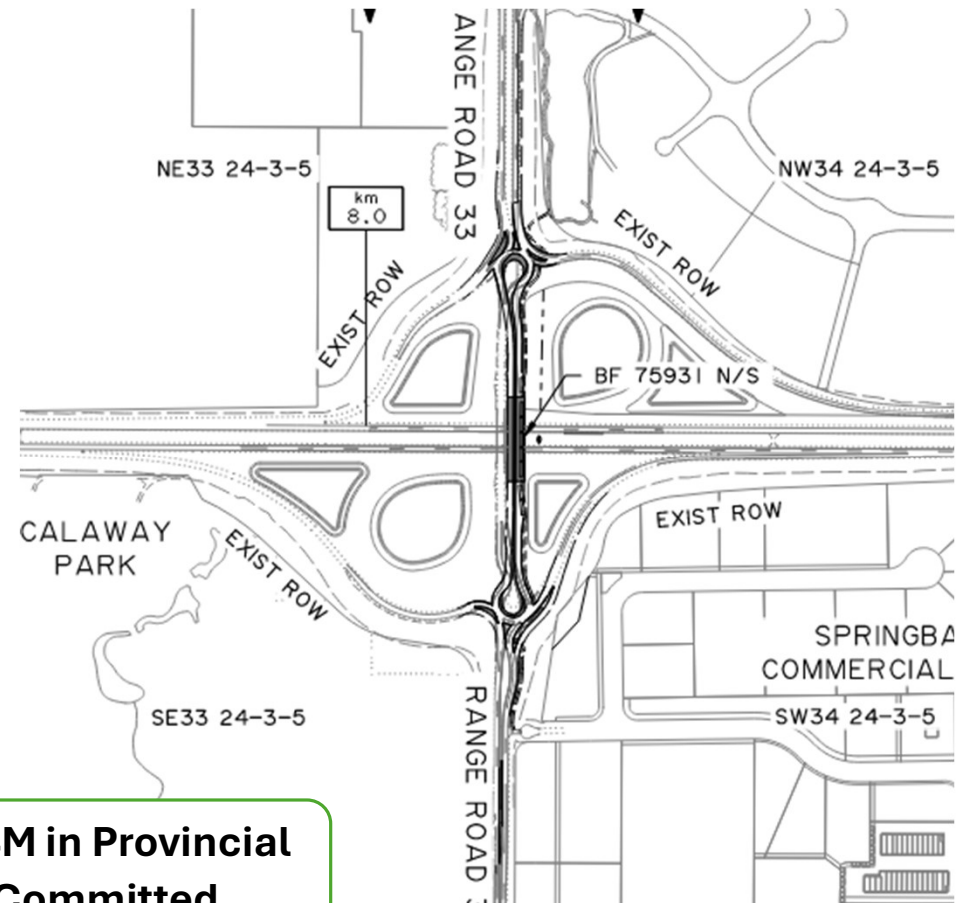
- Hosting National Tournaments
- Club House open
- Award winning LaunchPad venue open



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



2025 Work Program – Lot Delivery

Phase 15 Construction

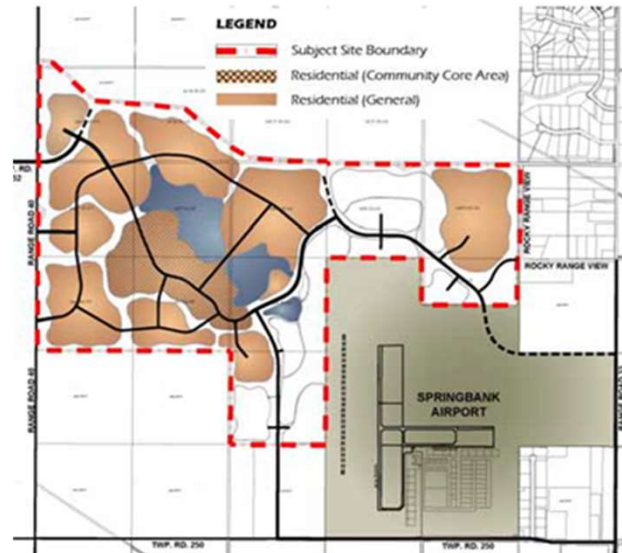
- Approximately 163 lots
- Combination of estate and semi estate homes
- Showhome openings in spring and fall of 2025 (showhomes located in Phase 12)



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

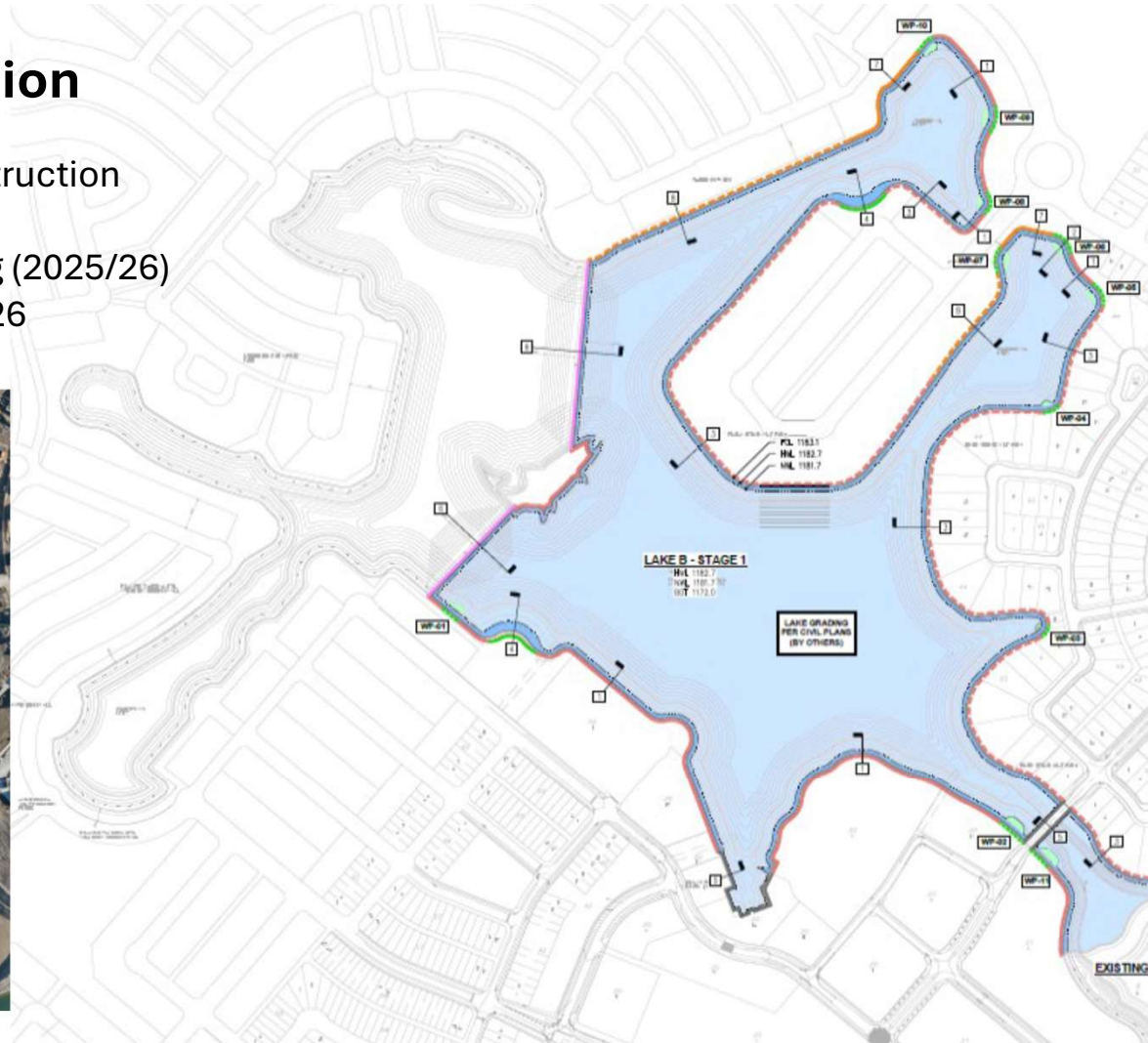


2025 Work Program – Ph. 27 & 28 Open Space & Beaches



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



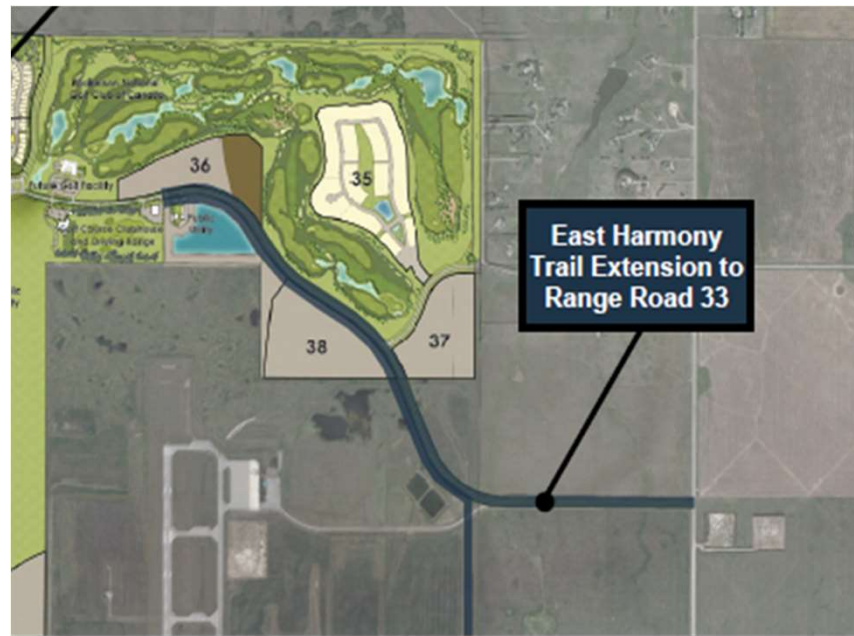
2025 Work Program – Harmony Passage Bridge

- 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

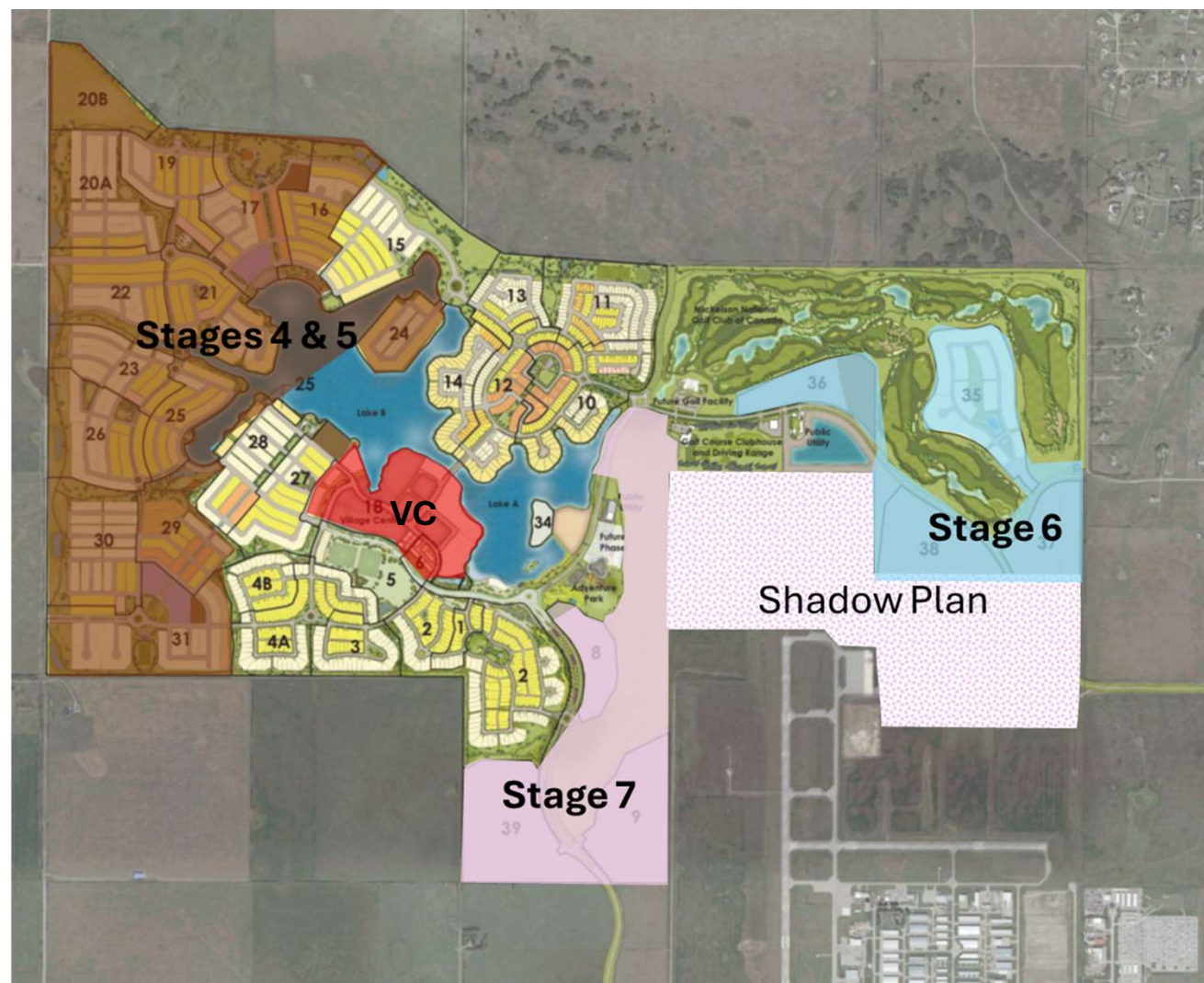




So What's Our
Focus **NOW** ?

Planning Harmony's Final Neighbourhoods

- **Village Centre**
 - Development Permits
- **Stages 4 & 5**
 - Subdivision Plans
- **Stage 6**
 - Neighbourhood Plan
 - Subdivision Plans
- **Stage 7**
 - Conceptual Scheme Amendments
 - Neighbourhood Plan
 - Subdivision Plans
- **Airport Shadow Plan**
 - Holistic integrated planning
 - 'Good Neighbour Policy'



HARMONY® 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



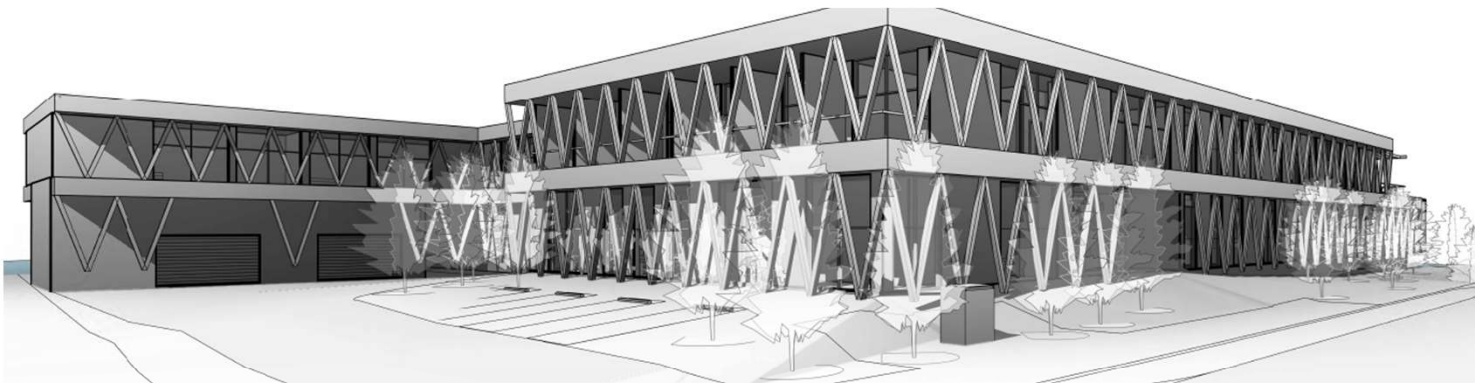
HARMONY® Village Centre – Wellness Focused



HARMONY® Village Centre - Nordic Spa

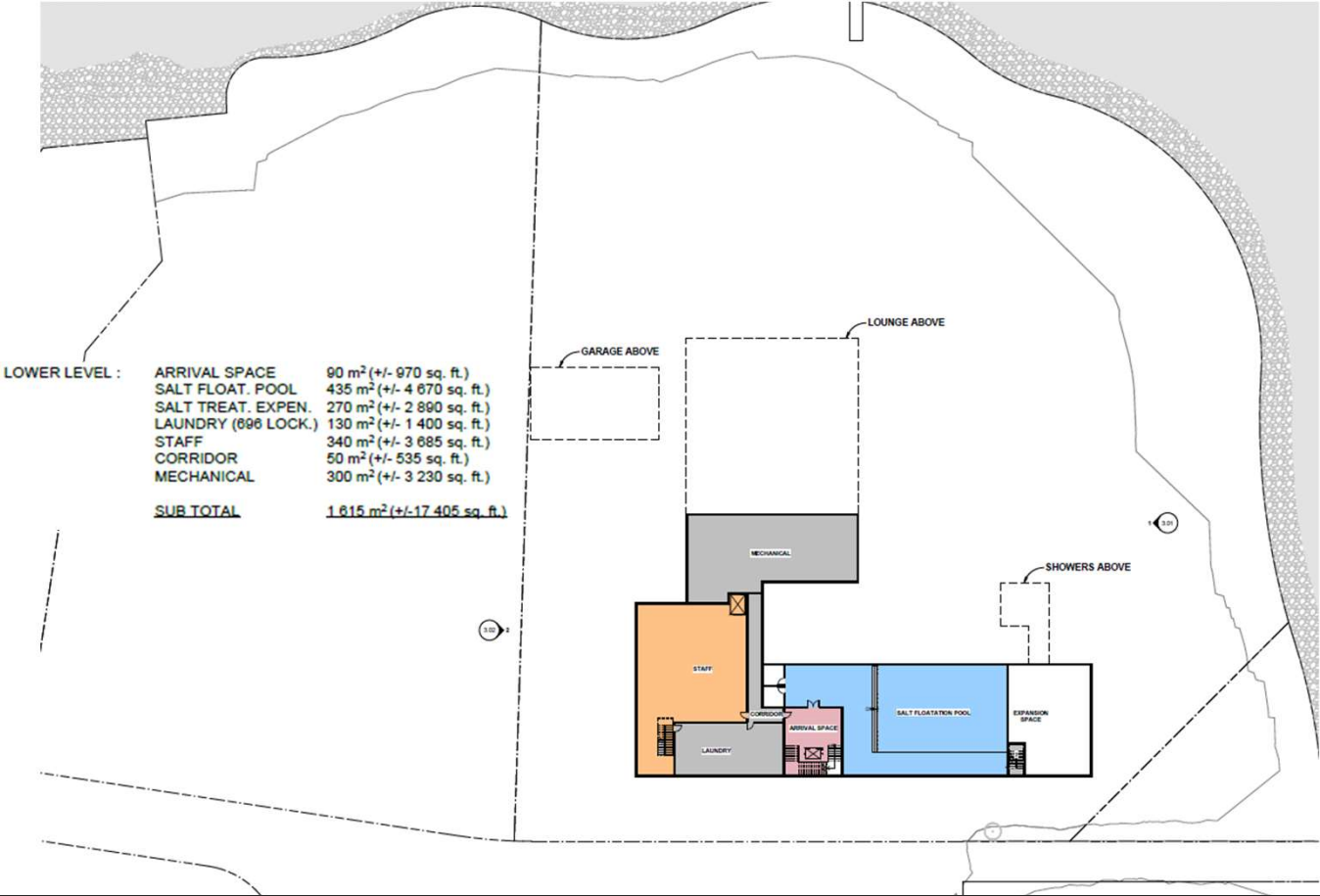


HARMONY® Village Centre - Nordic Spa



LEGAL ADDRESS :	LOT 4, BLOCK 20 PLAN UNREGISTERED
PARCEL AREA :	131 505 sq. ft. 12 217 m ² 3.02 acres 1.22 hectares
BUILDING COVERAGE :	20.95 %
<u>MAIN BUILDING TOTAL :</u>	<u>5 330 m²(+/- 57 370 sq. ft.)</u>
SITE :	SITE BUILDINGS 290 m ² (+/- 3 125 sq. ft.)
	<u>SUB TOTAL</u> <u>5 620 m²(+/- 60 495 sq. ft.)</u>
GARAGE / MAINTENANCE BLDG :	210 m ² (+/- 2 260 sq. ft.)
<u>TOTAL :</u>	<u>5 830 m²(+/- 62 755 sq. ft.)</u>
<u>LOT 9 BLOCK 20 PLAN 241 2099 :</u>	<u>+/- 205 PARKING AT GRADE</u>

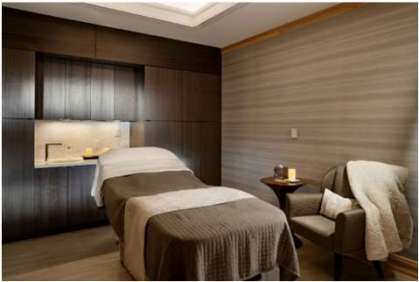
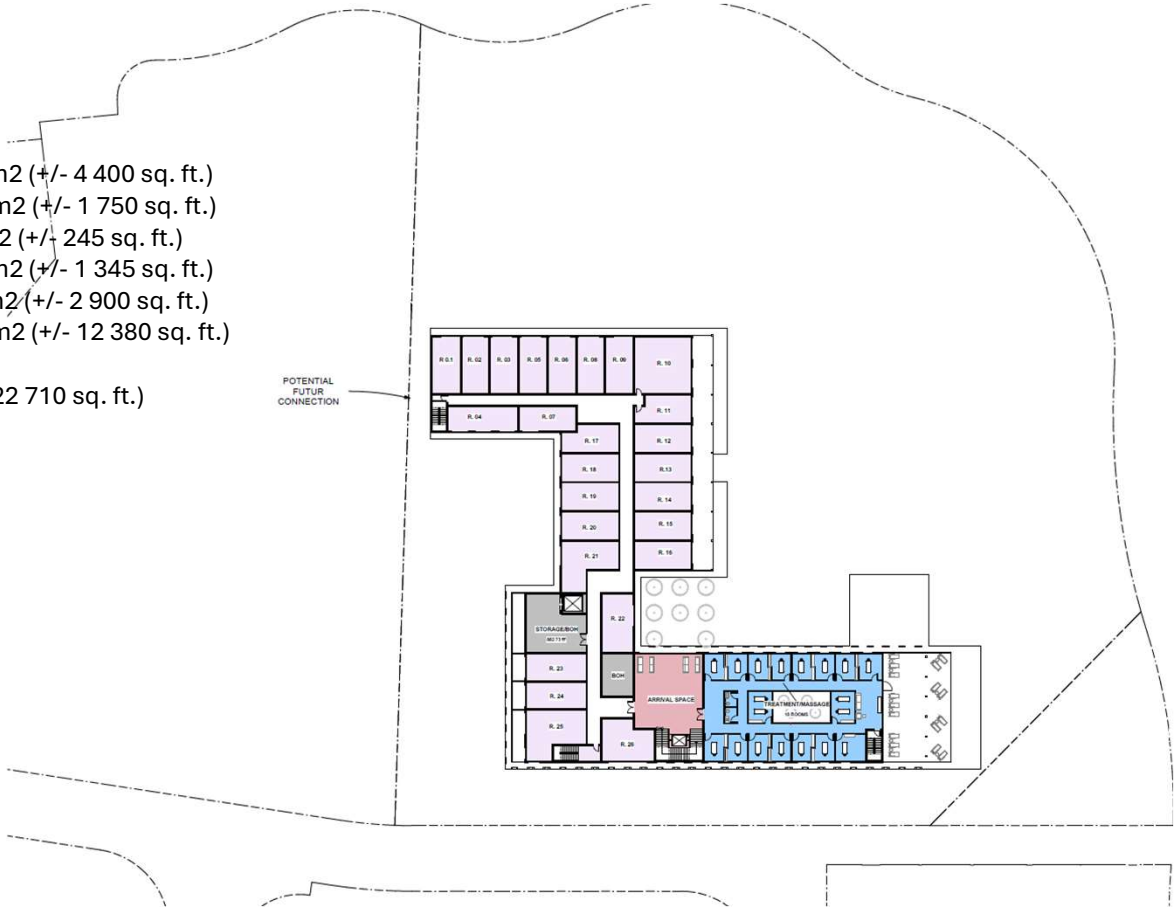
HARMONY® Village Centre - Nordic Spa



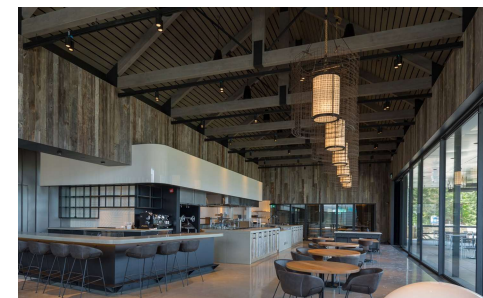
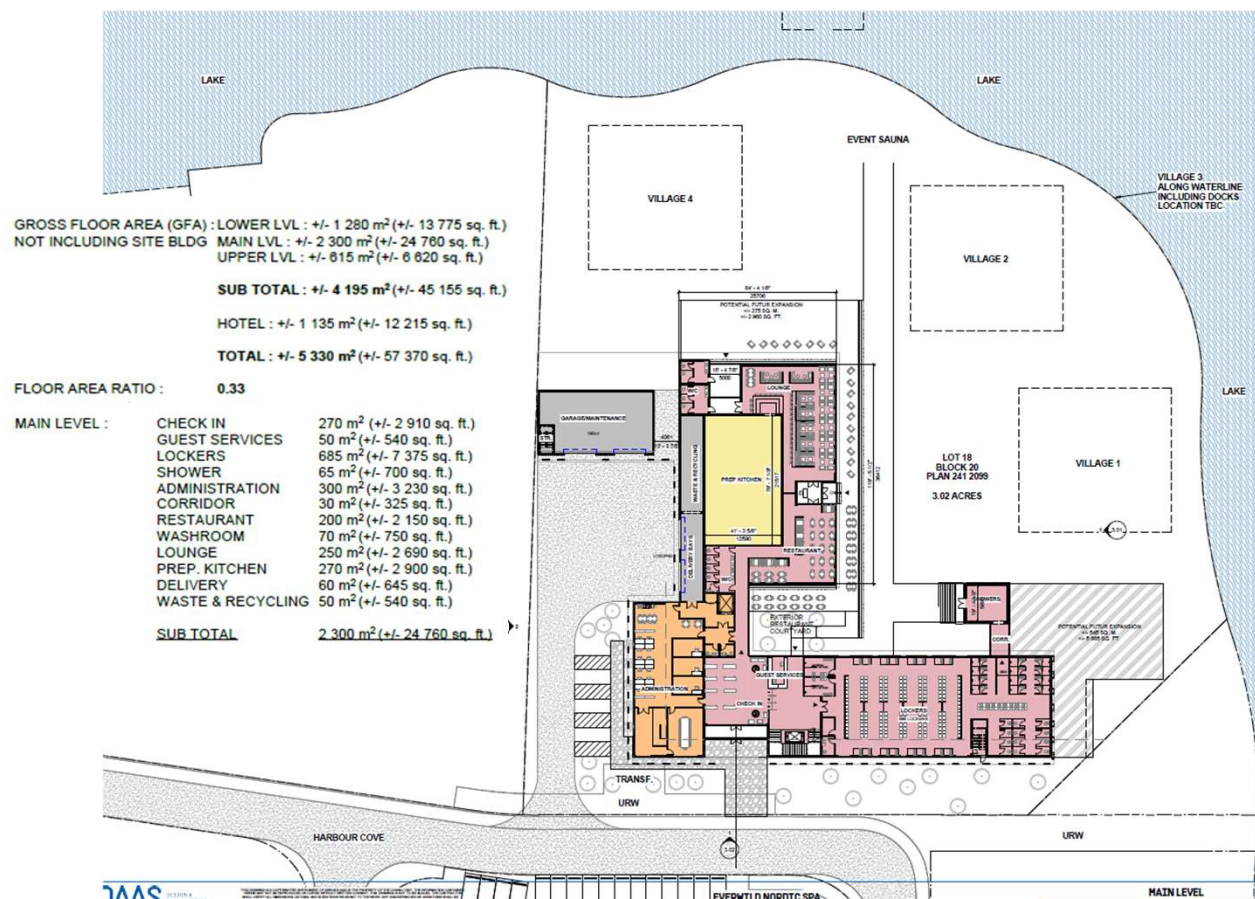
HARMONY® Village Centre - Nordic Spa

UPPER LEVEL :
TREATMENT SPACE 410 m2 (+/- 4 400 sq. ft.)
ARRIVAL SPACE 140 m2 (+/- 1 750 sq. ft.)
TREATMENT STAFF 25 m2 (+/- 245 sq. ft.)
BACK OF HOUSE 115 m2 (+/- 1 345 sq. ft.)
CIRCULATION 270 m2 (+/- 2 900 sq. ft.)
ROOMS (26 ROOMS) 1150 m2 (+/- 12 380 sq. ft.)

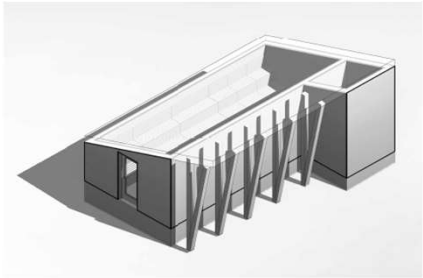
SUB TOTAL : 2 110 m2 (+/- 22 710 sq. ft.)



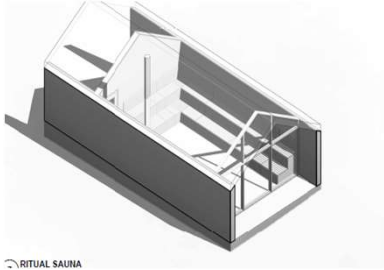
HARMONY® Village Centre - Nordic Spa



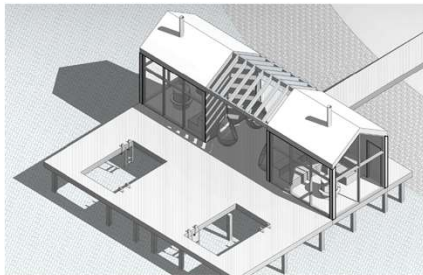
HARMONY® Village Centre - Nordic Spa



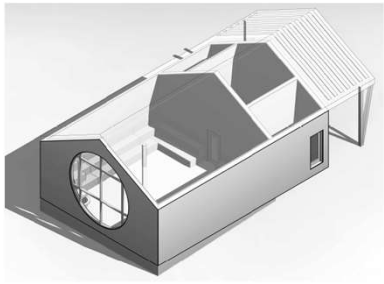
STEAM ROOM



RITUAL SAUNA



ROCKS 3D VIEW 1



EVENT SAUNA

Landscape Concept Plan | [SMM]

Legend

1. Ritual Sauna
2. Light + Mist Covered Portal w/ Linear Water Channel to NEST Projection Dome
3. Event Sauna w/ Outdoor Showers
4. NEST Projection Dome w/ Wrap around Wood Deck
5. Steam Room w/ Outdoor Showers + Hammocks
6. Boardwalk Piers w/ Saunas + Lake Plunge
7. Relaxation Fire Pit Snug
8. Sauna Kamook w/ Relaxation Deck
9. Relaxation Kamook
10. Sauna w/ Bucket Drop Terrace
11. Pear Orchard
12. Chefs Herbs Garden
13. Robe + Sandal Room
14. Forest Terrace Outdoor Dining w/ Wood Deck
15. Long House Experiential Relaxation
16. Relaxation w/ Waterfall
17. Cold Plunge w/ Waterfall
18. Heated Central Concrete Walkway
19. Sunken Relaxation Space w/ String Light
20. Sauna
21. Entry Courtyard w/ Forest Canopy + Wood Deck, Waterwall, Outdoor Dining + Wooden Long Bench
22. Entry Pavilion w/ Robe + Sandal Accommodation
23. Main Entrance w/ Waterwall, Signage + Relax Nook
24. Yoga Lawn w/ Hammocks + Shade Trees
25. Massage Huts / w/ Wood Deck
26. Sauna w/ Robe + Sandal Accommodation
27. Granular Stroll Path
28. Relaxation Fire Pit Snug
29. Lake Terrace w/ Chaise Loungers



HARMONY® Village Centre – Public Spaces



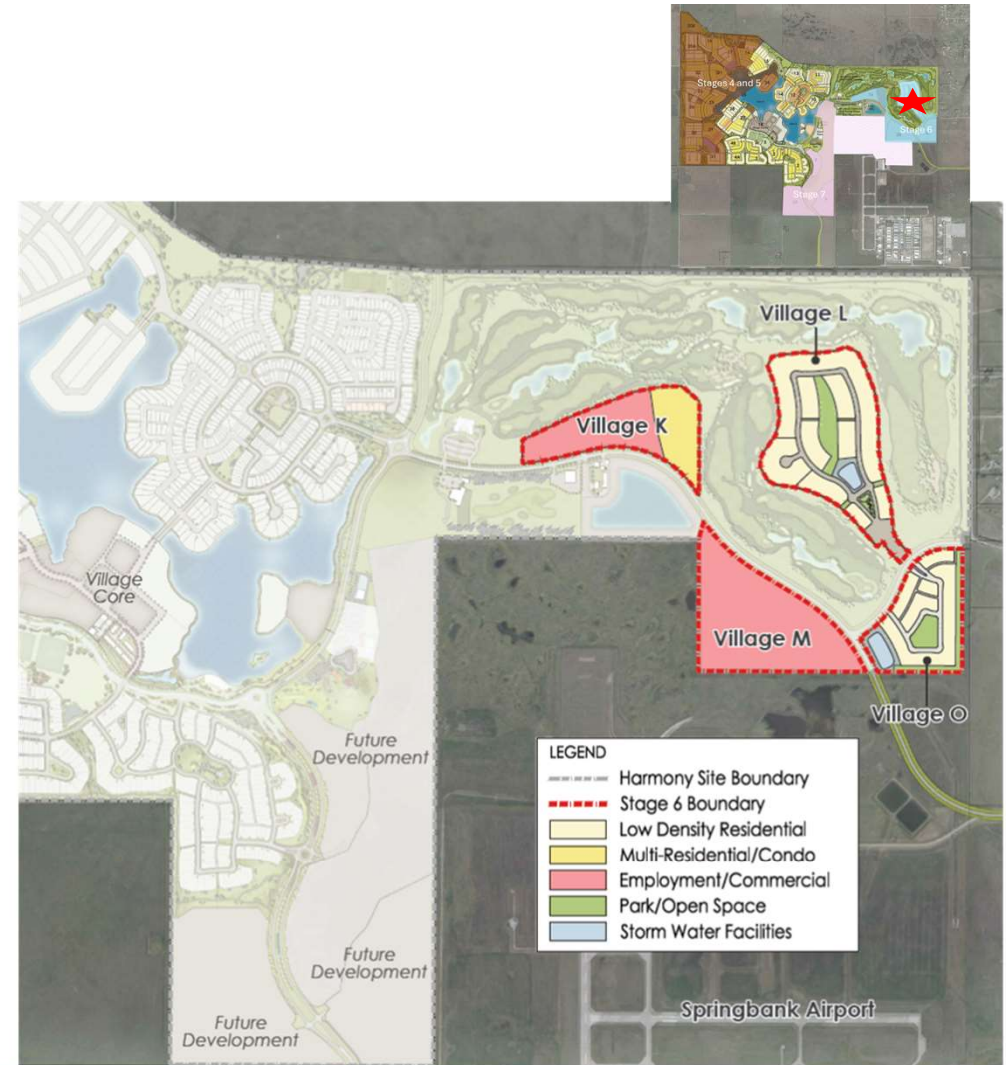
HARMONY® Village Centre – Public Spaces



HARMONY® Future Planning

Stage 6 Highlights for Residential & Commercial:

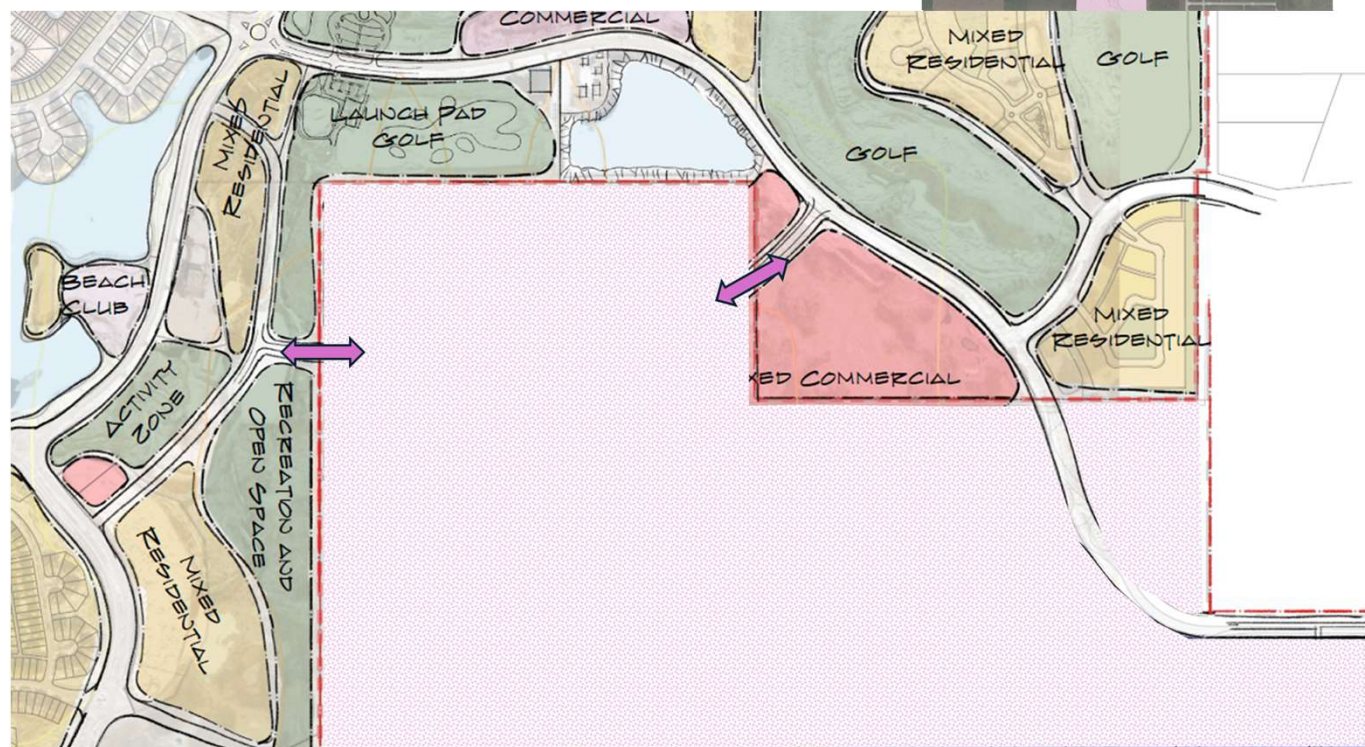
- First and Only in Harmony
 - Unobstructed Golf Course Views
 - Premium Real Estate Offering
 - Lifestyle Integration
 - Limited Inventory
 - Elevated Community Appeal
 - Potential for seamless integration with Airport
 - Public engagement is ongoing with Neighbourhood
- Plan submission targeting summer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



HARMONY® Future Planning

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



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.**



Thank you!

