

# Engagement Summary



## Our philosophy:

“Be available,  
truthful,  
transparent –  
and be genuinely  
interested in  
feedback.”

DEVELOPMENT PARTNERS IN HARMONY

**QUALICO**<sup>®</sup> + **Bordeaux**  
communities DEVELOPMENTS

Harmony Developments Team

Harmony Developments Inc. in  
collaboration with Stantec

May 14, 2021



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## Introduction

### About Harmony Developments Inc.

For almost 20 years, Harmony Developments Inc. (HDI) has proudly been involved in Rocky View County, building a one-of-a-kind community for future generations to experience all that truly mixed-use, sustainable, and multi-generational living has to offer. Partnering with the Copithorne family, one of the Springbank area's original pioneering families, HDI has worked to develop a four-time BILD Community of the Year – Calgary Region.

HDI is represented by Bordeaux Developments and Qualico Communities. Bordeaux is a Calgary-based boutique land developer that manages and partners in land development, housing projects, and joint ventures. Qualico started in 1950 as a small home building operation in Winnipeg's River Heights district. Today, Qualico is one of the largest fully integrated and privately owned real estate companies in Western Canada, with home building and development operations in cities including Calgary, Edmonton, Red Deer, Winnipeg, Saskatoon, Vancouver and Austin, Texas. Together, Qualico and Bordeaux bring the creativity, sophistication, and passion for delivering the highest quality community possible to Rocky View County, through Harmony.

HDI is committed to providing a community that makes all of Rocky View County proud. With a mix of diverse living, residential product, and business campuses; Harmony is and will continue to grow as a community unlike any other in the area.

### Project Background

Harmony represents a ±707 ha (±1,748 ac) comprehensively planned residential, commercial, recreational, and employment development, conceived as a holistic and balanced community providing meaningful places to live, work, learn, play, and grow in an environmentally, socially, and financially sustainable manner. Harmony is intended to serve as a defining example of how to successfully weave sustainable community practices into the existing rural fabric, all while meeting Rocky View County's growing needs.

The Harmony Conceptual Scheme is founded upon the community's vision and guiding principles, site characteristics, regional context, and policy framework. The development plan for the community contains several unique and exciting design features including:

- Extensive natural and open space elements, including two prominent lakes, and an expansive green network of parks and naturalized open space areas with integrated pathways,
- Residential areas comprised of unique, individual village areas, and a variety of housing styles,
- A centralized village centre district and supporting employment districts in the South and Southeastern areas of the community,
- Community and regional support elements such as the Harmony water treatment plant, and
- Community interface elements, such as a naturalized buffer area; lining adjacent rural areas along the southwest, west, and northern boundaries of the community; as well as Mickelson National Golf Course to the country residential developments, along the northeast and east boundaries; and open space amenity areas to the east boundary, adjacent to the airport.





Since the adoption of the Conceptual Scheme in 2007, Harmony has undergone several advancements, including the completed construction of a state-of-the-art water treatment plant, adoption of the Stage 1, 2, and 3 Neighbourhood Plans, the first of two lakes, full development of the Mickelson National Golf Course, development of hundreds of new residences, and the 'Adventure Zone' recreational area, among many others.

The current Stage 4 and 5 applications represent the latest in a series of advancements for Harmony, defining the remaining Western areas of development for the community. The information contained in this *What We Heard Report* summarizes the input received by HDI on the plans put forward to the County in September 2020.

## About This Report

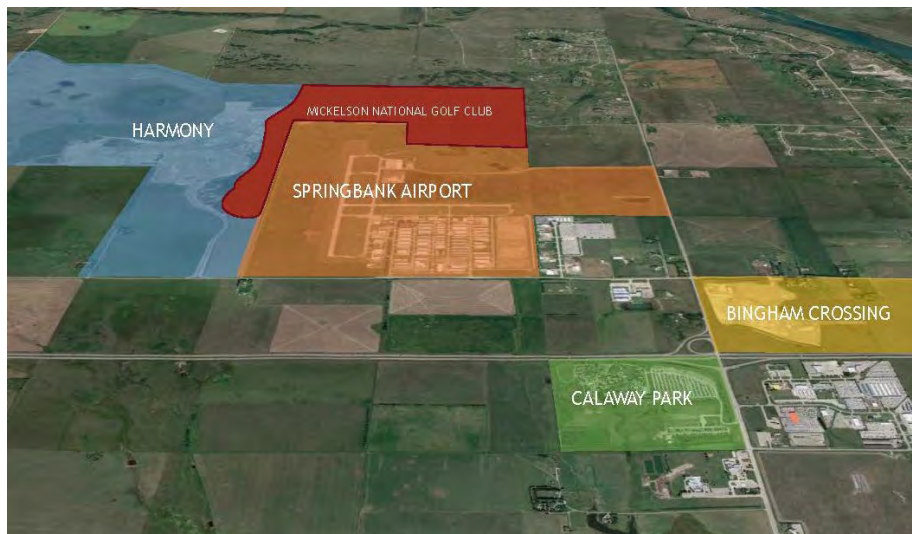
To facilitate a transparent design, application, and planning process to members of the Harmony Community and greater Springbank, this report has been developed to outline Harmony's engagement process, share the engagement's results, and provide information on the upcoming vision for future development in Stages 4 and 5. This document has been prepared in support of the active applications of:

- PL20200121 – Harmony Conceptual Scheme Amendment
- PL20200122 – Stage 3 Neighbourhood Plan Amendment
- PL20200123 – Stage 4 Neighbourhood Plan
- PL20200124 – Stage 5 Neighbourhood Plan
- PL20200125 – DC-129 District Amendments

This report provides an overview of key themes that emerged during the engagement process and how Harmony incorporated what we heard into the plans, where possible. It has been prepared for the members of Rocky View County Council, as well as the stakeholders within and surrounding Harmony.

We would like to sincerely thank all participants for sharing their ideas and thoughts with HDI through each engagement event, whether it be the individually scheduled open house discussions with residents, or correspondence via email and letters to HDI and/or the County, among others.

## Where Is Harmony?



Harmony is located in Rocky View County, approximately 8 km west of the City of Calgary, and approximately 1.5 km north of Highway 1.

Harmony is directly adjacent to the Springbank Airport and is in close proximity to Calaway Park, as well as the future Bingham Crossing commercial development at the intersection of Rge Rd 33.





## Why Do We Engage?

Being a good neighbour is important to Harmony. In fact, it is the foundation of what HDI does. We believe in working with our neighbours, local government, the public, industry thought leaders, and now our many homeowners, to make Harmony a truly special place. Our philosophy has always been that more minds = better ideas.

### A Simple Philosophy:

“Be available, truthful, transparent – and be genuinely interested in feedback.”

As Harmony continues to evolve and take shape, we are committed to celebrating the extensive public input and collaboration we have enjoyed up to this point and will continue to work with our valued community members going forward.

We genuinely want to know what Harmony can do to compliment the greater Springbank area and Rocky View County as a whole, in addition to enhancing the day-to-day lives of our residents and visitors.

The philosophy of HDI's outreach program remains simple; be available, truthful, transparent, and be genuinely interested in feedback. Through this approach, we know that Harmony will truly contribute to the fabric of Springbank and Rocky View County in a sustained and meaningful way.

HDI and the project team would like to thank all those who participated in our engagement program and reached out to us directly, or to the County, with their questions and comments.

## Engagement as a Priority

Harmony's Public Consultation Program began in 2002 and has guided Harmony through the development and approval of its Conceptual Scheme (adopted in 2007), multiple Land-Use applications, and Subdivision approvals. Just like Harmony itself, our outreach has always had a special flair to it. We wanted people to be excited to come and talk to us about their community and be a part of the process that will make Harmony a great place to both live, and visit. Be it a pancake breakfast at the airport, artists performing at an Open House, or chocolate fondues and a scaled Lego village; we have tried very hard to create multiple platforms for people to comfortable talk with us about Harmony.

## A Long History of Public Engagement





Over the years, we have also enjoyed giving back to the greater Community. These efforts have helped inform us on where special attention is required as we continue to refine the details of Harmony. We are proud to be a part of Rocky View County, and we are committed to supporting a regional focus to community development. This means that we will continue to incorporate inclusivity into our planning, as well as support initiatives outside our community.

Whether through sponsorship opportunities, providing 'people power,' or our expertise, we want to help make great ideas become a reality regardless of boundaries.



## HDI's Promise

We understand that with change, no single solution can satisfy all public and stakeholder groups entirely. HDI and the project team continue to enjoy collaboration and camaraderie not often seen with project of this scale. We attribute this to our deep desire to integrate individual comments and suggestions from our neighbours and residents of the community whenever possible.

We also believe it is because of our promise to provide transparency, to demonstrate our thought process, and to clearly communicate and outline why we are moving forward with the decisions being made.

Throughout the process, HDI has aimed to connect with a breadth of stakeholders, provide residents and members of the public with information about the project – through several stages of the planning process, seek ideas about the project, and share what we have heard along the way.



## Harmony Engagement At-A-Glance

**257**  
Participants

**76**  
Surveys

**20** Letters  
of Support

**13** Letters  
of Concern

### THEMES .....

- Support of diverse housing
- Support of environmental focus
- Request for lakeside pathways
- Request for portage system
- Traffic concerns

## STRATEGY ● ● ● ● ● ● ● ● ● ●

### 1 In-Person Info Sessions

- **136** private sessions held
- 1-on-1 format at DC
- Virtual alternative offered
- Ran from **June 2020** to **March 2021**

### 2 Mail Drops

- **493** mailed notices
- **757** electronic invitations through FB to Springbank community members
- **291** electronic invitations to Harmony homeowners

### 3 On-Site Signage

- Provided application reference and contact information

### 4 Third Party Validation

- Sounding board of U of C Real Estate Students
- Next generation input

Ran  
Over  
**2**  
Years

# Engagement Overview



## Engagement Strategy

To keep the residents of Harmony informed about the project and to provide opportunities for feedback, the project team engaged with the community at key points throughout the application preparation and the submission and review processes. Engagement activities included multiple meetings with residents of Harmony, outreach to adjacent members of the Springbank community, as well as further outreach to surrounding areas of Rocky View County.

With each application, Harmony's plan has evolved in-line with the original vision of the Conceptual Scheme. An important component that has remained constant since our first outreach efforts in 2002, is our philosophy of seeking out as much meaningful input as possible as the planning for Harmony advances. HDI's strategy for Harmony's public outreach, with respect to the Stage 4 and 5 applications, involved the following:

### A. In-Person Information Sessions

Multiple in-person engagement opportunities were offered throughout the process, prior to and following the application submission. These sessions were designed to foster open discussion with residents and stakeholders with the project team, regarding the proposed Conceptual Scheme Amendments, Stage 4 and 5 applications, and DC-129 amendments. These information sessions allowed residents and stakeholders to stay informed of the project application details, as well as provide feedback on design elements and ideas for Harmony moving forward.

Due to the COVID-19 pandemic, restrictions on in-person gatherings had a significant impact on how these sessions were organized. HDI offered a one-on-one format at its Discovery Centre, as well as a virtual setting, if participants preferred. While the one-on-one format took considerable time – one full week of meetings – it came with a very positive outcome. HDI was able to engage in meaningful conversations that not only affirmed general support for, but also provided valuable comments to improve the applications. Appointments were with one family cohort at a time and by appointment only.

### B. Mail Drop and Electronic Circulation

HDI also utilized Rocky View County's formal circulation notice to inform the greater public about the applications. We understand these notices were sent to 493 residents in and around Harmony. In addition to the standard County notices sent, HDI invited 291 Harmony homeowners and local business along with 757 Springbank Community Association's Facebook Page users to learn more about the applications.

### C. On-Site Signage

Application notification signage was placed throughout the community as part of standard Rocky View County Planning and Development Services notification process. These signs provide application reference and contact information for the County, should those interested wish to contact and/or obtain more information.

### D. Third Party Validation

HDI invited students from the University of Calgary's Westman Centre for Real Estate Studies to be a 'sounding board' for Harmony's plans. This engagement reflects our desire to explore all avenues and understand how Harmony's plans resonate with our next generation of industry leaders.

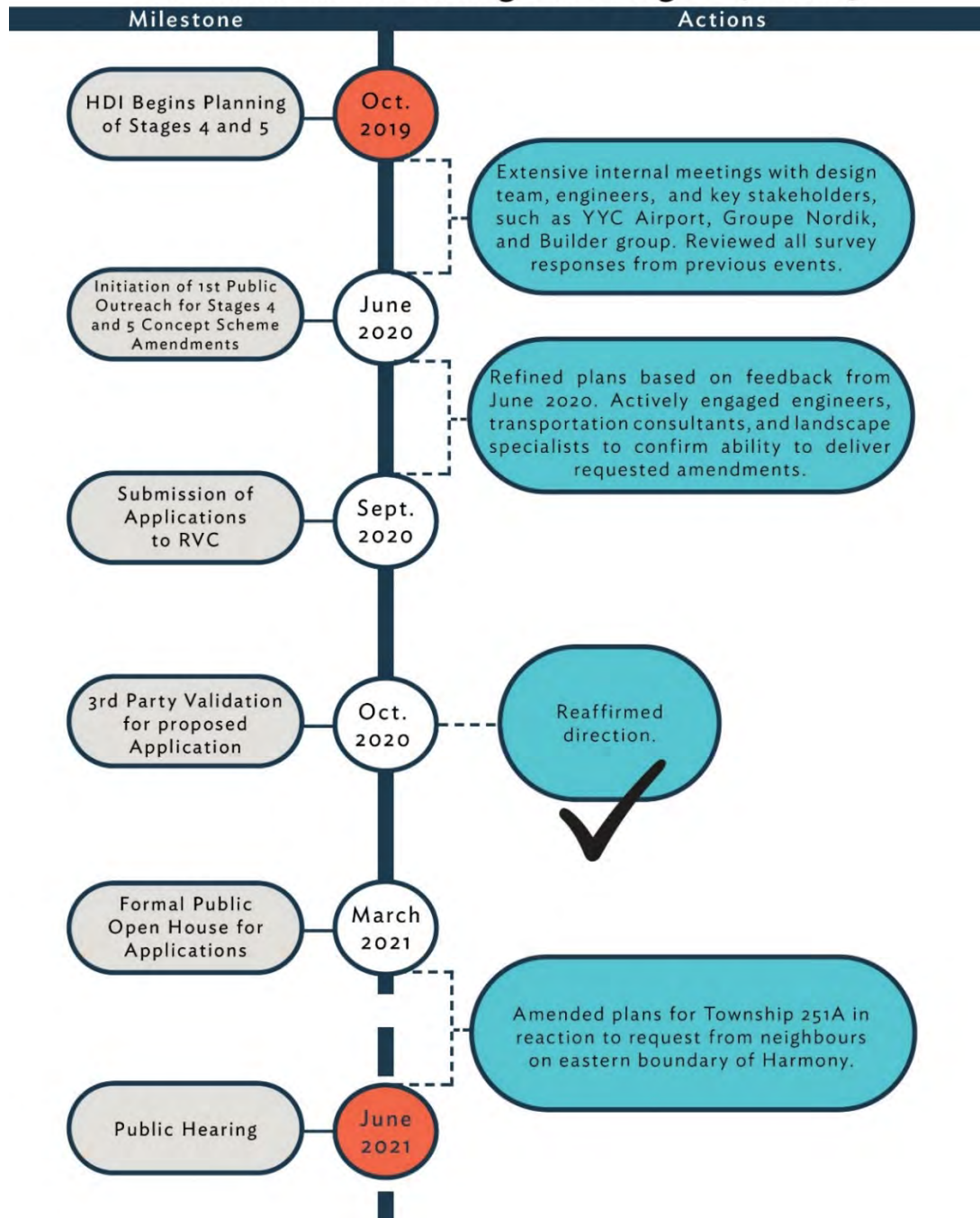




## Engagement Summary

This report provides an overview of the overall Harmony engagement process. A summary of themes representing what we heard from residents, stakeholders, and the surrounding communities are included. Project team responses to feedback, where applicable, are also outlined in this report.

### Timeline of Planning for Stages 4 and 5





## Information Session Summaries

### Information Session #1

**Date:** Jun 1 to Jun 5, 2020 (9:00 AM to 4:30 PM)

**Location:** Harmony Discovery Centre

**# of Sessions Held:** 74 (alternative times arranged for 5 cohorts)

**Total Participants:** 136

**# of Surveys Filled Out:** 46



During the first week of June 2020, HDI hosted an open house with Harmony Residents to discuss planning principles for the next stages of Harmony. The focus of the open house was HDI's proposed Conceptual Scheme Amendments, as well as Neighbourhood Plans for Stages 4 and 5. HDI targeted residents and future residents in a collaborative approach to understand what they would like to see incorporated into the design, as well as to understand if there were any concerns. Residents provided meaningful feedback on what components of the design they liked, what was missing, and what was not favorable.



Participants were first invited to review informational panels on their own, then meet with an HDI representative to discuss. The discussion was an exploratory format to help HDI gather important information which would feed into the details of the future plan.

Copies of the Information Session #1 presentation materials are included in **Appendix C** of this report for reference.

### What We Heard

Overall, there was tremendous support for Harmony's Conceptual Scheme Amendments, as well as the Neighbourhood Plans for Stages 4 and 5. Of the 46 survey participants, only one homeowner voiced a concern about the density increase. Other key findings are summarized below:

- Many requested HDI to incorporate some pathways along with water
- Request for more park spaces
- Universally accessible playgrounds
- Continuation of Harmony's extensive pathway network
- Larger beach areas
- A portage system between lakes
- Supportive of Harmony's plan to provide a full spectrum of housing typology



## What We Did

The suggestions received in June 2020 from Harmony homeowners was reflected in the plan, particularly:

- A pathway network to be located along the lake, HDI decided to forgo greater revenue generated from lots backing the water for a trail system that parallels the water's edge, for XX meters of the total XXX of circumference. The decision was driven by the belief that we would be improving the pedestrian's experience and promote more outdoor activities.
- Residential areas to be surrounded by green belts, with multiple options for active and passive park spaces. Harmony's current open spaces are well used, so residents were eager to see this design element expanded. The team focused more effort on incorporating, not only more active and passive parks, but also on improving pedestrian connectivity between these spaces.
- With several of Harmony's family's requiring universally accessible play areas, the team focused on improving both future parks in Stage's 4 and 5 as well as amending the central park design in Stage 2, Phase 10, to provide a more imminent response.
- The concept clustered home development was created to address the inherent risk of stacked unit care centres for seniors during a pandemic.

## Information Session #2

**Date:** Oct 30th, 2020

**Location:** Harmony Discovery Centre

**# of Participants:** 20 Students, 1 professor

HDI's approach to ensuring it is creating a sustainable community is to not only focus on the needs of today, but to also think about what will change for tomorrow. To this end, HDI invited students from the University of Calgary (U of C) Westman Centre for Real Estate Studies, to be a sounding board for Harmony's plans. The desire was to understand how the plan resonated with our next generation of industry leaders.



The U of C Westman Centre vision is to be a catalyst for the development of real estate industry professionals and a leading center of excellence for real estate studies. Their mission; to create entrepreneurial ethical leaders for the real estate industry.

**The experience for all parties was overwhelmingly positive.**

For HDI it was a validation of what the future generation considers important in community development. For the students, it was an opportunity to have unabridged access to all information regarding community development.

## What We Heard

- The students supported Harmony's environmental focus around water resources.
- The importance of a broad spectrum of housing typology that blends locations rather than segregates them.



## Information Session #3

**Date:** Mar 8 to Mar 12, 2021 (8:30 AM to 5:00 PM)

**Location:** Harmony Discovery Centre

**# of Sessions Held:** 62 (alternative times arranged for 6 cohorts)

**Total Participants:** 101

**Total Participants from outside Harmony:** 12

**# of Surveys Filled Out:** 30



The March 2021 open house was HDI's formal open house to ensure that residents of Harmony, as well as landowners living within the impacted areas around Harmony, were aware of the application. It also provided detailed information regarding the implications of Harmony's proposed applications.

The Open House format was similar to the June 2020 format, where HDI's team members were made available in person for one-on-one meetings at Harmony's Discovery Centre or for individualized video conference meetings. The key difference with third open house was the provided material, containing new and supplementary information for attendees to review.

The event was advertised through:

- Harmony Community Facebook,
- direct email to Harmony's residents,
- direct email to residents living on Twp Rd 251A,
- Harmony's Owner's Association Facebook page,
- a request posted on Springbank Community Association Facebook page,
- and portable signage posted on Twp Rd 250, Copithorne Trail, and at the northeast quadrant of Harmony.

All of this was in addition to Rocky View County's official notification that was circulated to all residents within the impacted area. Approximately 101 people participated in the Open House and 30 provided survey responses. Of the 101, 12 that participated reside outside of Harmony, which included a presentation to the Airport Authority.

Information display panels contained extensive information including transparency of the following key items:

- Proposed addition of approximately 1,000 homes to the overall dwelling total in Harmony
- Provided a broad mix of housing typology
- Extensive additional amenities particularly open space and pathways
- Transportation access considerations





Copies of Information Session #3 presentation materials are included in **Appendix D** of this report for reference.

## What We Heard

Overall, there continued to be overwhelming support from within Harmony for all the applications, with no negative comments mentioned. There was, however, one common negative theme that was raised by residents living along Twp Rd 251A. They were concerned about the potential access point into Harmony via 251A. Other key points can be summarized as followed:

- No concern was voiced about the proposed Conceptual Scheme amendment to advance Stage 6 planning
- Transportation utilizing Rge Rd 33 to ensure distribution of traffic
- Servicing water Servicing / Water License / Sanitary Servicing capacity
- Overall Severity/Degree of Changes

## What We Did

The key actionable item was regarding the proposed Twp Rd 251A connection into Harmony. HDI contacted both the County, as well as residents living on Twp Rd 251A, that it would not be utilizing 251A as a connection point. Instead, all traffic would be routed through the acquired easement on Airport property. The existing connection would remain as a county emergency access point only.

## Public Submissions to County

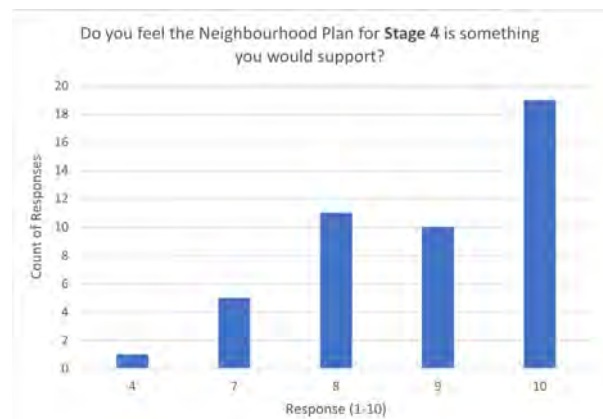
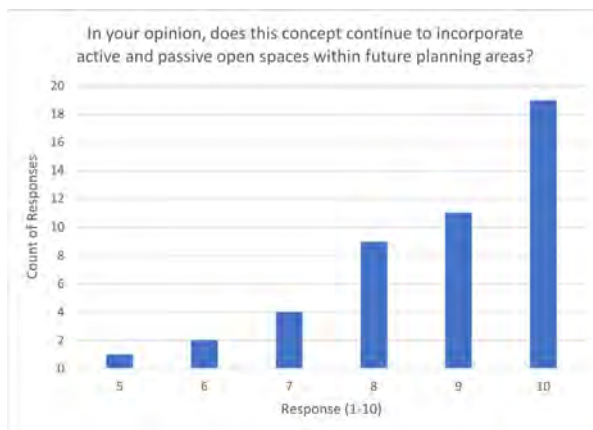
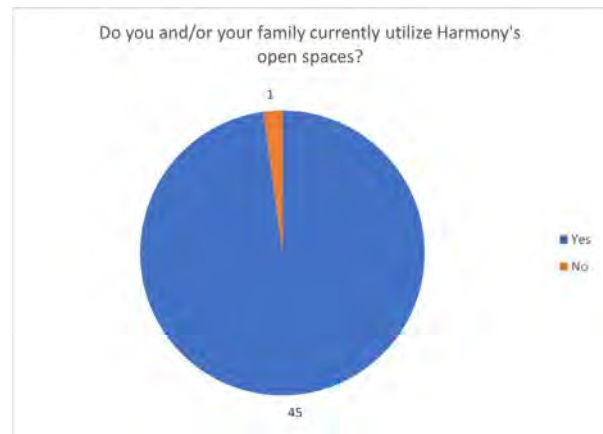
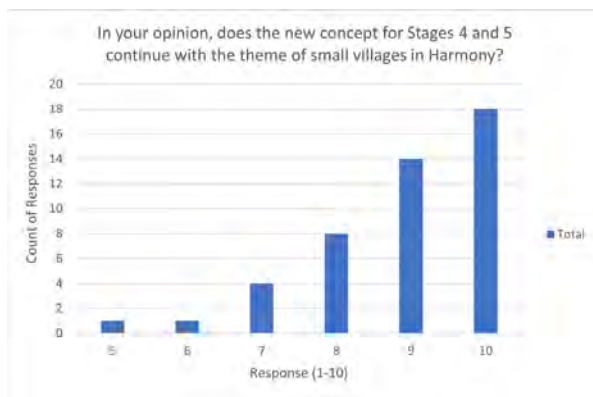
As part of Standard Rocky View County notification and engagement practice, members of the public were provided opportunity to submit feedback to the file manager regarding the project. Letters received by the County file manager are incorporated into the overall Harmony Public Hearing at Council Agenda package.



## What We Heard: Detailed Summary

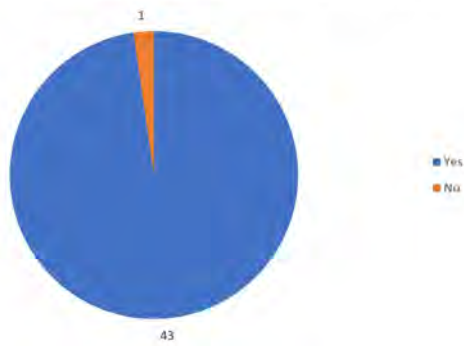
The project team has consolidated all questionnaire responses, key comments, themes, questions, and discussion items from all events, gathered throughout the process into the following summary pages. Responses which did not require written responses are summarized graphically while written questions and comments have been provided verbatim where possible, and others paraphrased, to capture collective remarks from multiple stakeholders and members of the public as they relate to key themes/topics of the project. Written responses only reflect those that were given, they do not include any non-responses.

### Results from June 2020 Sessions

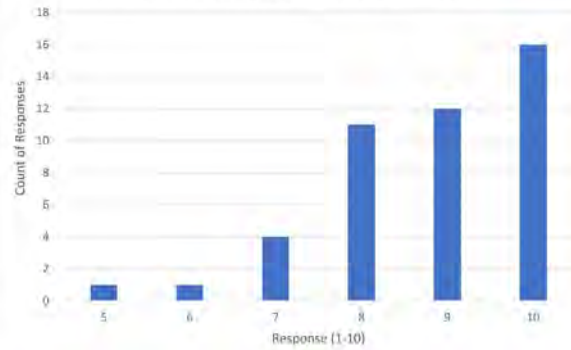




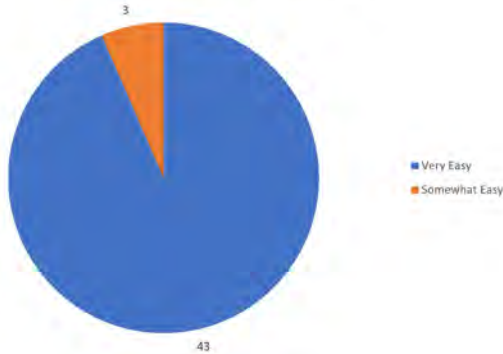
Did the panels provide you with the information you require to properly understand the future direction of Stages 4 and 5?



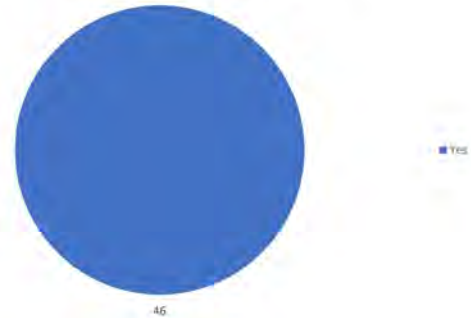
Do you feel the proposed amendments to the Conceptual Scheme are something you would support?



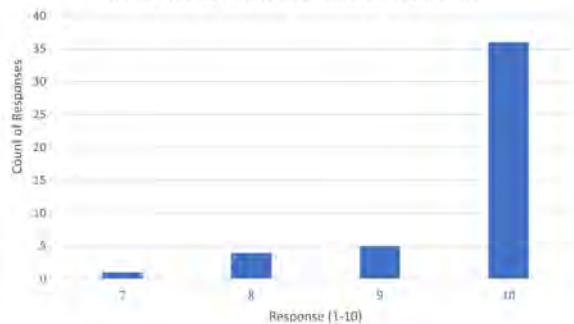
How easy was it to book an appointment?



In light of COVID-19, did our preparations for this open house meet your expectations for safety?



Was your meeting with the HDI representative helpful in understanding the future direction of Stages 4 and 5, as well as the Conceptual Scheme Amendments?





Question 4 - Do you feel the Neighbourhood Plan for Stage 4 is something you would support?		
Scale* 1 - 10	Most Excited For	Least Excited For
10	Path along the lake - since we do not have a lake property this will be fantastic.	
8	Lake sites.	Lack of commercial space - with the spa, commercial area (stores, restaurants, etc.) has seemingly decreased.
9	Additional pathways that are consistent with the existing look and feel of Stage 1 and 2.	Increase in traffic with the increase of densification.
8	Pathways along the lake, more lake.	Access/roads built out before development should occur first.
10	Private beach area.	
9	Seems to maintain current vision for Harmony.	No major concerns.
10	The lake access for anyone who lives in Harmony.	Lack of lane homes.
10	Walking path on the lake.	
4	Walkway along the lake.	Density being increased (increased traffic). Concerned about the ability to maintain community look and feel throughout.
9	I like fewer lake front homes - makes more lake available. I also like that each neighbourhood has their own "amenities". Would like some for earlier phases too.	
10	The path system and the new shape of the lake.	
7	Might help sales volume.	Styles of density and built forms.
10	More lake.	
8		Please ensure traffic safety (cars parked, cars driving, bikes).
10	Pathway along lake edge, like False Creek (Vancouver).	Traffic management to develop equal use of multiple entrances/exits.
10	The ability to walk along the lake. Private lakefront lots make it difficult to enjoy the lake - not everyone is a beach person.	
10	Pathways and lake shape (need portage from Lake A to B).	
9	Village Centre.	Traffic.
8	More residents so Village Centre and school with be built, pathway around lake.	
8	Village Centre, Spa, additional green spaces/parks/pathways, lake expansion.	More water access if possible.
7	Green space.	Density increase.
10	Lake access and trail open to residents.	Access to RG 40. Roundabouts are needed.
8	Modification of the lake and amenities that are close to pathways.	
10	Paths along the beach and the extension of the lake.	
9	Village Centre.	How long will it take to develop for it to be utilized?





Question 4 - Do you feel the Neighbourhood Plan for Stage 4 is something you would support?		
Scale* 1 - 10	Most Excited For	Least Excited For
10	Pathways along the water, so that you can enjoy a coffee and walk in the community.	Traffic flow - will you be using Range Road 40?
8	Another park, lake.	Cul de sacs, lack of green space between houses.
7	General comment - each village should have a name.	I feel like there is not enough green spaces between houses. Back-to-back cul de sacs.
10	Added regional recreation nodes. Love the waterfront walkways.	
8	Open spaces, regional parks, pathways.	Increased density, were roadways designed for increased traffic, safety.
8	Introduction of water. A path system on the lakefront.	A dramatic change in density on the edge of Estate lots in Stage 3. Needs to be a transition.
10	Walking paths, green spaces.	
9	Lots of green space, lake front walkway.	That there might not be diversification of housing and lot types.
10	Pathway around the lake. Village.	
10	More styles of homes and unique neighbourhood feel.	Pricing being too high to attract other segments of the market.
9	Love the continued walkways - both waterfront and greenspaces.	Not to have the density of housing get too high and concerned about low price housing in bubbles.
10	Building out of community.	
10	Added bay and presence of walking trails along lake - these are essential.	That you will not put trails right on lakeside and that there will be no easy paddleboard/kayak portage on causeway.
10	Progress of community.	Possibility of more multi family housing.
7	Lakeside walkways, Beach, Open Spaces.	Additional vehicular traffic.
9	The sense of community throughout. We are thrilled about the future walkway along the lake.	

\* Scale response was based on 1 – 10, with 10 being the most favourable



5 - Do you feel the Neighbourhood Plan for Stage 5 is something you would support?		
Scale 1 - 10	Most Excited For	Least Excited For
10	Homeowners only beach - which will be larger than existing beach.	
8	Lake sites.	Same as Stage 4.
9	Additional recreational amenities, such as a private beach club/beach access for residents.	
8	Larger beach, pathways along the beach, more lake.	Same as Stage 4.
10	Spa and Village Centre.	Nothing.
10	Really like the access to the lake - pathways along the perimeter and island of houses.	None.
10		Less green space between homes.
5	The new shape of the lake - seems much improved.	Again, the density concerns me. For example, Crestmont's new phases currently under construction, look and feel different than the rest of the community.
9		The "big beach" is pretty far away from those who were "early adopters". A bit disappointing.
10	Path system.	
9	Additional lake and beach area.	Getting from Lake A to Lake B.
10	Pathways and nature area on North side.	
9	Lakefront paths, private beach, lots.	Traffic.
7	Would like to see more accessible lake.	
9	The island, proposed large beach.	
7	School site.	Density increase.
9	Beach area and island.	
10	Addition of the lake and more paths - private beach.	
9	The lake and island.	
10	The beach area is a great idea.	
8	Completion.	
7		Park looks very small.
9	Lake pathways, larger beach.	Density and roadway, safety.
9	Second portion of lake/Nordic Spa.	Having an easy way to portage a kayak/paddleboard from one side of lake to the other additional lake is a must have. Please take this into consideration in planning.
8	A path system on the lake front.	
10	Walking paths and amenities.	
9	Green space, the school area and expanded beach area.	That the residents on the "island" are too exclusive.
10	Boardwalk around lake.	Delayed access to full lake.
10	Building out of community.	
8	Additional large beach.	We lived in Mackenzie Lake - A coated island isolated a group of people who were not part of the community and the community was unwelcome there.



5 - Do you feel the Neighbourhood Plan for Stage 5 is something you would support?		
Scale 1 - 10	Most Excited For	Least Excited For
10	Residents having access to walk along lake, new south beach.	
7	Lakeside walkways, beach, open spaces.	Traffic increase.

6 - Did the panels provide you with the information you require to properly understand the future direction of Stages 4 and 5?	
Yes/No	Comment
	Would prefer to see them before our meeting with Birol (by email).
No	Would like more detail on what the lot will look like (e.g. how many on a block, sizes to types)
Yes	Understand the level of detail at this stage is impractical.
Yes	Explanation was useful and important addition. 3D rendering of possible street view of typical road layout.
Yes	Lots of information to absorb.
Yes	Want input into walking trails on lakeside in Village D.

7 - Are you satisfied with the explanation for the proposed density increase in Stages 4 and 5?	
Yes/No	Comment
Yes	We understand that additional info will be provided as the details unfold and are finalized.
No	It does feel as if it is being done to increase revenue and not in the best interest of the community. I think most people moved here to have less density. I do not feel comparisons to other communities are relevant, especially inner-city ones. Harmony is supposed to be unique.
Yes	It should help support retail in the Village.
Yes	Makes sense - will help sustain retail, coffee shops, restaurants in the village.
Yes	Understand reasoning, just want to make sure infrastructure and built to support it.
Yes	Seems reasonable, a mixed community is more natural.



Do you have any other comments related to the open house format or materials?	
Comment	
The open house has been great for us to have a better understanding and to be kept in the loop.	
Timelines or minimum sales/target requirements would be nice, so that we have an idea of pace.	
Thank you for providing high level info on Stages 4 and 5. We appreciate the confirmation that public pathways along the lake will continue as originally planned and communicated to residents/owners. This is very important to us as it promotes physical/mental well being as well as a greater sense of community.	
Nothing, currently.	
Extremely important to be able to connect the two lakes for use. An area to portage, etc. We need access to 2nd lake for kayaks, paddleboards, without loading up.	
It was important for us to understand the new and revised timelines - thanks!	
Well done.	
Would like to see more parks within the residential streets - so areas not directly across from green space islands. Concerned about traffic related to the Nordic Spa. Need more roads in/out. Please ensure architectural standards are maintained. Higher density will create more traffic issues, safety issues, over-crowding of recreation areas, etc. Perhaps consider reducing the number of dwellings being suggested (maybe just 200!).	
Was helpful and very well presented by Birol.	
We are elderly seniors and are disappointed that we probably will not be able to access Lake B as we can't carry anything over the road to get to the other lake. We bought thinking it would be one lake of 150 acres, not two lakes.	
I am very much looking forward to the path around the lake! This is very important for the community (and passing with kayaks from one lake to the other).	
Density chart was helpful. Face to face was important. Managing people's expectations with timely info that gives people time to digest feedback. Thank you.	
It was a great format, given the current situation. Might be better than a true open house as one on one might not be possible, depending on the number of people attending.	
In what Stages is Lake B going to get dug? Any plans for Medical Centre?	
More information on commercial development plans and options.	
Thanks for the clarifications. Please maintain the communication and transparency. We value that you value our input.	
Very informative, thank-you!	
Walkway connecting lakes for paddleboarders, etc. Traffic flow, use more traffic circles.	
It is very beneficial to have the opportunity to meet one on one. I hope that the open house info will be posted on the Owners site so that we can review them again.	
Birol did a good job of exploring the whole concept.	
We hope that Harmony stays to the original concept of mixed housing types and continues to grow the amenities.	
Nicely done.	
It was a well-thought-out process and the knowledge was obviously there, to respond to our questions.	
Your plans for Adventure Zone need to be clearer and accessible.	





Do you have any other comments NOT related to the open house that you would like to raise with HDI?
Comment
Stage 1, Phase 4 - We were very happy to learn of the possibility for single family homes vs. villas/duplexes.
Forgot to ask about accessible playgrounds. Paintbrush is nice but is almost unusable for small kids and kids with disabilities.
Boulevard grass, never re-seeded. Spotty coverage. Is this now ownership responsibility? Or will the developer deal with it?
We see damage in Harmony related to truck use and landscaping that is not repaired in a timely manner.
The referral program that you had in place does not allow for the referral on discounted lots.
We would like direct access over the bioswales lined up to the home's walkway - bioswales get walked through by guests and are messy and dangerous.
Thank you for clarifying how Bordeaux and Qualico work together. There continues to be lots of noise about Qualico which would really be small fixes. Engaging homeowners for success would help you and frankly reduce the time spent dealing with the noise. It will not help you sell houses if everyone in the community is constantly hammering on Qualico. Small changes = big success = more sales.
Tree planting in the view corridors of mountain views. Very, very poor landscape planning. Hurts future property value and NEEDS to be addressed. Implications are material.
We would like more thought/options to link the two lakes. Wouldn't it be possible to have the canoe/paddleboard be traversed along as shallow canal with a 'slit' in the road so we can attach a rope to the watercraft as we climb the steps hanging onto the rope, taking it through the slit to the other side. The slit would only have to be 2" or 3" wide and much cheaper than a bridge.
More effective general OAH communications.
Love the community. Keep up the good work.
Standing water/mosquito in wetlands concern.
We would like to see more beach areas.
As discussed with Birol, please assess the possibility of connecting two lakes for single point of access, full usage.
Portage required between both lakes. Very important!
Fire protections on the SW, S, W side. Access to Harmony roundabout on RG 40. Drainage problems on Paintbrush Park sidewalks. Video arenas access road to Harmony.
Is parking in the alleyways permitted? Parking in the alley makes usability very limited, causing safety concerns and difficulty for 2-way traffic to navigate.
Please, please, please find a way to connect the lake, or at least link them to facilitate using both lakes as a kayaker or paddleboarder. This was never made clear in the initial stages. We were always led to believe that our water experience would be open to both. It was never stated it was two separate lakes.
The length of time to have the beach club built.
We were really drawn to Harmony for the walkability in the Village, the fact that not all houses are the same and you could customize your build, the ability to have an active lifestyle close to the mountains, friendly neighbours who support one another, and the future local business Village Centre.
Lack of OAH communication. Pointless closure of benches/picnic tables when Calgary's are all open.
Need access between lakes so that can move paddleboards from one to another.
We have two community members on the OAH board (Will Glover and Jessica Eren) and I feel they are not being consulted with/or included prior to some community communication. Is this not why they were selected, was so they could be voices on issues, but how can they be if they are not even included in Board Decisions?
We are interested in opening and operating a commercial business, such as a liquor/wine shop. We would consider owning or leasing the space.
Appreciate the transparency, at times it has been lacking and with missing of timelines it has contributed to the anxiety of residents.



**Do you have any other comments NOT related to the open house that you would like to raise with HDI?**

**Comment**

I strongly encourage a walkway around the bridge, connecting lake A to B. Using this to go from A to B instead of going all the back to A beach then to B.

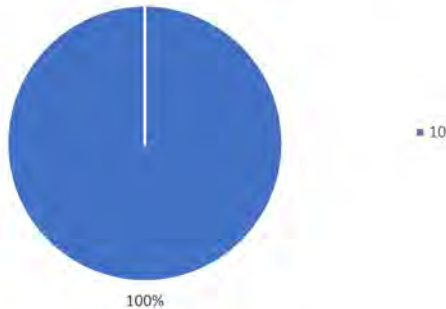
Please continue to have more walkways - especially water walkways. It would be lovely to have a physical connection between the two lakes when boating. I appreciate the new garbage bins utilizing a foot petal - great initiative. Thank you!

1. Kayak/paddleboard portage point between two lakes is essential. 2. Use the toboggan hill as a simple amphitheatre for smaller outdoor events. 3. As many public walkways as possible. Private homes backing on water have high lot value but reduce lot value of lots not on water. 4. Don't allow island to be gated. 5. New development schedule by areas is smarter.

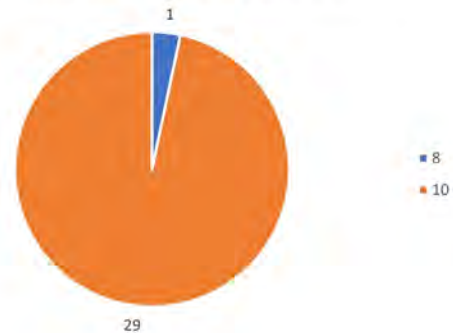
Possibility of a 55+ area homes as some of us seniors still enjoy our own yards.

## Results from March 2021 Sessions

How easy was it to book an appointment?



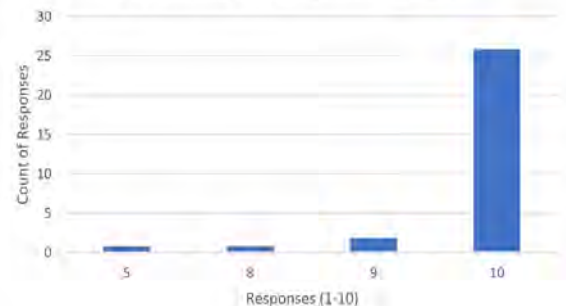
Did you feel safe during your visit?

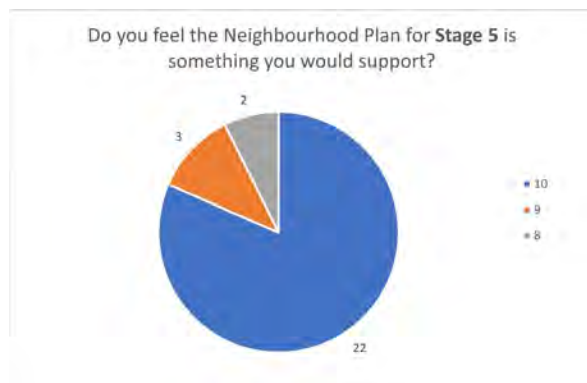
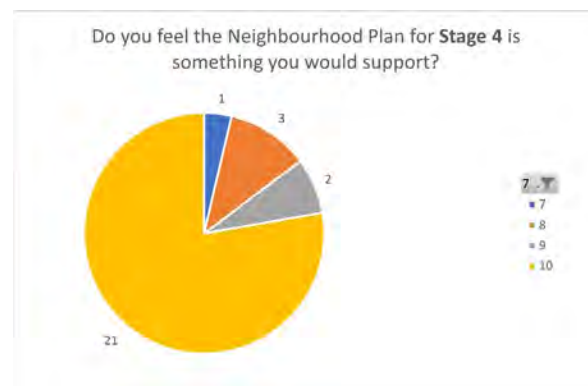
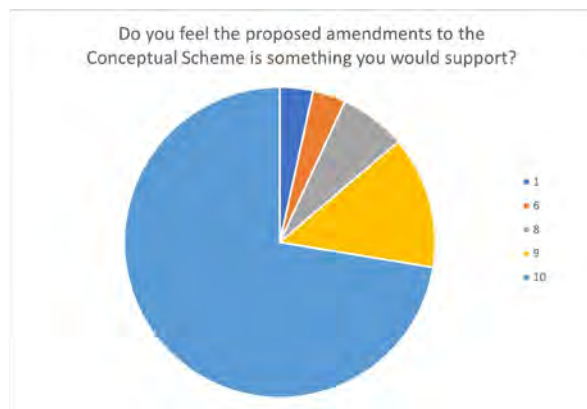
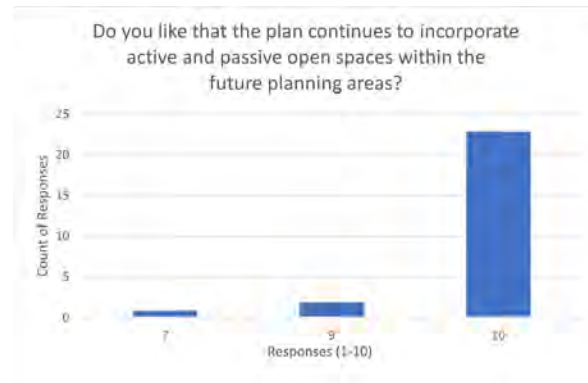
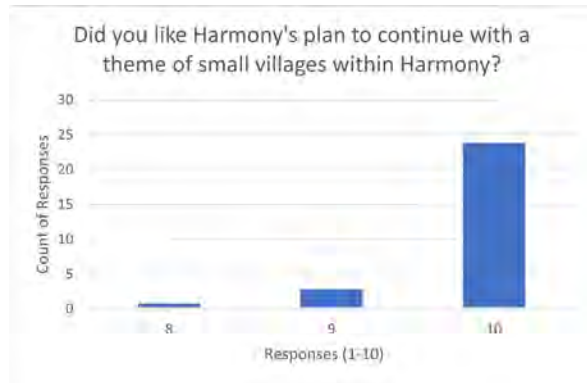


Was your meeting with the HDI representative helpful?



Did you find the panels informative?





5 - Did you like Harmony's plan to continue with a theme of small villages within Harmony?	
Scale 1 -10	Comment
10	The "walkability" of the community is phenomenal!
10	Love this as it creates wonderful, small community vibe in the larger community.
10	Really appreciate the small village feel to the community, and glad to hear that this vision has not changed.



6b - Do you like that the plan continues to incorporate active and passive open spaces within the future planning areas?	
Scale 1 - 10	Comment
10	Future connectivity to the larger community (i.e., Bingham & Elbow Valley School) would be great in form of paved bike and walking paths.
10	This is necessary to take advantage of the beautiful location we live in.
7	We would have utilized spaces more if it was not for Covid.

7 - Do you feel the Neighbourhood Plan for Stage 4 is something you would support?	
Scale 1 - 10	Comment
10	Love the park spaces and green spaces.
-	Need to process it a little - probably.

8 - Do you feel the Neighbourhood Plan for Stage 5 is something you would support?	
Scale 1 - 10	Comment
10	Love being able to skate on inlet 2 and walk around the "full" lake.
-	Need to process more.

9 - Do you feel the proposed amendments to the Conceptual Scheme is something you would support?	
Scale 1 - 10	Comment
1	Rocky Range View 'improvements' stricter than from Plan Amendment.
-	Cannot say yet.

Do you have any other comments related to the open house format or materials?	
Great to be able to see the plans. If there are online versions as well, that would be great.	
Video fly through or over would be helpful for context/visual.	
Everything was laid out well and very informative. Looking forward to the detailed Village Core plans.	
Very well done!!	
Job well done.	
Very informative and much appreciative for you hosting this for us.	
Add to the density comparison schedule an "age" column for clarity.	
Maybe it is too much information?	
Enjoyed the visuals - very helpful. Great presentation.	
Very easy to follow, informative, and helpful to understand intent of the concept.	
Package of material to take away.	
Love this process! Allows us to see what the future is like! Need a portage between the two lakes. More poop bags/signs in Harmony.	
Please send link to presentation materials.	
Great to have Birol to speak directly to, and to answer our questions.	
Very well done.	
Helpful info that I will have more opportunity to digest. I am still relatively new to community.	
Well presented. Questions were answered satisfactorily.	





Do you have any other comments NOT related to the open house that you would like to raise with HDI?
Interested in music/theatre school development, opportunities for possible studio, etc. Background in (physical) theatre development/operations (Darryl).
1. Transportation planning - info on alternate access and when they will be activated (33 overpass timelines and connection to Cochrane Southside). 2. Would like to see the Village Core plans when available.
Preschool space for future village or neighbourhood core areas, possibly even Discovery Centre basement. Business: Little Learners in Harmony. *Also on Facebook and Instagram.
Can we get an update or plan for fence and toboggan hill proximity?
1. How will a person get their kayak between lakes? 2. Ironman Race - Needs to look at gravel road running section! Gravel is size of your fist!
Water, Geese, Board
Still interested in wine shoppe in Village Centre.
Really interested in more information of the Village Centre as we live in the townhomes within it. Information on the Beach Club would also be appreciated as well.
Keep communication open with the broader community on developments, timing, and potential joint ventures. (Parks/Services/Facilities/Etc.)
Last year, the buoys at the lake swimming area would always blow in - the 'swimming' area was sometimes so small - could we consider a more extensive dock that doesn't blow around?
Chicken and egg dilemma - We want progress in the community, so need to see development of amenities to attract new homeowners. Understand we need more buyers/residents, but we need to consider what will bring them out to Harmony first.
Too much dog poop in the area - homeowners do not pick it up and it just remains on the sidewalk. Swales on Prairie Smoke Rise are always filled with water - the drainage system needs to be looked at.
Would appreciate updates on the more immediate/eminent community progress. No immediate follow up necessary.
Rules on backyard developments.



## Evaluation of Written Submissions

Notice for HDI's applications were circulated by Rocky View County. 493 local residents received notification and at the time of drafting this report, HDI was aware 33 written submissions. While HDI understands that County staff will summarize these letters for Council, we have also reviewed the letters provided by the file manager and have outlined the following below:

Letters of Support:			
Harmony Resident	Circulation Area	Outside circulation	Basis for Support
1			Vision for stage 4 and 5, Density bump important for sustainability.
		1	RVC needs to grow where it makes sense. Harmony is that.
1			Small villages connected by green space
1			Mixed housing product including age-in-place
	1		General support
	1		Mixed use community
1			Lake system
		1	Overall vision, world class golf
		1	Excellent contribution to RVC; Age-in-place
1			Vision of the community
		1	Sustainable lifestyle which compliments rural neighbours
1			The many amenities, mixed use neighbourhoods.
1			Overall vision
1			Overall vision
1			Strong sense of community, arts program
1			Future plans for Harmony
		1	Tax revenue for RVC so RVC can support all landowners with RVC
		1	Tax revenue for RVC so RVC can support all landowners with RVC
		1	Unique community
1			World class community with many amenities
11	2	7	
Total Letters of Support		20	



Letters of Concern:			
Harmony Resident	Circulation Area	Outside circulation	Basis for Concern
	1		Primary: Use of Rocky Range View Road; Secondary: (1) General connection onto Rge Rd 33 (2) Extensive paperwork
	1		Primary: Use of Rocky Range View Road; Secondary: (1) General use of Rge Rd 33 (2) project viability
	1		Primary: Use of Rocky Range View Road; Secondary: (1) General connection onto Rge Rd 33 (2) History
	1		Primary: Use of Rocky Range View Road; Secondary: (1) General connection onto Rge Rd 33
	1		Primary: Use of Rocky Range View Road; Secondary: (1) General connection onto Rge Rd 33 and regional traffic
1			density
	1		Primary: Use of Rocky Range View Road; Secondary: (1) General connection onto Rge Rd 33
	1		Use of Rge Rd 33 and Stormwater flow
	1		Primary: Use of Rocky Range View Road;
	1		General connection onto Rge Rd 33
		1	Request to review all technical reports
		1	Already sent letter under separate cover; Use of Rge Rd 33
		1	Already sent letter under separate cover, Traffic, Storm, water availability.
1	9	3	
Total Letters of Concern		13	

## Interpretation

The most significant comments represented in 11 of the 13 letters of concern focused, almost exclusively, on expressing concern about road usage. Access to Harmony via Twp Rd 251A was of particular concern. 2 of the 13 letters were unsigned by the same individuals, suggesting that there are only 11 letters of concern.

### Our Response

We appreciate concerns from adjacent residents as it relates to how their lifestyle are impacted by Harmony's development. Part of our approach has always been our desire to be a good neighbour and establish a positive relationship with those surrounding Harmony in the greater Springbank Area and Rocky View County.

A Transportation Impact Assessment (TIA) was completed for each stage of Harmony and was again prepared with the Stage 4 and 5 applications. The report outlines potential traffic volumes and identifies required updates based on the proposed dwelling counts in Stage 4 and 5 and looks at Harmony overall.

The County's procedure of having developers provide an overall TIA for Land Use applications then a more specific analysis for each subsequent Subdivision application is a proven and soundly accepted methodology. It ensures that the County can capture ALL area transportation volumes at each stage of actual development.

With regards to the access point into Harmony via Twp Rd 251A, HDI has confirmed to its neighbours to the east, that it is proposing that this connection can only be used as an emergency connection for RVC and not by general



traffic. All Future traffic will be directed to the Regional Heartland Service Road (airport road) via Range Rd 33 for primary eastern access into the community.

### Range Rd 33 Future Use & Design

The long-term plan for Range Rd 33 will be to upgrade the roadway to a four-lane (two lanes each direction) from the Highway 1 interchange to the Regional Heartland Service Road (airport road). Intersection improvements will also take place at the Regional Heartland Services Road intersection which could consist of a two-lane roundabout or signalized intersection.

The remainder of Range Rd 33 north of the Regional Heartland Services Road intersection will remain as-is. As the only potential use for a second eastern access into Harmony will be for emergency services only, the intent is to not disturb any existing residents in that area, specifically along Rocky Range View.

The anticipated design of Range Rd 33 up to the Regional Heartland Services Road intersection is expected to be able to handle the anticipated capacity for Harmony in this area through to full buildout with no alterations to the existing roadway along Range Rd 33 north of this intersection.

## Next Steps

The proposed additions of Stages 4 and 5 to the Harmony Conceptual Scheme, as well as all other proposed amendments to the Conceptual Scheme, Stage 3 Neighbourhood Plan, and DC-129 District, all come together to form the next step in positively advancing the future of Harmony. This application allows for HDI and the County to work towards a comprehensive and optimal outcome, giving certainty to the future of Harmony and its place in the future of Rocky View County.

Feedback collected at the engagement events, throughout 2020 and 2021, will be considered by Council as they look to render a decision on the collective application package. The proposed amendments and addition of Stage 4 and 5 to the Harmony Conceptual Scheme will strike a balance between community priorities, public input, technical feasibility, policy compliance, and impacts to existing landowners within, and adjacent to, Harmony.

The application will be presented to Rocky View County Council at the Public Hearing on Jun 8, 2021. Members of the public will be able to speak in favour or opposition to the applications before Council at that time. Ultimately, Council will decide whether to approve or refuse the proposed Conceptual Scheme Amendments, Stage 3 Neighbourhood Plan Amendment, Stage 4 and 5 Neighbourhood Plans, and DC-129 Amendments.

HDI will continue to share information with stakeholders as the process unfolds and are committed to ensuring ongoing, meaningful communication with residents of Harmony and the surrounding area before, during, and following Council's decision on each application.



## Appendices

**Appendix A – Open House Invite Sample**

**Appendix B – Notification Signage**

**Appendix C – Information Session #1 panels**

**Appendix D – Information Session #3 panels**





## Appendix A: Open House Invite Sample

OWNERS ASSOCIATION OF HARMONY // UPDATE

February 2021



### You're Invited to another Harmony Open House!

For those of you who joined us June 1 to 5, 2020 to learn about our plans for stage 4/5 land use and updates to DC-129 by-law once again thank you. For those of you who were unable to join us last time we are excited to announce our next open house to share with all of you the updated plans for the west side of Harmony.

This is your opportunity to view the plans, understand what is proposed, ask your questions and have a one-on-one conversation with members of the development team.

As we are adhering to social distancing guidelines provided by Alberta Health Services, this open house will be **one family cohort** at a time and **by appointment only**. Please understand that the rules will be strictly enforced, any deviation and we will be required to cancel remaining appointments for the day.



The open house will run from Monday, March 8 to Friday, March 12 from 9am to 4:30 pm each day at the Discovery Centre or if you prefer digitally. Please book your appointment by clicking the link below.

Book your appointment - <https://calendly.com/openhouseharmony/25-minute-meeting>

If there is not a time that works with your schedule, please contact [laurel.lapointe@bordeauxdevelopments.com](mailto:laurel.lapointe@bordeauxdevelopments.com) and an alternative date/time and format will be arranged.

#### **How the in-person open house will work:**

Each family is allotted a 25-minute meeting with a development team member. We welcome you to arrive 15- 20 minutes prior to your scheduled meeting time to peruse the information on display boards. You will need to enter through the main entrance and will be required to wear a mask.

Once you have look through the information, please wait for your name to be called to proceed to the next room. This will allow the team to sanitize surfaces between each group.

After you have chatted with the development team member, you will be asked to fill out a survey with a disposable pen and exit through the boardroom doors. The information gathered is very important to HDI, so we thank you in advance for taking the necessary time to provide feedback.

**For the safety of our employees and other guests, if you have recently travelled outside the country or are experiencing any symptoms of COVID-19 (fever, dry cough, tiredness, difficulty breathing), please do not attend the open house. We will arrange an alternative method to go over the material.**



## Appendix B – Notification Signage

<b>PUBLIC NOTICE</b> <b>Development Application</b>	<b>PUBLIC NOTICE</b> <b>Development Application</b>
<p><b>Harmony Proposal:</b></p> <ul style="list-style-type: none"> <li>• Conceptual Plan Amendment</li> <li>• Stage 3 Neighbourhood Plan Amendment</li> <li>• Stage 4 Neighbourhood Plan</li> <li>• Stage 5 Neighbourhood Plan</li> </ul> <p><b>File Numbers:</b> PL20200121, PL20200122, PL20200123, PL20200124, and PL20200125</p> <p>To learn more, note the file number and contact:</p> <p><b>Planning Services</b>  <b>403-230-1401</b>  <b>development@rockyview.ca</b></p> <p> <b>ROCKY VIEW COUNTY</b></p>	<p><b>Proposal:</b></p> <p>To close Road Plan 3321Q to straightening the roadway and consolidation within the Harmony Conceptual Scheme Lands.</p> <p><b>File Number:</b> PL20200127</p> <p>To learn more, note the file number and contact:</p> <p><b>Planning Services</b>  <b>403-230-1401</b>  <b>development@rockyview.ca</b></p> <p> <b>ROCKY VIEW COUNTY</b></p>





## Appendix C – Information Session #1 panels

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# WELCOME

PLEASE READ  
INSTRUCTIONS CAREFULLY

- Please wait behind the green line until it is your turn to read the information. Only one family at a time.
- Once you have looked through the information, please wait for your name to be called. This will allow the team to sanitize surfaces between each group.
- After your appointment please fill out a survey in the boardroom before exiting through the boardroom doors.
- Please leave the premises after your meeting. Do not congregate in the parking lot. We need to ensure the safety of all our guests and follow social distancing rules.

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STAGE 4&5

## Thank you for joining us!

The purpose of this open house is to:

- Outline the Regulatory Process
- Share our plans for Harmony's Stage 4 and 5
- Provide a brief development update
- Collect your initial feedback



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STAGE 4&5

## Outline of the Regulatory Process

Harmony's Concept Scheme was adopted thirteen years ago on February 13th, 2007. The Concept Scheme is intended to provide a framework for a policy framework that will guide the evaluation and redesign of lands within the planned area.

As development progresses, Neighbourhood Plans are drafted and appended to the Concept Scheme. These Neighbourhood Plans are called Stages. The Stages are designed in conformity to the vision and community guiding principles identified within the Concept Scheme.

Harmony Developments Inc. (HDI) is preparing its application for approval of Harmony's Stage 4 and 5. This plan is intended to:

- Reinforce consistency with the overall vision and guiding principles;
- Create certainty for what the future development areas will look like;
- Identify specific land uses within the Stage(s);
- Highlight key amenities within the Stage(s);
- Provide a detailed servicing strategy for the Stage(s); and
- Identify all off-site interconnections including transportation network triggered by the Stage(s)



In addition to Harmony's Stage 4 and 5 applications, Harmony Developments Inc. will be making an application to update Harmony's Conceptual Scheme to:

- Reflect changes required to the overall plan to accommodate the app;
- Properly adjust density to reflect the total number of residential units in the project;
- Provide administrative updates and changes, for example:
  - o Project's ownership structure
  - o Development sequence



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STAGE 4&5

## Concept Scheme Amendments

Harmony Developments Inc. is proposing two key amendments along with some housecleaning items to properly reflect the updated Community plan. These are:

### 1) 5.2.1 Settlement Pattern

**Policy 5.2.1:** The Harmony community will contain 3,500 residential units distributed through the community as per the design principles of the concept scheme.

### Amendment:

**Policy 5.2.1:** The Harmony community will contain 4,480 residential units distributed through the community as per the design principles of the concept scheme.

### Reasons for the Amendment:

The original density of 3,500 was not based on a detailed site plan and contradicts some of the guiding principles. As planning has advanced so far HDI's understanding what the total density should be when following the design principles for Harmony.

Within the existing approval framework there is an approximate variance of 300 dwellings within Harmony's Village Centre lands. The revised density provides a buffer to absorb this difference.

In accordance with existing policy, areas within stage 4 and 5 will create a broader range of housing opportunities and choices to encourage different ages, occupations and lifestyles.



### How does the density of my community compare?

Type	Community	Size (Acres)	Number of Homes	Density (Units/Acre)	Units per Acre
Community	Midway	1,181	10,248	8.7	8.7
	Autumn Bay	1,112	9,593	8.6	8.6
	Autumn Lake	1,082	9,593	8.8	8.8
	Little Bonanza	1,285	11,398	8.8	8.8
	McKenzie Lake	1,080	9,593	8.8	8.8
	Chapelton	1,080	9,593	8.8	8.8
Neighbourhood	Upper Mount Royal	205	1,875	9.1	9.1
	Upper Park	440	3,975	9.0	9.0
	Belmont	125	1,125	9.0	9.0
	HARMONY	1,700	15,400	9.0	9.0

Source: Wikipedia, Google

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## STAGE 4&5

### Concept Scheme Amendments

#### 2) 8.2.1 Staging and Phasing

**Policy 8.2.1:** Other than Stage 1 and Stage 6, the staging numbers do not correlate to the sequence of development.

**Amendment:**  
**Policy 8.2.1:** The staging numbers do not correlate to the sequence of development.

#### Reasons for the Amendment:

Stage 6 is the residential cell within the Golf Course lands. This area creates dust, run off damage and is an eyesore for residents in the area. The original intent was to develop this cell at the end of the project. By allowing this cell to potentially develop sooner the developer will be able to adapt to market demand quicker. Additionally, by developing the area it will greatly reduce the dust generated from the site and minimize run off damage.

#### Additional Concept Scheme Clarifications:

**Section 3.3 Land Ownership:** Land ownership will need to be updated to reflect the sale of a 50% interest in Harmony Developments Inc. to Qualico Developments West Ltd. and fourteen of its investors.

**Section 5.4.1 Community Village Centre:** While no change in policy is required a clarification of the Community Village Centre is warranted. The description currently states that the scale of these facilities will be small in scale and nature and exclude regional facilities. The one exception to this description will be the Nordik Spa, which will be a regional facility.

**Section 5.1.1 Active Components Subsection D Golf:** Plan needs to reflect the current golf layout which is larger and wraps around the eastern residential cell.



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## STAGE 4&5

### Overview

Stage 4 and 5 are the remaining lands on the west side of Harmony. In accordance with the approved Concept Scheme the remaining lands will continue to reflect unique village areas woven together by Harmony's distinct story.

The plans adhere to the Community Guiding Principles identified within the approved Concept Scheme. The guiding principles are:

**Principle 1:** Respecting the municipality and our neighbours

**Principle 2:** The community is to be designed using a holistic design approach

#### Conformity to Harmony's Guiding Principles:

- Conserve land. Promote community livability, transportation efficiency and walkability.
- Tapestry of diverse and distinctive homes.
- Enable people from a wide range of economic levels and age groups to live within the community.
- Reflects the needs of future generations.
- Provide for the necessary density and associated activity to ensure a healthy and strong community.
- Support broad-based community activities and participation on a year-round basis.
- Maintain a significant portion of the site, in a variety of open space elements.



\* Draft Plan will continue to evolve with feedback from stakeholders, engineering and transportation

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## STAGE 4&5

### Overview



\* Draft Plan will continue to evolve with feedback from stakeholders, engineering and transportation

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## Appendix D – Information Session #3 panels

### OUTLINE OF REGULATORY PROCESS

Harmony's Conceptual Scheme was adopted 13 years ago on February 13th, 2007. The Conceptual Scheme provides a foundation and a policy framework that guides future development and land use within the Plan Area.

As development progresses, Neighbourhood Plans, also referred to as "Stages", are appended to the Conceptual Scheme. These Stages are designed in conformity with the vision and guiding principles within the Conceptual Scheme.

Harmony Developments Inc. (HDI) has submitted applications for three main components:

1. Conceptual Scheme Amendment
2. DC-129 Bylaw Revisions
3. Stage 3, 4 and 5 Neighbourhood Plans

**Conceptual Scheme Amendment**

As part of the application HDI has applied to update Harmony's Conceptual Scheme to:

- Reflect changes required to the overall plan to accommodate a potential spa facility;
- Adjust the total number of anticipated residential units; and
- Provide administrative updates and changes such as updates to the project's ownership structure and development sequencing.

**DC-129 Bylaw Revisions**

The DC-129 Bylaw update will facilitate implementation of the proposed Neighbourhood Plans and Conceptual Scheme amendments. The submitted updates ensure that all proposed amendments are actionable under the bylaw.

**Stage 3, 4 & 5 Neighbourhood Plans**

The Stage 3 Neighbourhood Plan amendment adjusts the overall Stage 3 boundary to accommodate the proposed Stage 4 and 5 Neighbourhood Plan Areas. Following the amendment (if approved), the Stage 3 Neighbourhood Plan will then refer the areas that overlap (such as the revised lake design and applicable residential areas of Stage 5) to the applicable neighbourhood plan (Stage 4 or Stage 5). No other changes to Stage 3 are proposed as a part of this application.

**What is a Neighbourhood Plan?**

A Neighbourhood Plan links the vision within the Conceptual Scheme with the elements that guide future development. The Neighbourhood Plan sets:

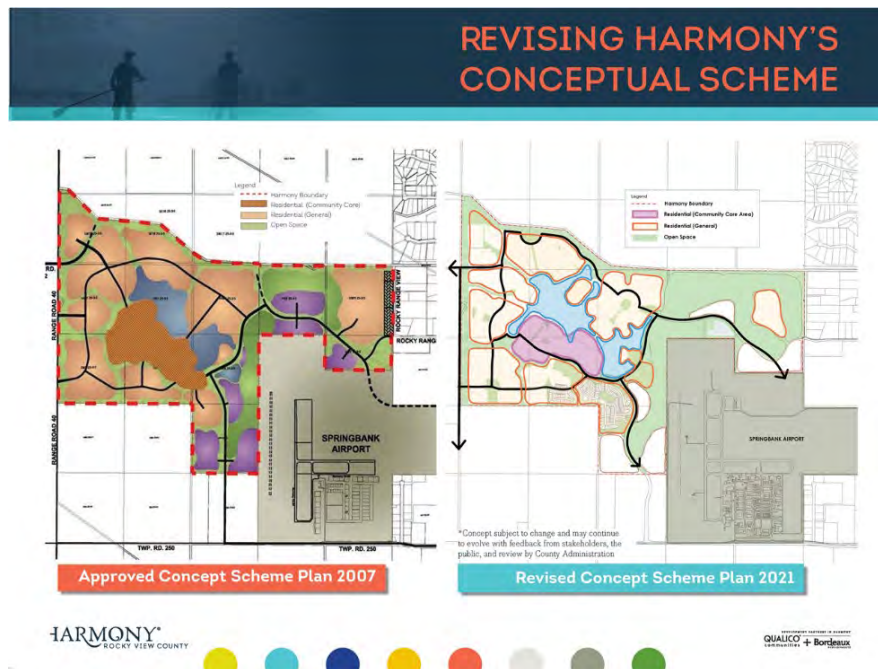
- Locations of internal roadways;
- Formalizes community block patterns;
- Identifies location of parks and amenities; and
- Addresses high-level servicing details.

HDI's application for Stage 4 and 5 intends to:

- Be consistent with the overall vision and guiding principles of the Conceptual Scheme;
- Outline what the future development areas will look like;
- Identify specific land uses;
- Highlight key amenities;
- Outline a servicing strategy; and
- Update offsite improvement requirements (such as the transportation network).

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### CONCEPTUAL SCHEME AMENDMENTS

Harmony Developments Inc. is proposing two key amendments and four additional clarifications to properly reflect the updated Community Plan. These are:

#### 1) 5.2.1 Settlement Pattern

**Policy 5.2.1:** Harmony community will contain 3,500 residential units distributed through the community as per the design principles of the Conceptual Scheme.

#### Amendment:

**Policy 5.2.1:** Harmony community will contain 4,480 residential units distributed through the community as per the design principles of the Conceptual Scheme.

#### Reasons for the Amendment:

To support the original approvals in 2007, the concept plans were general in nature and layouts were preliminary. Based on these preliminary plans an anticipated number of 3,500 homes was applied.

Based on additional analysis, detailed planning has now begun for the remainder of Harmony, such as:

- Optimizing the lake design to support both access and life-cycle operations of the lakes; and
- Configuring overland drainage and open space to best balance engineering needs with public greenways and natural landscapes.

Now that the initial areas of Harmony have taken shape, consumer surveys provided insight into what amenities and facilities current and future Harmony residents desire, such as:

- Greater access to the lake;
- Greater variety of places for public life; and
- Greater housing choice and price points that enable more people, including young families and seniors, to become part of the Harmony community.

As a result of more detailed design and planning work, current proposed plans indicate that an additional 980 units are needed to help sustain local business, and accommodate added facilities and amenities within Harmony while maintaining the original guiding principles.

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In light of the anticipated unit totals, the overall density of Harmony would be 2.6 upa (units per acre). This would be comparative to traditional Calgary Neighbourhoods such as Elbow Park which is in contrast to the policy of newer communities such as Mahogany, which is expected to reach 10 upa from its current 6.6 upa.

The re-visioning of Stage 4 and 5 has been achieved by maintaining an approach that is regionally unique to Harmony - **distinct compact villages separated by greenways**. Within each village, opportunities have been identified to:

- Improve connections to open spaces;
- Incorporate a wider diversity of local parks;
- Reinforce the greenway concept;
- Improve community access to the lake;
- Incorporate local shops and services where best suited; and
- Provide new housing types that offer wider diversity and choice for buyers that fit with the overall character and principles of Harmony.

#### How does the density of my community compare?

Type	Community	Size (acres)	Number of Homes	Density (Units/Acre)	Size of Lake (AC)
Community	Mahogany	1,581	10,500	6.6	81
Lake	Auburn Bay	1,112	6,049	5.4	43
Lake	Arbour Lake	1,087	2,918	2.6	16
Lake	Lake Bonaville	1,285	4,109	3.2	52
Lake	Madison Lake	1,380	4,653	3.4	43
Lake	Chapelwood	1,334	4,177	3.1	35
Established	Inter City				
	Upper Mount Royal	321	1,071	3.3	n/a
	Elbow Park	448	1,221	2.7	n/a
	Brentavia	123	309	2.5	n/a
	<b>HARMONY</b>	<b>1,748</b>	<b>4,480</b>	<b>2.6</b>	<b>140</b>

\*upa - Units per Acre  
All numbers are approximate

Source: Wikipedia, Google

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### CONCEPTUAL SCHEME AMENDMENTS

#### 2) 8.2.2 Staging and Phasing

**Policy 8.2.2:** Harmony's Conceptual Scheme requires Stage 6 to be the final stage of all planning within Harmony.

#### Amendment:

**Policy 8.2.2:** The staging numbers do not correlate to the sequence of development.

#### Reasons for the Amendment:

Stage 6 is the residential cell within the Golf Course lands. The original intent was to develop this cell at the end of the project. By allowing planning and development of this cell to commence sooner, the developer will be able to appropriately integrate Stage 6 as a more cohesive and concurrent design, as well as respond to evolving market conditions. Additionally, advancing the development of the area will greatly reduce the dust generated from the site and minimize runoff effects.



#### Additional Concept Scheme Clarifications:

**Section 3.3 Land Ownership:** Land ownership updated to reflect the sale of a 50% interest in Harmony Developments Inc. to Qualico Developments West Ltd. and other investors.

**Section 5.4.1 Community Village Centre:** While no change in policy is required, a clarification of uses permitted within the Village Centre is warranted. The description currently states that the scale of these facilities will be small and exclude regional facilities. The potential spa development, however, would be considered a regional facility, thereby necessitating this amendment.

**Section 5.1.1 Active Components Subsection C (Trail Network) & D (Golf):** The Conceptual Scheme illustrates the initial version of the golf course design. Now complete, an updated conceptual illustration of the area is proposed to provide greater clarity and understanding within the document.

**Section 5.5.3 Residential Considerations:** The easternmost residential area (Stage 6) is identified to "be the last area of the community to develop" (even though the policy provisions of the Central Springbank Area Structure Plan (CSASP) would allow for immediate development of the area). An amendment is proposed to remove this statement from the Conceptual Scheme to allow for planning and development to occur in this area concurrently with other areas. Provisions for a land use review for residential lands in Section 9 (Stage 6) are proposed to remain, ensuring consistency with the principles of the Conceptual Scheme and maintaining assurances to adjacent residents east of Rocky Range View that attention will be paid to the design and built form of the area.

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### STAGE 4 & 5 NEIGHBOURHOOD PLAN

#### Harmony's Vision



#### Compliance with Conceptual Scheme - Section 4.1

Harmony Developments Inc. (HDI) is passionately committed to the process of developing an inclusive, sustainable community that appreciates the past, enriches the present, and preserves the future. The vision for Harmony builds upon the tradition of Springbank's great ranching community where neighbours connected, shared stories, and felt encouraged to interact with one another, forming a tight-knit community spirit.

#### Stage 4

Stage 4 focuses on furthering the development of the overall vision through:

- Urban design principles tailored toward bringing people together and connecting them to the water and open space;
- Development fabric designed to accommodate a variety of housing types and the ability to age in place;
- Distinct village areas for neighbours to interact and form a meaningful community connection; and
- Advancing design details for the remaining Community Core Area.

#### Stage 5

Stage 5 is a predominately residential area that continues to develop Harmony's overall vision by:

- Offering an array of housing choices and neighbourhood styles to attract a diverse community;
- Focusing on enrichment of community through togetherness utilizing greenway links, proximity to the water and local neighbourhood gathering node; and
- Providing the second school site and the next large beach amenity.

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### STAGE 4 & 5 NEIGHBOURHOOD PLAN

#### Plan Overview

Stage 4 and 5 plans place emphasis on elements integral to the design of the community including:

- Improved visibility and connection to the lake
- Diverse housing options
- Greenway corridors
- Points of interest
- Multi-modal mobility for all

#### Stage 4

Stage 4 focuses on providing 'something for everyone' through an array of housing choices and neighbourhood styles attracting a diverse community enriched with the spirit of togetherness. Key elements of Stage 4 include:

- Recreation nodes with organized sport/event opportunities;
- A mixed use district located in the centre of Village F offering convenient commercial needs and employment opportunities for local residents;
- Direct connections to services amenities and employment in the Village Core;
- Compact residential in Village E that complements the Village Core then transitions to lower densities; and
- A strong connection with nature through pathways and green space corridors linking residents with the water and open space.

#### Stage 5

Stage 5 brings forward the second school site location within Harmony and multiple open space opportunities for residents to live, learn, work, grow and recreate. Key components of Stage 5 include:

- A mixed use district and OAH site located in the centre of the plan area and adjacent to the lake, offering commercial space and employment opportunities for local residents;
- A new residential island;
- A second beach for resident use only with signed-in visitor access;
- Increased housing options catering to a variety of lifestyles and needs within the community; and
- A continued, strong connection with nature through a vast pathway and green space corridor linking residents with the water and larger open space network.



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## STAGE 4 & 5 NEIGHBOURHOOD PLAN

### Future Residential

#### Residential Compliance with Conceptual Scheme - Section 5.2.2 & Policy 5.2.2

Two new land use districts (VR-3 and VR-4) are proposed to accommodate opportunity for new housing types in Stage 4 and 5. These districts represent extensions of the existing VR-1 and VR-2 and allow for the same types of housing plus new opportunities ranging from large scale detached to compact townhouse, cluster and apartment type dwellings.

#### Stage 4 - VR-4

Stage 4 accommodates a diverse mix of housing types, introducing new product into the community that reinforce distinct villages. This stage would allow for areas of low density, medium density and mixed use aligned with the vision and goals of the Conceptual Scheme.

**Village E:** Designed as a residential extension of the Village Core, containing a walkable, vibrant and compact village with greater concentration of townhomes, semi-detached, and narrow lot housing.

**Village F:** Designed to accommodate a wide range of housing types, with more openness adjacent to the greenbelt and greenways. Village F also provides a small-scale mixed use centre and regional open space amenity.

**Village G:** Offers significant choice in low density housing types; integrated with multiple, direct interfaces with lake inlets to the northeast and east, the western buffer and extensive exposure to the southern greenway link.



#### Stage 5 - VR-3

Stage 5 accommodates a variety of housing typologies primarily consisting of low density forms and including some medium density areas. This allows for a wider range of price points to create diversity.

The new land use VR-3 is proposed to accommodate new housing types in Stage 5. Primarily low density with flexible implementation options, as well as opportunities to implement higher density uses such as rowhousing, cluster/courtyard developments and small apartments within the designated areas.

**Village J, H & I:** Villages J, H & I are envisioned as primarily low density housing, such as single detached and semi-detached. Village J will be comprised solely of single detached dwellings on the residential island.

**Village D:** Village D is envisioned to provide a mix of low to medium density housing forms, focusing the greater intensities along the major roadways and adjacent to the Neighbourhood Core Node and northern beach.

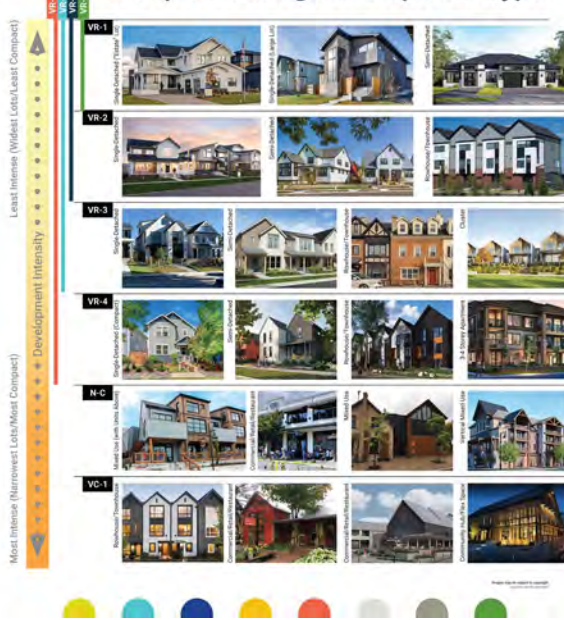


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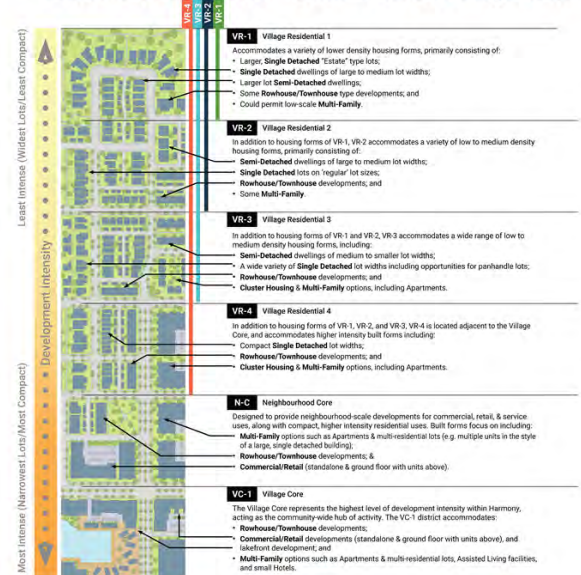
## STAGE 4 & 5 NEIGHBOURHOOD PLAN

### Example Housing/Development Types



## STAGE 4 & 5 NEIGHBOURHOOD PLAN

### Land Use Districts - Scales of Development



## STAGE 4 & 5 NEIGHBOURHOOD PLAN

### Open Space Compliance

#### Open Space Compliance with Conceptual Scheme - Section 5.1

A plan that responds to community space as more than just a space that is "nice to look at", but focuses on creating a place for community life. Residents are able to enhance their social life and come together through celebration, festivity, physical activities and places to connect to nature.

Stage 4 and 5 provide open space elements that act as a common thread to tie in and define the land uses. The system provides passive and active recreational facilities that achieve the goals of the Conceptual Scheme by incorporating:

- A regional recreational node along the southern boundary;
- Greenway links along the edges and through the interior of the neighbourhood;
- Park options within a 5 minute walk;
- Extensive pathway network surrounding the lake edge; and
- A focus on directing residents towards the water.



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## STAGE 4 & 5 NEIGHBOURHOOD PLAN

### The Lake

As part of the Stage 4 and 5 Neighbourhood Plan process, HDI sought ways to improve upon the previous lake design and identify opportunities to provide increased exposure, improved access, and an enhanced connection to the water. As a result, Stage 3's original boundary will be amended to incorporate a redesigned Lake B creating additional areas of opportunity for residents and visitors to better experience what living by the water has to offer. Enhanced lake features include:

- Increased amount of lake edge throughout Stage 4 and 5;
- Redesign of Harbour in the Village Core for unique waterfront commercial and entertainment;
- Addition of two new inlets (harbour type feel);
- Pedestrian bridge across inlet I;
- Opportunities for skating in inlet II during winter months;
- Addition of residential island in Stage 5;
- New resident-only beach and mixed-use area in Stage 5 (with sign-in visitor access - OAH controlled);
- Increased amount of pathways along the lake edge;
- Increased park front and open space access along the lake edge.



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## STAGE 4 NEIGHBOURHOOD PLAN

### Stage 4 Open Space - Greenway Links and Park Concepts

Greenway Links are the primary conduit for the regional multi-use pathway, offering extensive internal connectivity throughout Harmony. These multi-modal pathway/trail connections promote nature walks and relaxing strolls throughout the community and provide a safe, convenient corridors for jogging, cycling, inline skating, and general active use while outdoors.

Open spaces provide the community with space for gathering, exploring and playgrounds for children to climb. Parks and greenspace are all located within a five minute walk from all residences using the pathways, sidewalks and greenway links.

#### Key Map:



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## STAGE 4 NEIGHBOURHOOD PLAN

### Stage 4 Open Space - Greenway Links Concepts

#### A: Greenway Link Crossing 1



#### B: Greenway Link Crossing 2



#### C: Greenway Link Feature 1



#### D: Greenway Link Feature 2



#### E: Greenway Link Feature 3



#### F: Greenway Link Regional Path



## STAGE 4 NEIGHBOURHOOD PLAN

### Stage 4 Open Space - Park Concepts

#### G: Park A&B Concept



#### H: Park C Concept



#### I: Park D Concept



#### J: Park E Concept





## STAGE 5 NEIGHBOURHOOD PLAN

### Stage 5 Open Space - Greenway Links and Park Concepts

Greenway Links are the primary conduit for the regional multi-use pathway, offering extensive internal connectivity throughout Harmony. These multi-modal pathway/trail connections promote nature walks and relaxing strolls throughout the community and provide a safe, convenient corridors for jogging, cycling, inline skating, and general active use while outdoors.

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Key Map:



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## STAGE 5 NEIGHBOURHOOD PLAN

### Stage 5 Open Space - Greenway Links Concepts

K: Buffer Area



L: Greenway Link Crossing 1



M: Greenway Link Feature 2



N: Green Lanes



## STAGE 5 NEIGHBOURHOOD PLAN

### Stage 5 Open Space - Park Concepts

Q: Park A Concept



P: Park B Concept



Q: Park C Concept



## STAGE 4 & 5 - NEIGHBOURHOOD PLAN

### Infrastructure

#### Road Network:

Orientation of the Stage 4 and 5 road network utilizes a more traditional grid-oriented network to allow for convenient connections to daily amenities, recreational opportunities, and surrounding region.

Stage 5 includes a potential connection west to Range Road 40, alternative connections to Copthorne Trail and Range Road 33.

#### Sanitary

The Harmony Stage 4 and Stage 5 lands will be serviced by Harmony Advanced Water Systems Corporation (HAWSCO) at the existing Harmony Wastewater Treatment Plant. The sanitary sewage flow will be collected via underground gravity flowing pipe systems.

#### Water

Potable water to Harmony Stage 4 and Stage 5 lands will be supplied by HAWSCO from the existing Harmony Water Treatment Plant.

#### Storm Water Management

The lot level system will route runoff to pervious surfaces within the yards where additional runoff will be collected and conveyed by bioswales combined with overflow catch basins integrated within various neighbourhood streets. This works in combination with curb and gutter and catch basins in the streets. The system will then convey drainage overland along laneways and streets, and underground via a storm sewer pipe network. Portions of the system will drain into the open space system where landscaped conveyance channels will direct runoff to the Harmony Lake inlets. Features such as constructed wetlands, oil-grit separators, or other treatment measures will be provided at the lake inlets to provide water quality enhancement.

#### Future Transportation Network



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### Harmony is situated in the western portion of the Rocky View County.

This area is in close proximity to a regional business node, country residential, ranching operations, and a variety of other land uses.

### The overall Harmony lands are bounded by:

- Springbank Airport and associated businesses to the southeast;
- Existing country residential subdivisions to the east and northeast;
- Historic Old Banff Coach Trail to the north; and
- Ranch and farm operations to the north, west, and southwest.

The entire Harmony community occupies approximately 707 hectares (1,746 acres) of ranch country, which was largely owned by the Copithorne family for over 60 years. All lands within the approved Harmony Conceptual Scheme (Bylaw C-6411-2007) boundary, are owned by Harmony Developments Inc., a partnership between Bordeaux Developments, Qualico Communities and Elbow River Land Corporation (owned by the family of Bill and Harriette Copithorne).



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