

Welcome

to the Highfield
Land Management
Meet and Greet
Open House

BEARSPAW

PROJECT

• An exciting new community vision in Rocky View County •



We Bring Land to Life.

Where Do You Live?

Please place a sticky dot on the map to tell us where you live in relation to the Project

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Welcome

to Our Neighbour Meet and Greet Open House

We're here today to:



Share our proposed Vision and preliminary land use concept



Listen to your ideas for public space, residential, amenities, people/vehicle movement on the site, and connectivity to the broader Bearspaw community and Region



Learn about preferred methods to keep you engaged and informed



Collect your ideas for the community name



Discuss your questions, aspirations, comments or concerns

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Site Context



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Current Planning Policy

The following policies will help guide the development of our Area Structure Plan (ASP) Amendment and Conceptual Scheme applications

Rocky View County Plans



County Plan

Guides overall growth and development for the County

Inter - Municipal Development Plan

Guides growth and development in an area where the County shares a border with another municipality

Area Structure Plan

Provides the vision for the physical development of a community

Conceptual Scheme

A detailed design showing where proposed lots, roads, parks and other amenities will be placed within a development

Master Site Development Plan

A design showing where proposed buildings, operations, signs and road entrances will be placed on a single piece of property

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Inspired by other Bearspaw 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 Bearspaw community.

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Building Our Vision

We envision the Bearspaw 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



Guiding Principles

The vision for the project is delivered through the following key principles

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Guiding Principles



Residential development that respects the existing topography, neighbouring communities, and takes advantage of views of the Bow Valley and Rocky Mountains



Provides opportunity for housing options of varying scales, types and densities



Establishes a Market Place of supportive and complementary commercial uses to serve the greater Bearspaw area



Preserves natural ravines, watercourses and environmentally significant areas for the benefit of wildlife and passive recreation opportunities of Bearspaw residents



Encourages a comprehensive open space network linking residents within and outside the neighbourhood



Provides safe and convenient links to the Bearspaw School and Bearspaw Lifestyle Centre



Promotes financial sustainability of existing county utilities and provides a commercial tax base that will lower or maintain agricultural and residential taxes, preserving farms and rural lifestyles

Design Objective

Sustainable Living with a Plenitude of Open Space

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The Bearspaw Project achieves the best of both worlds - serene residential living with retail conveniences and accessibility to Calgary. Through integrated architectural guidelines, modified road design and interconnected pathways, the community pays homage to Bearspaw's roots.

Residential density is envisioned to achieve an overall target less than typical urban standards

The Community will be comprised primarily of low density residential with medium density units located closer to the Market Place

Municipal Reserve Dedication will be greater than 10% of the lands



Design Objective

Diverse Housing Styles and Lots

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The Bearspaw Project's residential areas are strategically designed and located in key areas that can best respect and leverage the land's natural features and topography.

Objectives include:

Strategic groupings and locations - Hillside residential lots leverage views and close-knit residential enclaves while creating logical connections and linkages with natural pathways and community amenities

Compliment of Housing Product - A range of residential scale and opportunity including large estate properties, single family dwellings, townhomes, and medium density condominiums located within walking distance to the Market Place

Seniors housing is sensitively integrated into the community in close proximity to the Market Place



Design Objective

Respect Natural Environment and Features

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The Bearspaw Project's greatest asset is its natural features including the forest, natural ravine and wetlands, sloped topography and stunning views. These natural features are highly valued, reminiscent of the larger Bearspaw community, and form the basis of the concept design.

The Bearspaw Project will:

Minimize grading within low density residential areas to embrace topography and views, avoid retaining walls where possible, and use the natural landscape as buffer between parcels on steeper slopes with the use of single loaded roads where practical

Provide alternative lot features and residential enclaves based on natural features

Include road design that reflects the natural contours

Preserve key view sheds

Maintain existing wetland



Design Objective

Market Place

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The Market Place will be a unique destination where conveniences and social connectedness intersect and enrich the community. It will create an environment that invites patrons and community members to ‘linger longer’ by giving multiple reasons to visit the area. This will be combined with attractive public gathering places and thoughtful integration of uses and tenant types. Details include:

A mix of commercial retail and convenience goods and services coupled with refined merchandise including unique food and beverage operators and leisure/entertainment experiences

Office spaces to serve the Bearspaw business community

Embracing the pedestrian experience through interesting streetscapes with a network of sidewalks and buildings that reflect human scale, safe walkable streets with ample trees and green spaces and carefully crafted amenity spaces

A development that reflects ‘best in class’ architecture



Design Objective

Open Space Network



Connections and links within the community to existing regional pathways and trail networks



Designated meeting spaces nestled within the open space network that are designed to encourage community interaction and socialization

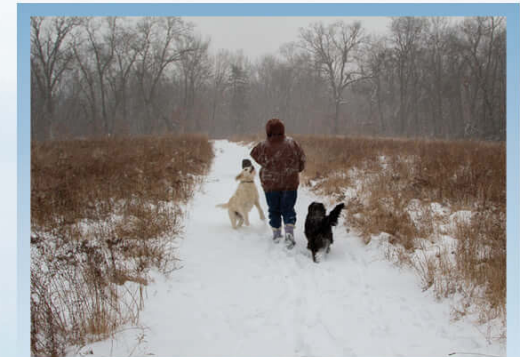
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The Bearspaw Project will endeavor to provide for a vast and expansive open space network that encourages a 'walk-in-the-woods' experience with varying corridor widths that incorporates and compliments the contours of the land.



Natural pathways using the contours of the land



An inter-connected open space network that links neighbourhoods to one another through a meaningful and diverse pathway systems



Preliminary Land Use Concept

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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

Subject Lands

City of Calgary Boundry

—
Primary Roads

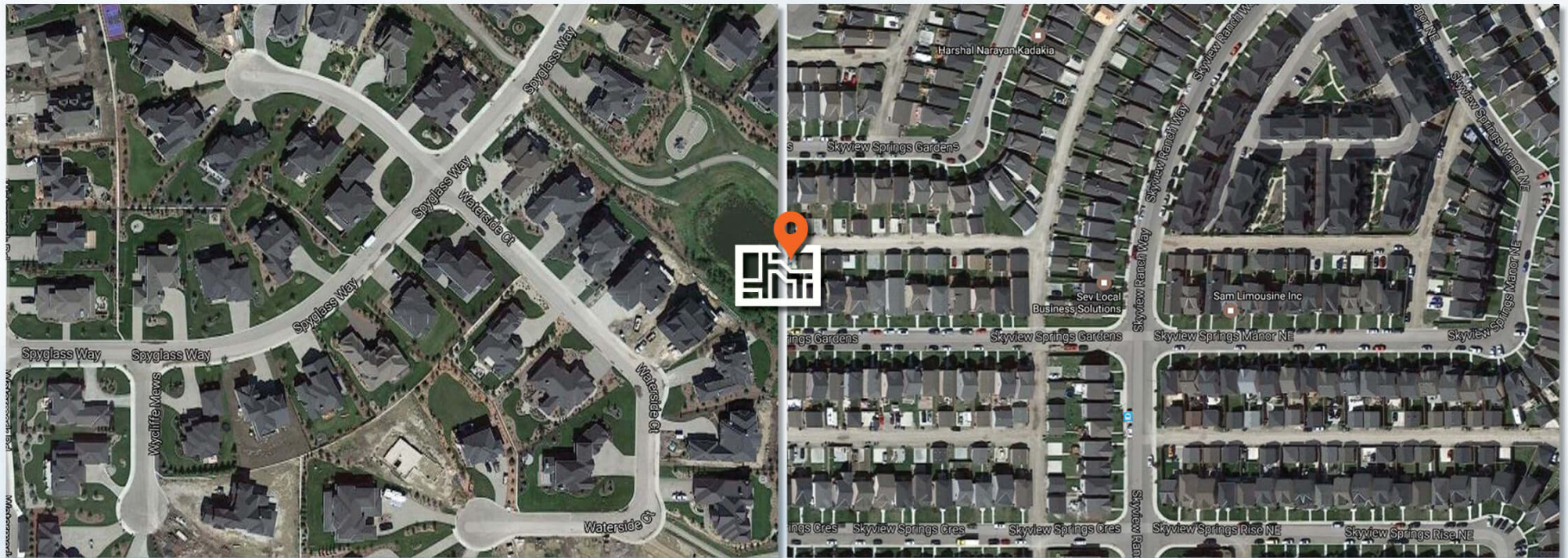
- - -
Secondary Roads

Residential Density

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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

Mobility & Connectivity

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Pathway connections are planned along the central ravine linking residents with the Bearspaw School and Lifestyle Centre in the north.

HLM is also investigating:

Design options related to intersections with Blue ridge Rise and Tusslewood Drive NW at 12 Mile Coulee Road

Connections to Bearspaw School via Bears paw Road, and South Bearspaw via Bears paw Village Road

— Primary
Roads

- - - Secondary
Roads

Water

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Existing water line Proposed water line

The area will be serviced by the Blazer Water System

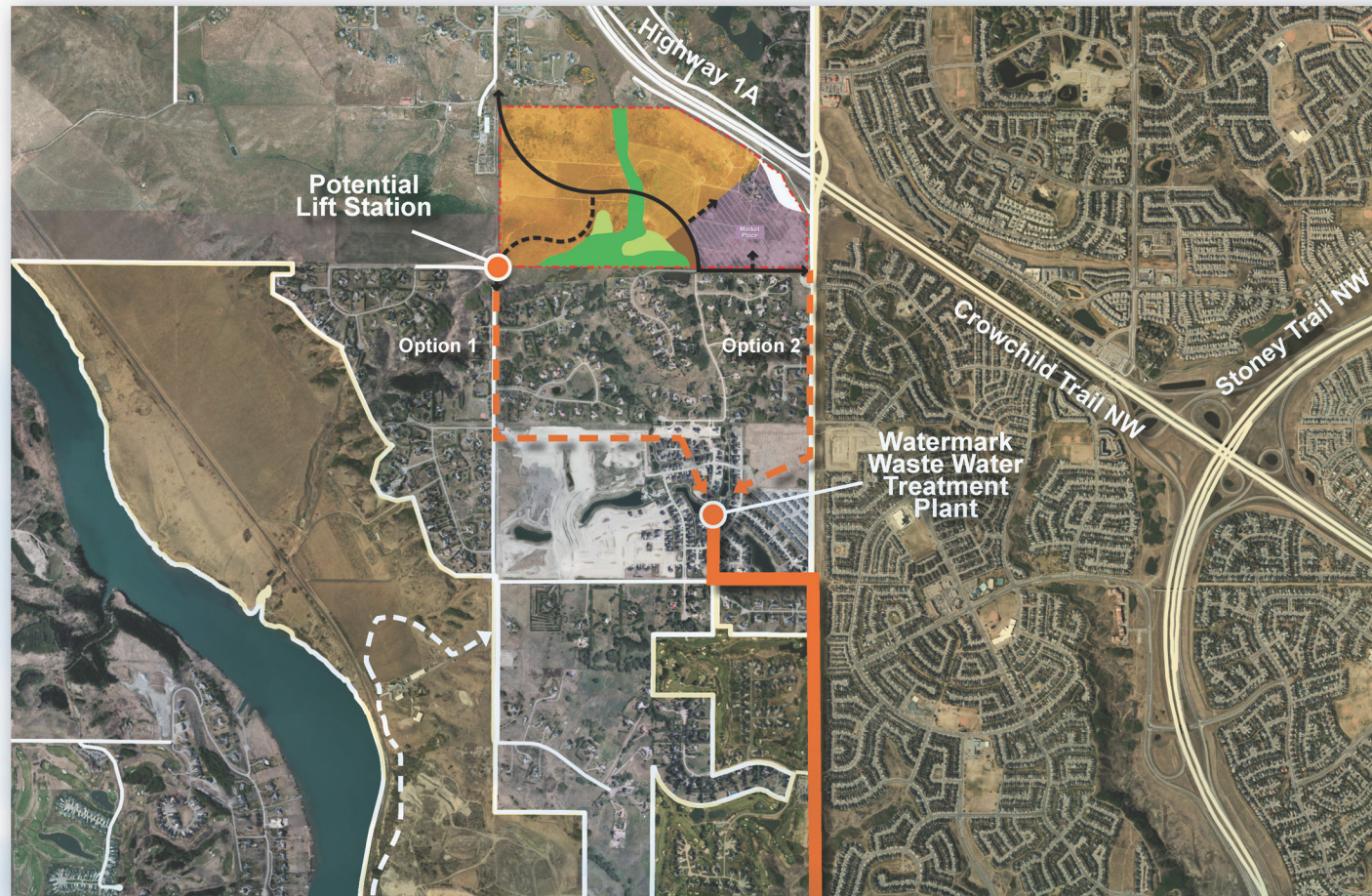
Upgrades will include expansion of the Blazer Water Treatment Facility at its existing location plus the addition of a booster station and Treated Water Reservoir within the development site

Three potential water route options are being explored

Upgrades will be developer funded

Sanitary Sewer

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The area will be serviced by the Rocky View County Regional Waste Water Treatment Plant

Developer funded expansion of the facility will be required to accommodate growth

Two sanitary servicing tie-in options are being contemplated

Sanitary lift station will be required at the S.E. corner of the development

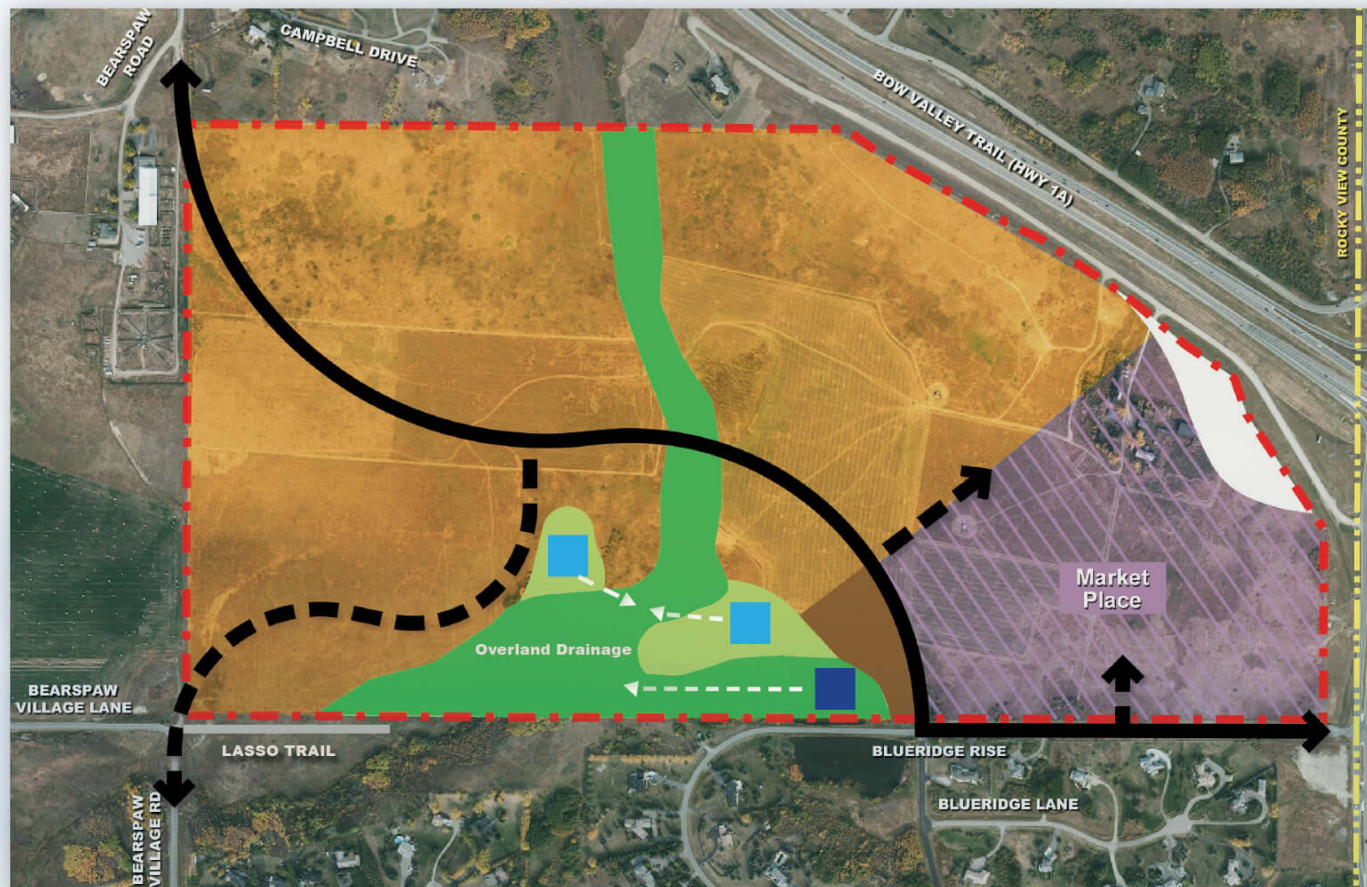
Existing sanitary sewer Proposed sanitary line

Stormwater

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- Primary Roads
- Secondary Roads
- Stormwater Pond
- Wetlands

Storm runoff generated by the development will be conveyed to the proposed stormwater management facilities by a combination of overland and underground pipe systems

The proposed stormwater facilities will be designed to look like natural wetlands; this will be accomplished by landscaping the pond surroundings with local plant ecology

The stormwater facilities will be sized in a way that controls the discharge to pre-development levels

Water quality levels specified by Alberta Environment will be achieved by the use of oil grit separators

Thank You

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Please stay in touch.
We'd like to stay in contact
with our neighbours and
community members.

If you have any questions,
suggestions or concerns
regarding the project,
please contact us.

Community Engagement Representative
Bridget Honch
Tel: 403-692-4364
Email: bhonch@bapg.ca

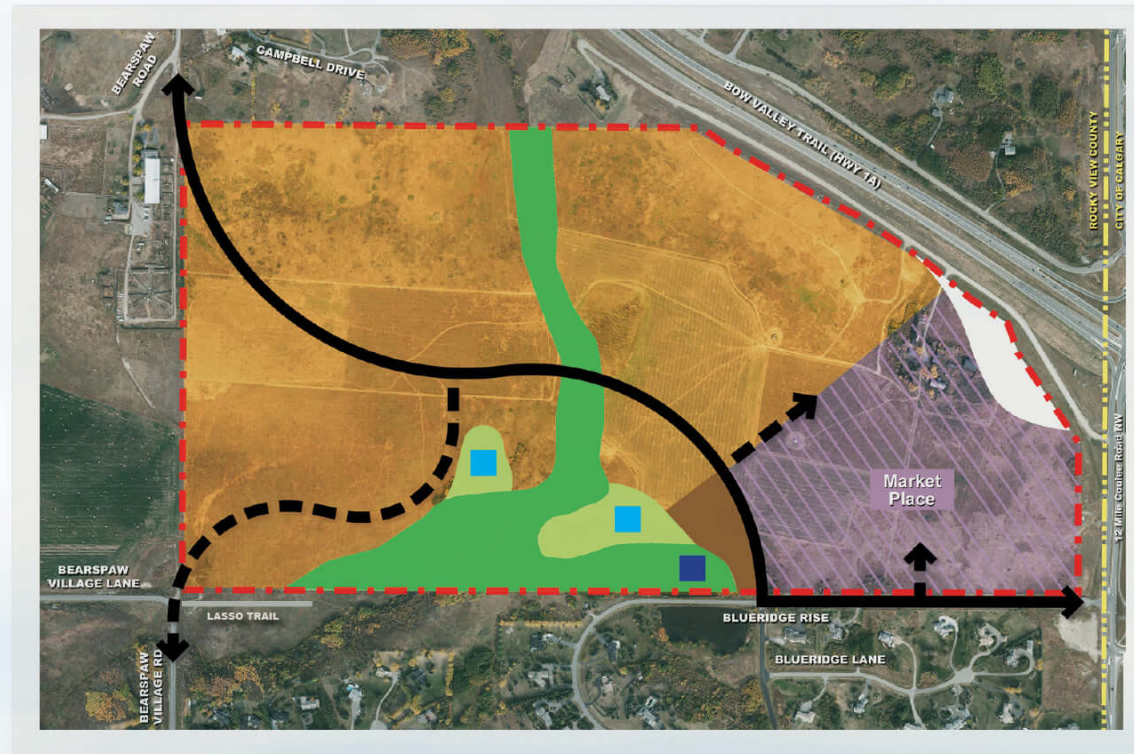
highfieldbearspaw.com



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What Do You Think?



LEGEND

- Low Density Residential
- Medium Density Residential
- Mixed Use
Commercial
Residential
Office
Entertainment
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- Stormwater Pond
- Wetlands

- Subject Lands
- City of Calgary Boundary
- Primary Roads
- Secondary Roads

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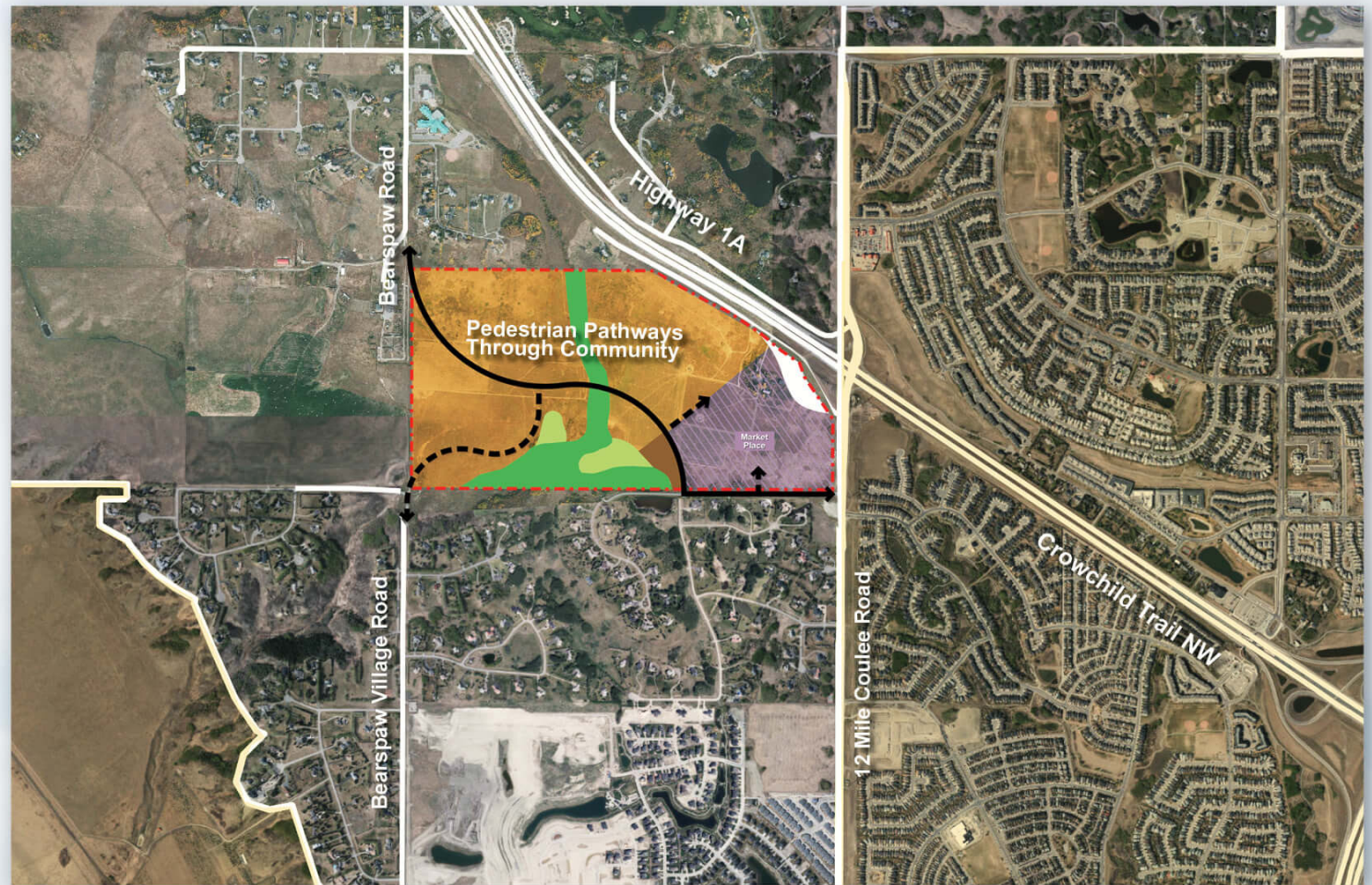


What are your suggestions to improve the Preliminary Land Use Concept?

What Do You Think?

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What ideas do you have to improve the movement of people and vehicles throughout the site and area?

What Do You Think?

We want to hear from you.

Help us clarify priorities for the Market Place. What amenities would you prefer to see at the Market Place?

To tell us what you think, please place your sticky dots in the sections of your choice. If you have ideas for other community amenities, please write them on post-it notes and place them on the 'Other Ideas' section.

Boutique Lodging	Restaurants	Office Spaces	Grocery Store	Retail
Residential	Open Amenity Space	Entertainment	Other ideas:	

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We Want Your Ideas

We want to hear from you.

Help us develop a name for this exciting new community. What do you want this development to be called?

There are many natural characteristics that make the Bearspaw area unique. What aspects of the Bearspaw area do you value most? Your input may inspire the name of this exciting new community. To tell us what you think, please place your sticky dots in the sections of your choice. If you have a specific name in mind, please write it on a post-it note and place it on the 'Name Ideas' section.

Landscape

Wildlife

Rural Community

Rocky Mountains

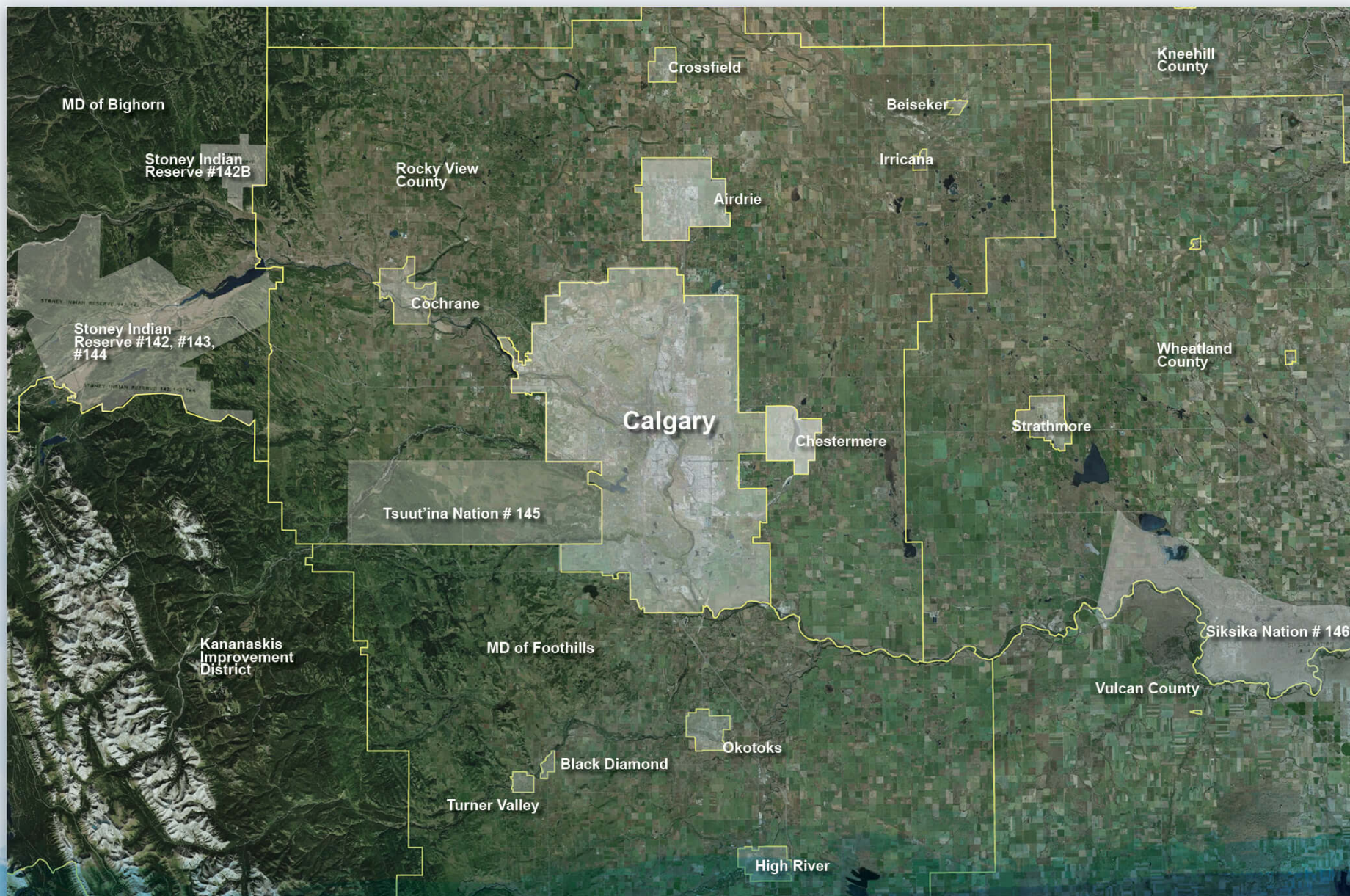
History in Alberta

Name ideas:

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Regional Planning Initiatives & Context



Regional Planning Initiatives & Context

Although the GMB and Metropolitan Plan are expected in the near term, our goal is to develop a plan that can provide a ‘Made in Bearspaw’ approach with a density that can reflect the vision of the community while also respecting regional growth principles

On September 25, 2015, the Minister of Municipal Affairs announced a mandatory Growth Management Board (GMB) is being considered for the Calgary region

Representatives from all municipalities in the Calgary region will serve on the GMB with a focus on fostering more coordinated governance and land use infrastructure planning

In Fall 2017, it’s anticipated that the Government of Alberta will introduce legislation requiring regional implementation of the Calgary Metropolitan Region Growth Plan (Metropolitan Plan)

The Metropolitan plan will prescribe urban growth corridors and urban densities

It’s anticipated that the traditional country residential form of development will be discouraged in favour of comprehensively-planned rural residential communities at much higher densities than that what is typically found in Rocky View County

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