

## Dear Neighbour,

You're receiving this information sheet to learn about an exciting new community vision in Rocky View County. The land under consideration is located directly west of 12 Mile Coulee Road and directly south of Highway 1A. We wish to work with you, our neighbour, and share ideas from the outset of project development.

We're currently in the preliminary stages of preparing several land planning applications including an Area Structure Plan (ASP) Amendment and Conceptual Scheme. ***An ASP provides the vision for the physical development of a community, while a Conceptual Scheme is a detailed design that outlines where proposed lots, roadways, parks and green spaces, as well as other amenities will be situated when developed.*** The Project's Conceptual Scheme will help provide a framework for innovative subdivision design, detailed land use direction and development guidance to Rocky View Council, Administration, and the public. The Project falls within the boundary of the existing Bears paw ASP.

Our vision for this development is focused on providing a community that is designed and built for Bears paw. As part of our planning process we're meeting with our neighbours, including community groups, to hear their perspectives and gather feedback on our preliminary vision and land use concept ideas.

On Wednesday, April 26th, we're hosting an introductory open house. You'll have an opportunity meet the project team, ask questions and provide feedback. We look forward to meeting you and hearing your thoughts.

### Join Us

Wednesday, April 26, 2017  
5:30 – 8:30 p.m.  
Lynx Ridge Golf Club

# BEARSPAW

PROJECT

• An exciting new community vision in Rocky View County •

We Bring Land to Life.



**HIGHFIELD**  
LAND MANAGEMENT

# Building Our Vision

We envision the Bears paw Project to effortlessly connect urban amenities with an unrivalled residential lifestyle.

The design will be inspired by the site's breathtaking views and natural topography, making it a comfortable place to call home.

Inspired by other Bears paw neighbourhoods, residents will appreciate a diverse range of quality housing types and parcel sizes, many of which back onto community pathways or take advantage of views of the Rocky Mountains. Natural features such as ponds, rolling hills and a creek that gently meanders its way into a stunning ravine and valley, are amenity spaces that will enhance connection with nature. Neighbours will be connected by natural pathways that provide a 'walk-in-the-woods' experience. A Market Place comprised of commercial retail and convenience goods and services is envisioned to be a unique destination where conveniences and social connectedness intersect and enrich both the neighbourhood and greater Bears paw community.

## Preliminary Land Use Concept



### Legend

- Low Density Residential
- Medium Density Residential
- Mixed Use  
Commercial  
Residential  
Office  
Entertainment
- Environmental Corridor
- Public Open Space
- Lands For Future Interchange
- Stormwater Pond
- Wetlands

BEARSPAW  
PROJECT

--- Subject Lands

--- City of Calgary Boundry

— Primary Roads

- - - Secondary Roads

# Design Objectives

We believe the following design principles can guide the development of the Bears paw Project Conceptual Scheme.



## Sustainable Living with a Plenitude of Open Space

- The Community will be comprised primarily of low density residential with medium density units located closer to the Market Place
- Overall residential density is envisioned to achieve a target less than typical urban standards
- Municipal Reserve dedication will be greater than 10% of the lands



## Open Space Network

- A vast and expansive open space network will encourage a 'walk-in-the-woods' experience within seconds of residents doorsteps
- Natural pathways will make use of the contours of the land



## Respect Natural Environment & Features

- Maintain the land's greatest assets: natural ravines and overlain watercourses and wetlands
- Minimize the grading of land within the low density residential areas to embrace the topography and views



## Diverse Housing Styles & Lots

- Strategic groupings and locations of dwellings will leverage views and close-knit residential enclaves
- Complimentary housing styles will provide a range of residential scales and opportunities
- Senior housing that is sensitively integrated into the community



## Market Place

- A unique destination where convenience and social connectedness intersect and enrich the Bears paw Community and the region
- A mix of commercial retail and convenience goods and services

# Community Engagement

Our goal is to inform and engage with the community every step of the way.

We're looking for your feedback on:



Our proposed vision and preliminary land use concept



Your ideas for public space, residential, Market Place amenities, people/vehicle movement on the site, and connectivity to the broader Bearspaw community



Your ideas for the community name



Your preferred methods to keep you engaged and informed



Your questions, aspirations, comments or concerns

## Please Stay in Touch

We'd like to stay in touch with our neighbours and other community members throughout the development of the Bearspaw Project. If you have any questions, suggestions or concerns, please reach out to us. It is our goal to ensure our neighbours have the opportunity to learn about the Project, and that in the end, the development is a reflection of the values of the Bearspaw community.

## Contact Information

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We look forward to working with you to build an exciting new community vision in Rocky View County.