

Welcome

to the Second
Highfield Land
Management
Open House

BEARSPAW

PROJECT

• An exciting new community vision in RockyView County •



HIGHFIELD
LAND MANAGEMENT

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 Second Open House

We're Here Today to:



Share our updated conceptual scheme, which includes proposed plans for mobility and connectivity, details on the open space network and environmental stewardship, Market Place options and possible uses, and clarity on suggested residential densities and form.



Listen to and collect your ideas to improve upon the proposed conceptual scheme layout and project design principles.



Discuss your questions, aspirations, comments or concerns.



Learn about preferred methods to continue to keep you engaged and informed.

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



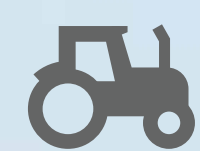
Preserves natural ravines, watercourses and environmentally significant areas for the benefit of wildlife and passive recreation opportunities of Bearspaw residents



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

The Engagement Process...

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April 2017

The Project team met with key leaders in the community to introduce the Bearspaw Project and determine how best to communicate with the broader public.

Communications for the Bearspaw Project officially kicked-off and residents began to see advertisements in local publications, received information in the mail about the Project and the Project website was launched.

We held an open house to introduce the conceptual scheme and vision, and to listen to feedback from the public.

May 2017

A *What We Heard* report was circulated to open house attendees and posted on the project website.

June 2017

A second open house is held to share the updated Conceptual Scheme. A few weeks after the open house a *What We Heard* report will be developed, circulated to open house attendees and posted on the Project website.

What We Heard

We held an open house in April 2017 to share our draft concept plan with our neighbours, present our vision for the community and collect feedback.

We listened to your input and have carefully considered how to include your ideas in our updated Conceptual Scheme.

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What will the residential density be for the Bearspaw Project?

- The proposed design is primarily made up of low density, single-family accommodation with some opportunity for more robust density around the stormwater pond and wetland. The overall Project density will be less than typical urban standards.
- The density within the single-detached areas is expected to be 2.8 Units Per Acre (UPA).
- Final plans regarding residential density is subject to review as the Project progresses.

Please see the 'Residential Density' board for more detail.

Walkability is a priority. How will this be accounted for in the Bearspaw Project?

- The Project will strengthen the regional trail network with the addition of numerous pathways, junctions and loops of varying trail lengths that provide residents opportunities to engage with a range of landscapes, community spaces, and amenities.
- The Grand Boulevard will be a complete street system designed for bicyclists, pedestrians and cars. It will traverse the length of the development connecting residents and visitors to internal corridor trails, interpretive trails and the Market Place.

Please see the 'Trails and Connectivity,' and 'Parks and Connectivity' boards for more detail.

The Market Place should suit the character of the surrounding community. Generally, there is a preference for unique businesses as opposed to chain stores.

- We are in the early stages of development therefore no tenants have been selected for the Market Place.
- A mix of commercial retail and convenience goods and services are planned for the Market Place, including unique food and beverage operators and leisure/ entertainment experiences.
- Designed for Bearspaw, built for Bearspaw, and supported by Bearspaw.

Please see the 'Market Place' boards for more detail

How will the Bearspaw Project ensure that views of the Rocky Mountains are protected?

- The Project is designed to respect the natural topography of the land and to take advantage of the views.
- Grading will be minimized in single family areas to embrace views, and natural landscaping will be used as a buffer between parcels on steeper slopes.

Please see the 'Residential Density' board for more detail

Affordable seniors housing should be included in the design.

- The design will include opportunities for seniors housing that are sensitively integrated into the community and in close proximity to the Market Place.

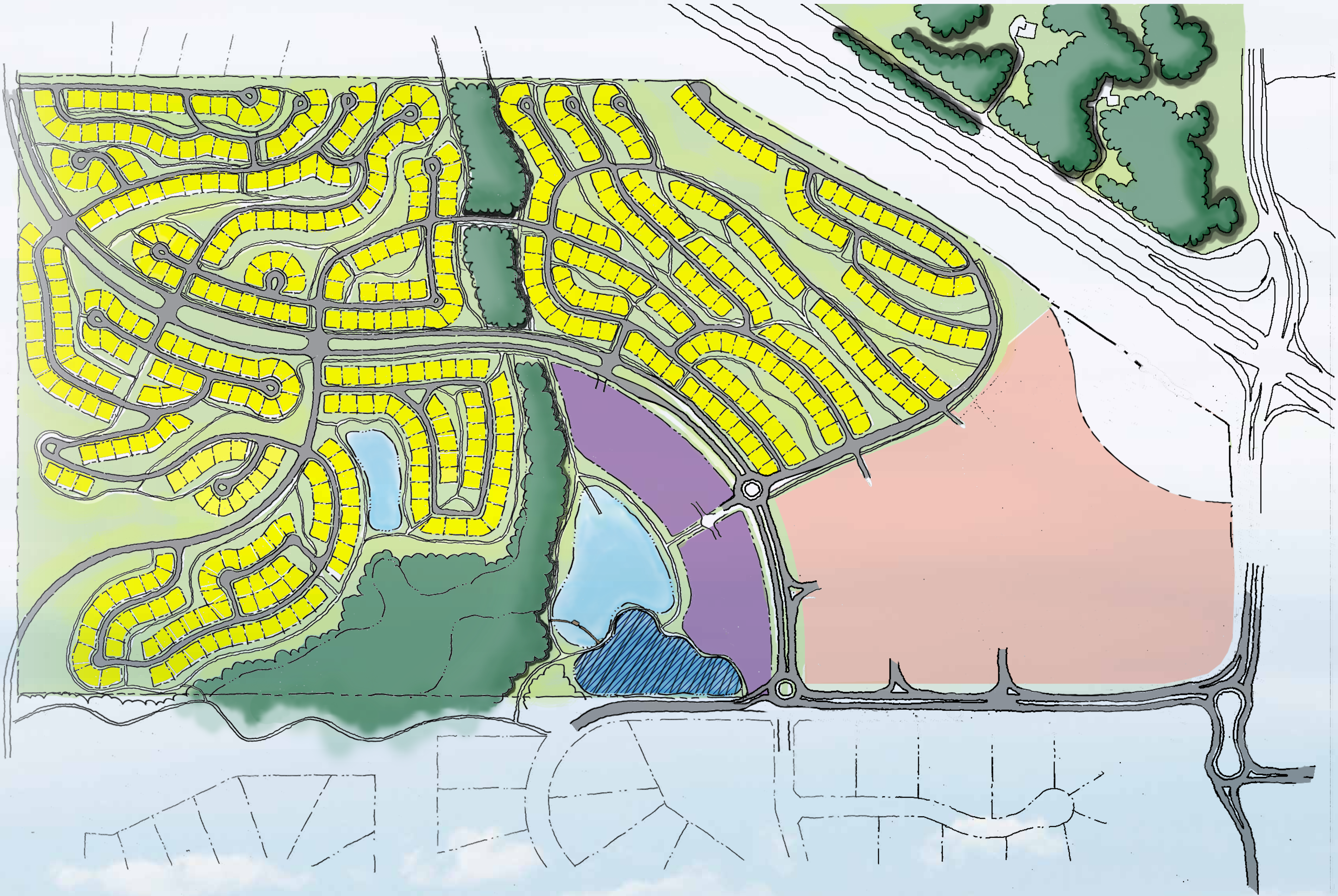
Please see the 'Residential Density' board for more detail

PROPOSED Conceptual Scheme

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Legend

- Comprehensively Planned Residential
- Residential
- Market Place
- Preserved Environmental Reserve Corridor
- Preserved Natural Wetland
- Stormwater Ponds
- Open Space

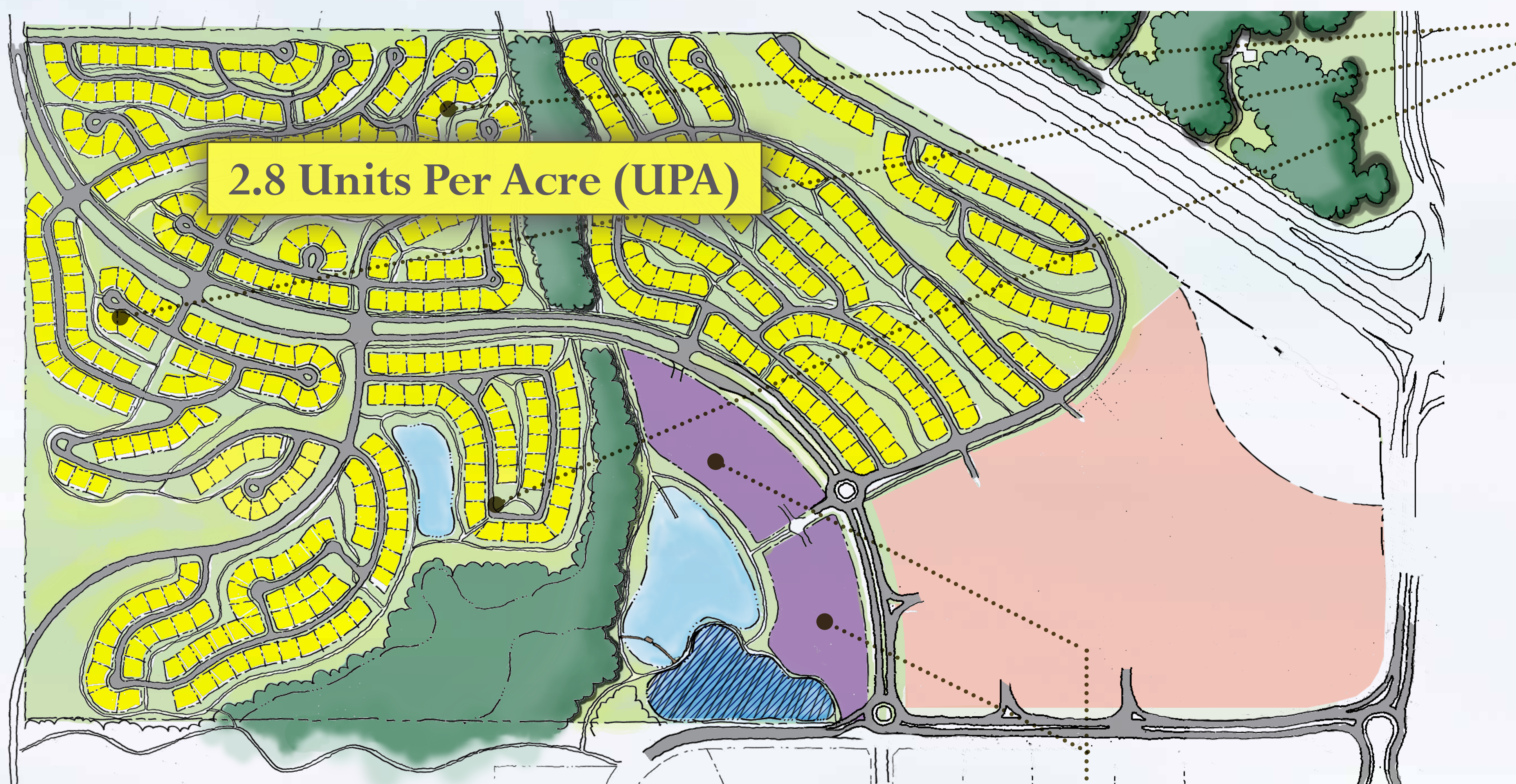


Residential Density

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Single-Family Residential



Examples of similar housing styles anticipated for Single-Family Residential areas.
Units Per Acre (UPA) is 2.8

Comprehensively Planned Residential



Examples of similar housing styles anticipated for Comprehensively Planned Residential.
Units Per Acre (UPA) to be determined based on further planning.

The Market Place

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The Market Place is planned to be a multi-purpose amenity, retail and entertainment destination for the Bearspaw area where people can shop, live and work.

It will provide:

- A unique shopping experience
- Pedestrian scale streetscapes
- Plazas and parkettes
- High-quality urban design that is reflective of the Bearspaw standard

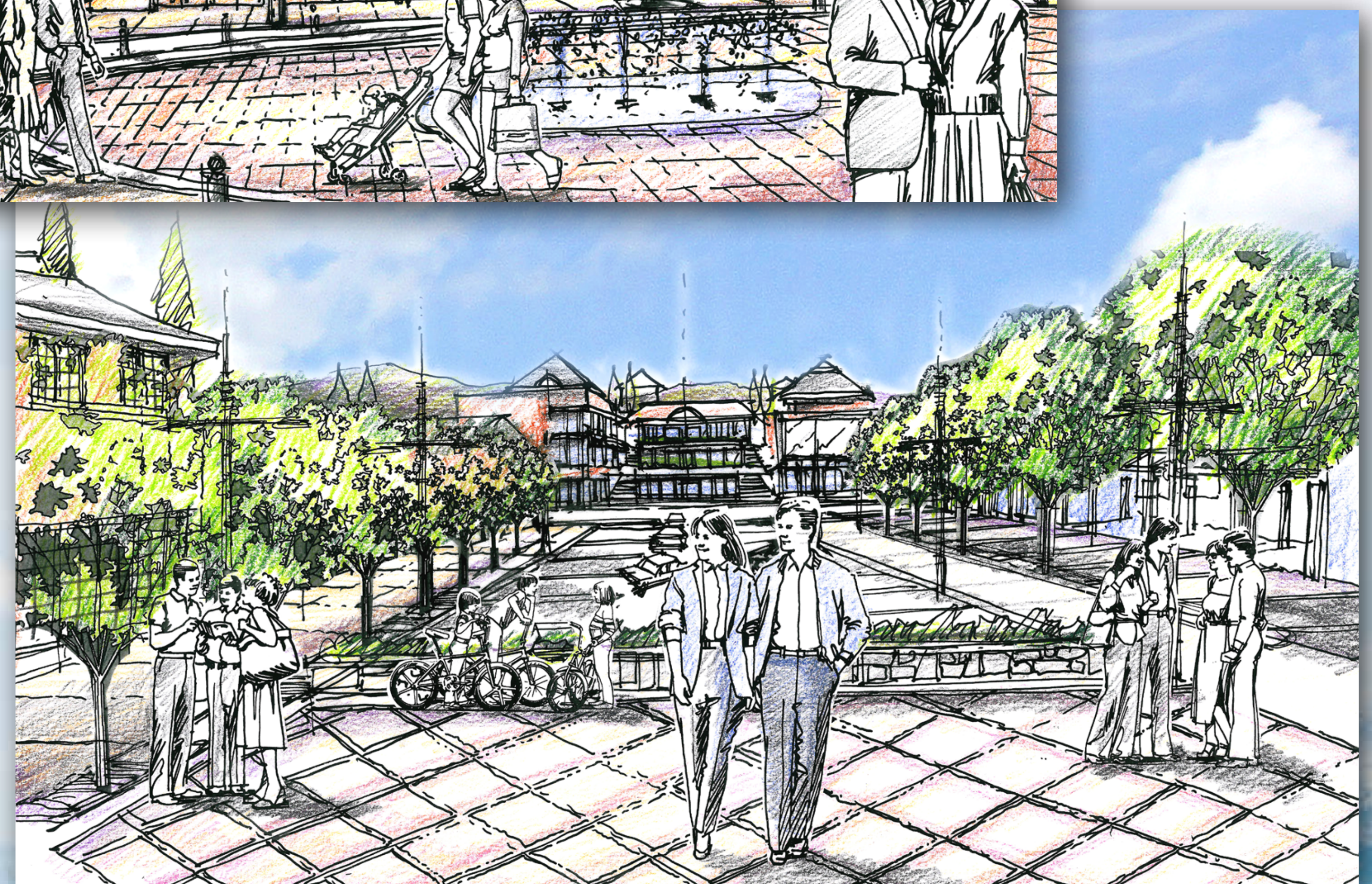
Our design draws inspiration from surround landscape, including:

- The Rocky Mountains
- Rolling Hills
- Ravines

This unique natural sense of place will be amplified with a safe, walkable main street, intimate public realm and mews with seating, special lighting, terraces and vegetated boulevards. Special attention will be given to the design of the facades, attractive storefronts, signage, and wayfinding.



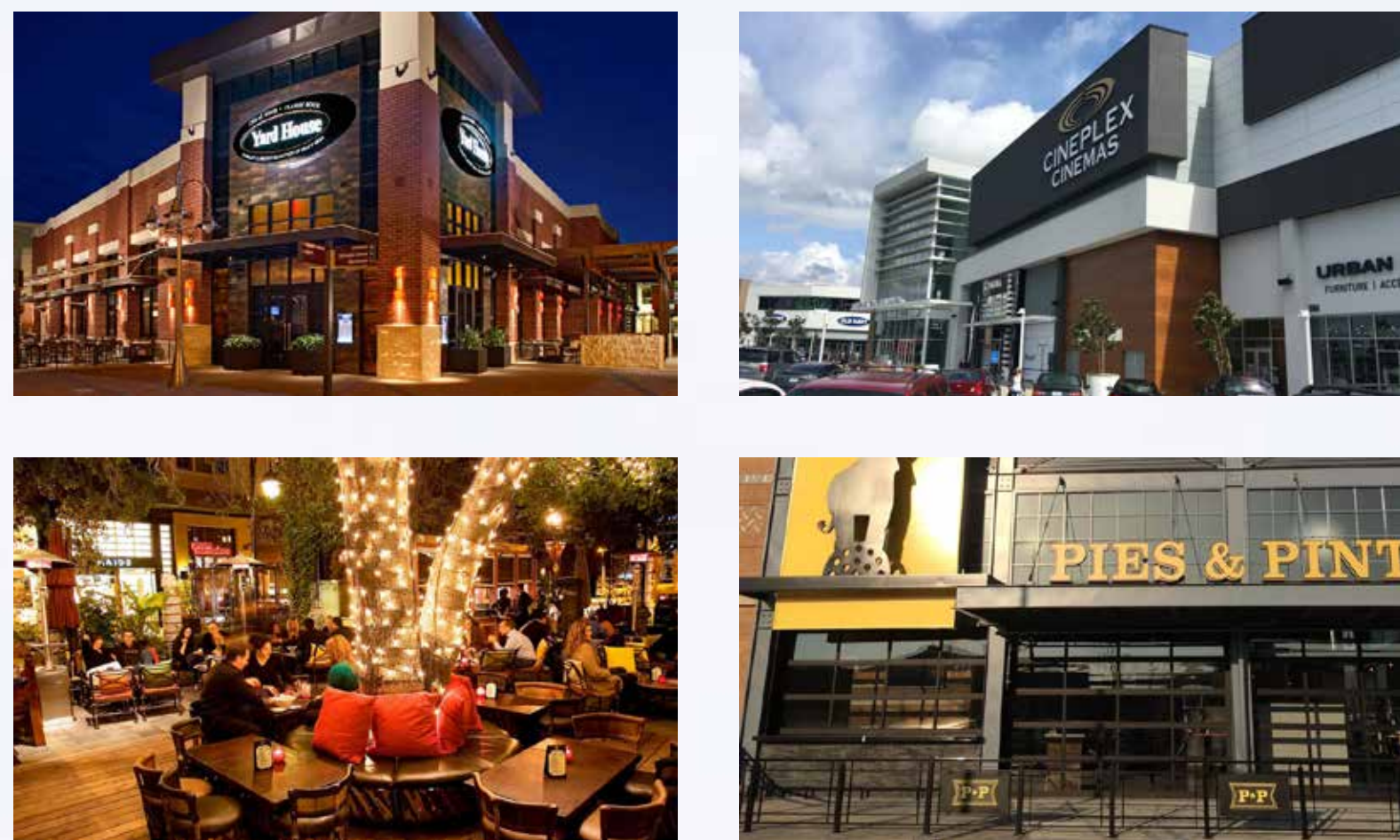
Conceptual artist renderings;
subject to change



The Market Place

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RESTAURANT & ENTERTAINMENT



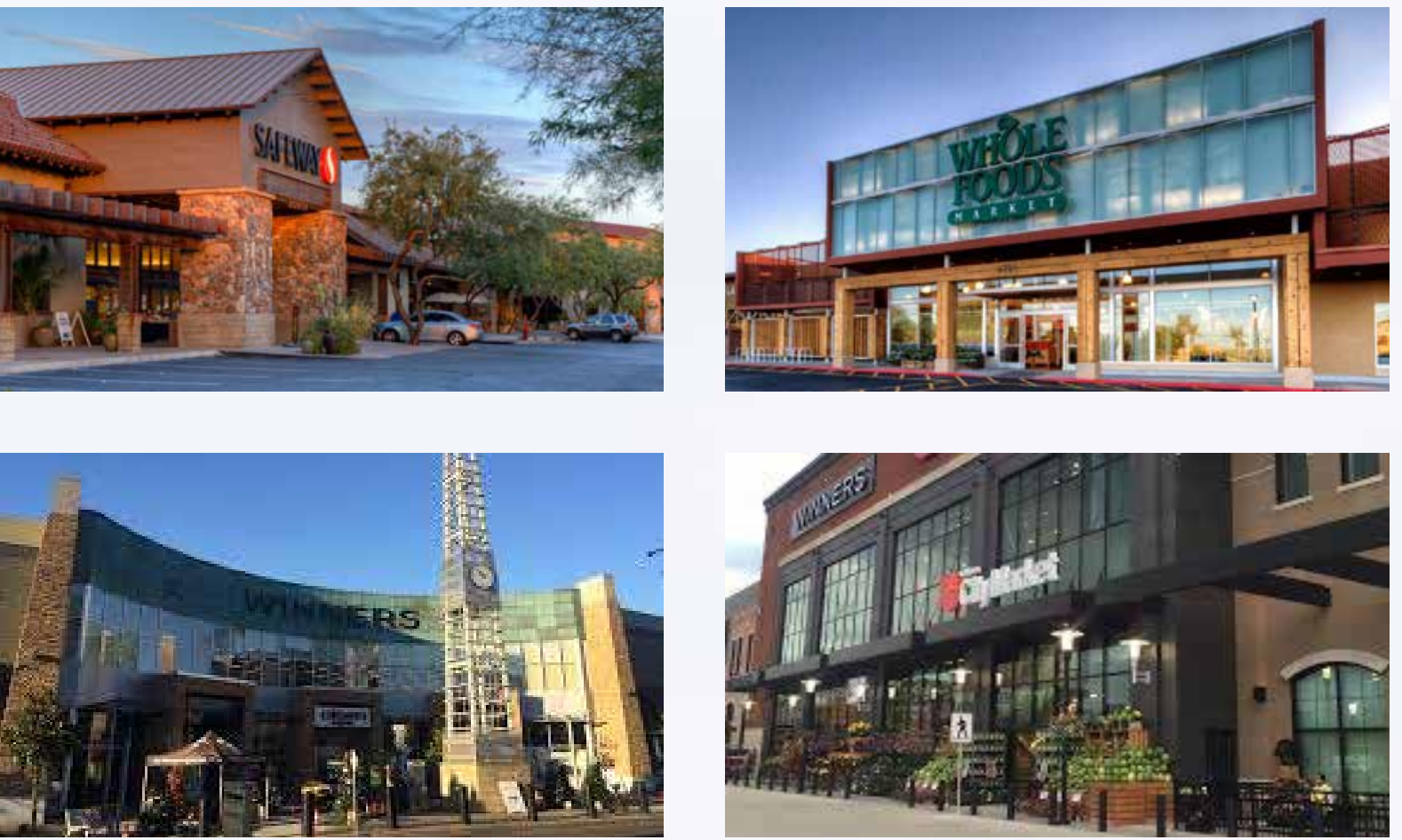
RESIDENTIAL



SUPPORTIVE RETAIL



ANCHOR RETAIL



OFFICE / HOTEL



OPEN SPACE / PUBLIC REALM



Defining the Character

An open space network builds on the aesthetic of the surrounding landscape through sympathetic landforms and the use of native plants.

Public feedback has informed the methodology and design of the project, which includes:

- Preservation of the natural landscape
- Protection of existing views
- Walking trails
- Preservation of wildlife corridors

The design includes a collection of pathways, mowed grass corridors, multi-use trails and interpretive features and relaxed road plantings indicative of the plant species found in the surrounding environments.

The Development is designed to provide continuous green spaces that harmonize with nature and support connections throughout the community and the surrounding neighborhoods.



Bearspaw Village Lane

Blue Ridge Rise

Existing Site Photos



Nature's Inspiration



12 Mile Coulee Rd NW



Interface & Buffering

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Transitional landscaping plays a vital role in the community. Views of the neighbouring developments will be screened by replicating local features such as varied topography and dense vegetated clusters.

Natural elements like rolling hills, meandering trails and forested stands will maximize natural views and minimize sight lines to residential properties. Portions of the community that border existing developments will feature berms, where appropriate, and clustered tree stands to provide a suitable transition. Of primary consideration is the careful selection of native plant species and how they are organized.

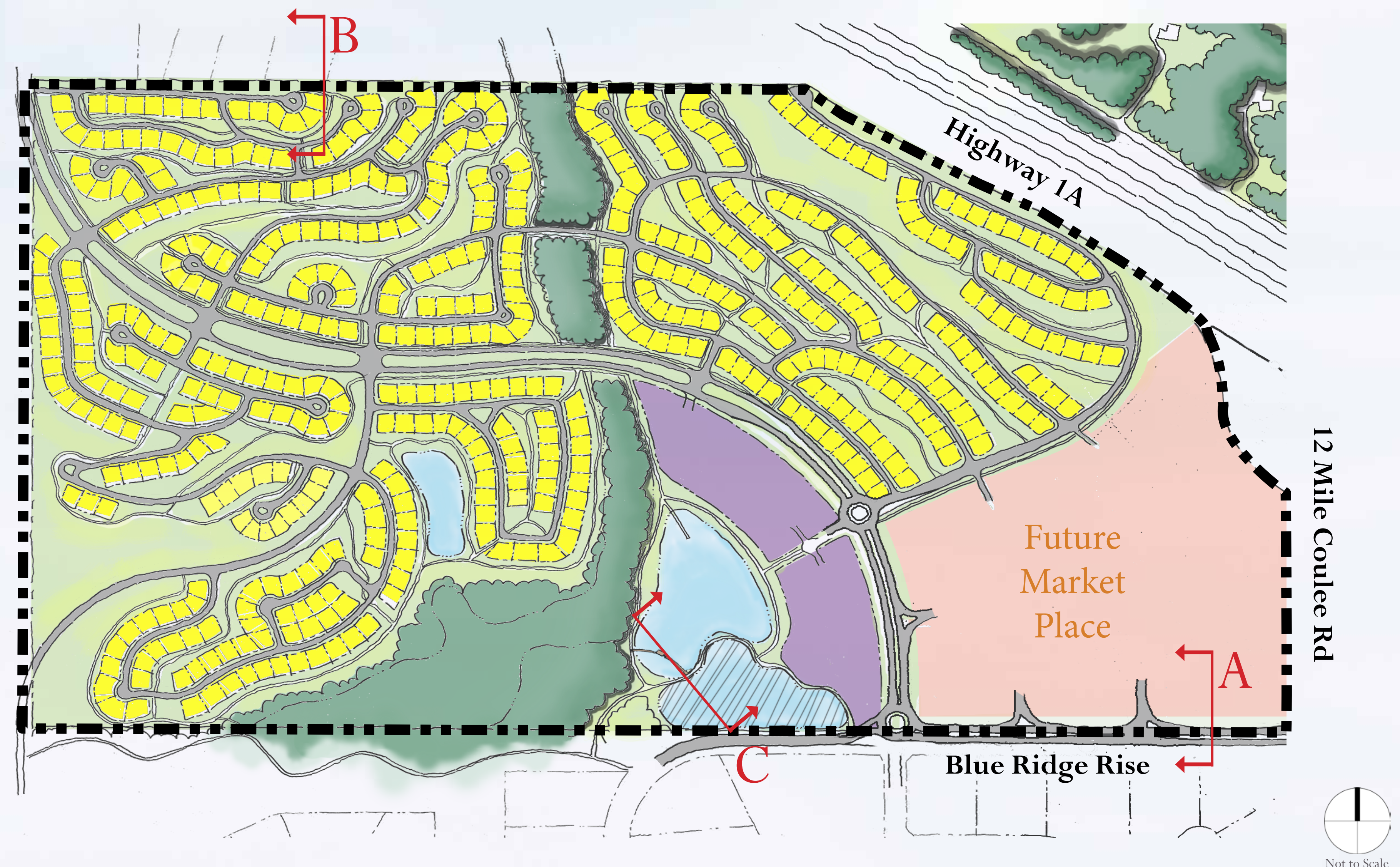
DESIGN APPROACHES INCLUDE:

- Ensuring views of adjacent properties are screened appropriately
- A transitional landscape inspired by existing plant species
- Landforms and tree clusters acting as natural visual and sound barriers
- Respecting views for existing neighbours
- Pedestrian networks that encourage and respect shared use

A: South Residential Buffer



B: North Residential Buffer



C: Wetland & Stormwater Pond Interface



Parks & Open Space

Three park types have been identified:

INTERNAL CORRIDOR PARKS

- Fill the gaps between houses and roads
- Lush greenways provide places for people to meet
- Envisioned to be an extension of both front and back yards
- Utilize existing topography to maximize views
- Vegetation clusters provide privacy and create safe sight lines
- Amenities include: trails, wayfinding, seating and gathering nodes

RAVINE CORRIDOR GREEN SPACE

- Provides opportunities for education and interaction
- Trails and amenity nodes along high ridge lines minimize impacts
- Wayfinding for easy connections
- Signage provides information about the landscape
- Re-vegetating disturbed areas provides shelter while maximizing views

WETLAND AND ADJACENT NATIVE LANDS

- A trail loop around the wetland provides resting and viewing nodes
- Transitional landscapes blend vegetation types of the wetland and ravine
- Maintains health and viability of existing ecosystems

Legend



Ravine Corridor



Proposed Wetland



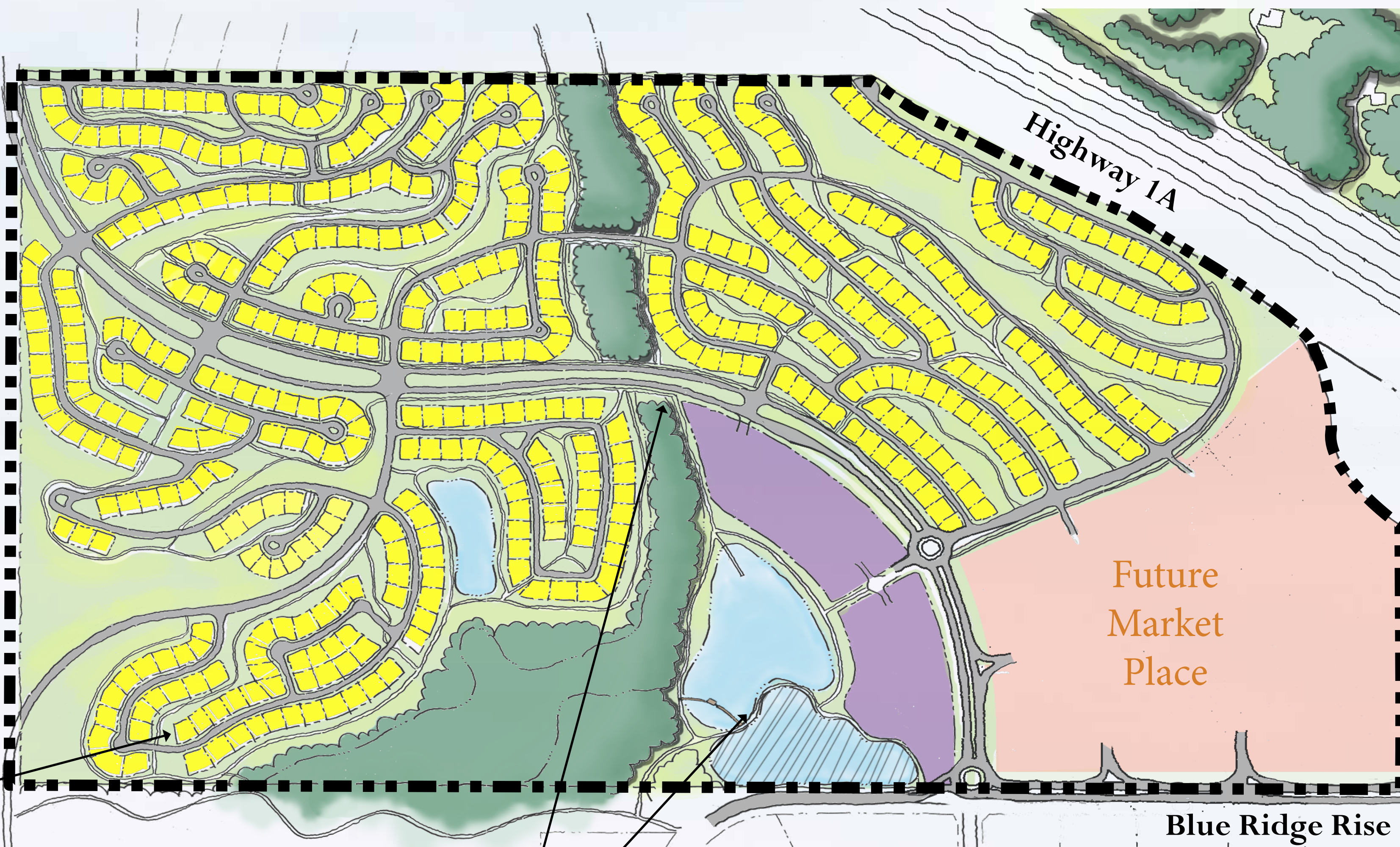
Existing Wetland



Internal Parks



Grand Boulevard



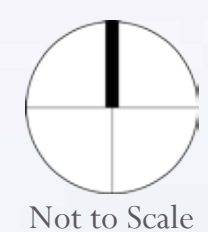
12 Mile Coulee Rd

Blue Ridge Rise

Internal Corridor Parks

Ravine Corridor Green Space

Wetland and Adjacent Native Lands



Not to Scale

Trails & Connectivity

The comprehensive strategy for a naturalized, community-wide trail network will provide safe, sustainable, attractive, and easy-to-navigate trails.

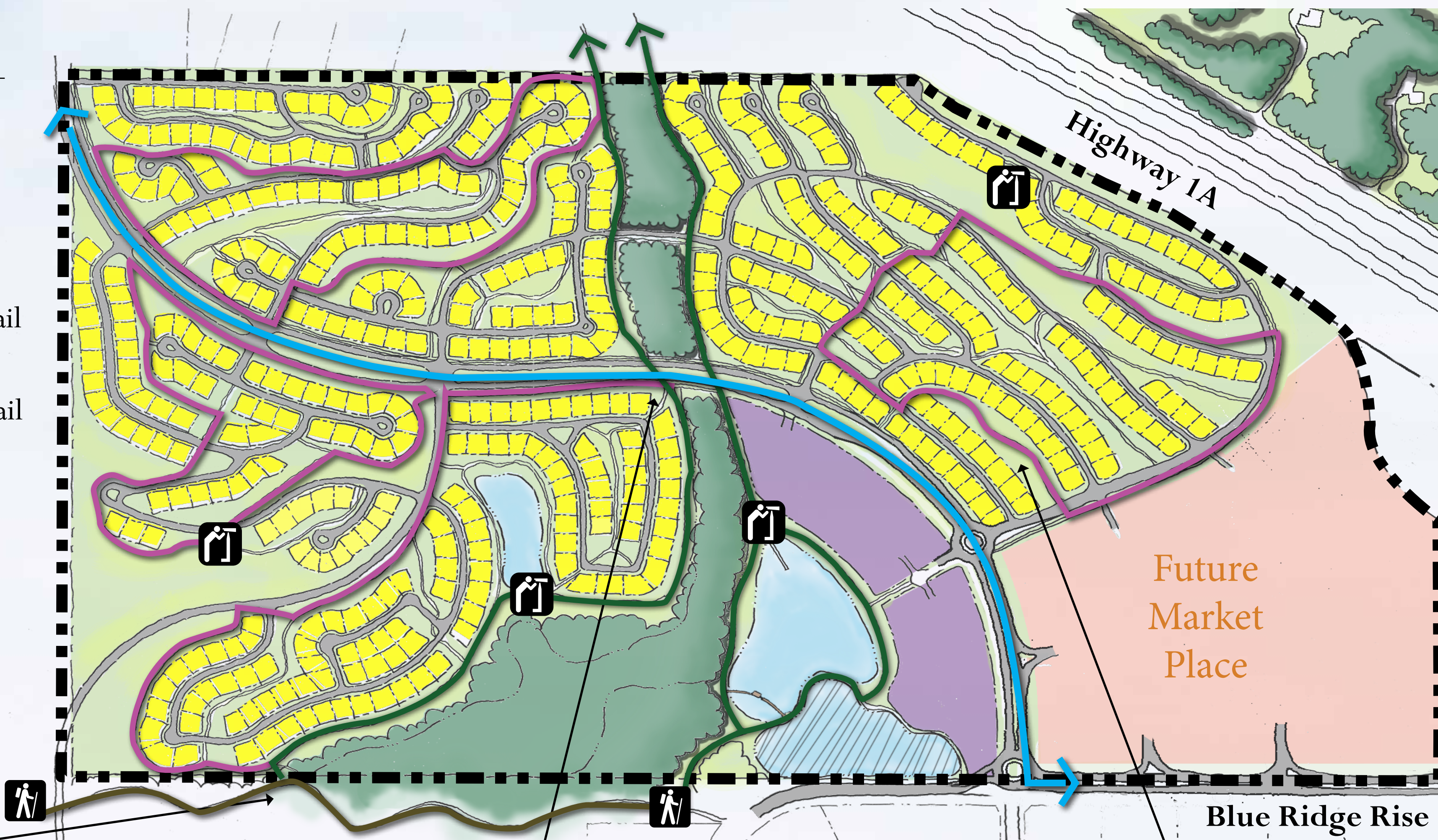
The **Grand Boulevard** traverses the length of the development and will be the main pedestrian and vehicular travel corridor. Sweeping berms, naturalized topography, boulders and vegetative clusters will define the space, which is envisioned to include a wood surface that is flush with grade and bordered largely by a no-mow natural grass mix. Links to Internal Corridor Trails will also be marked along the Grand Boulevard.

Internal Corridor Trails will draw connection between the community and environment. Users will find meandering trails and social nodes designed to encourage interaction and foster community identity. A vegetative framework will reflect the pedestrian scale and will include naturalized clusters, specimen trees and a mix of grassed areas to create flexible, low-maintenance spaces. The Internal Corridor Trails and Interpretive Trails will feature wood, gravel or turf surfaces.

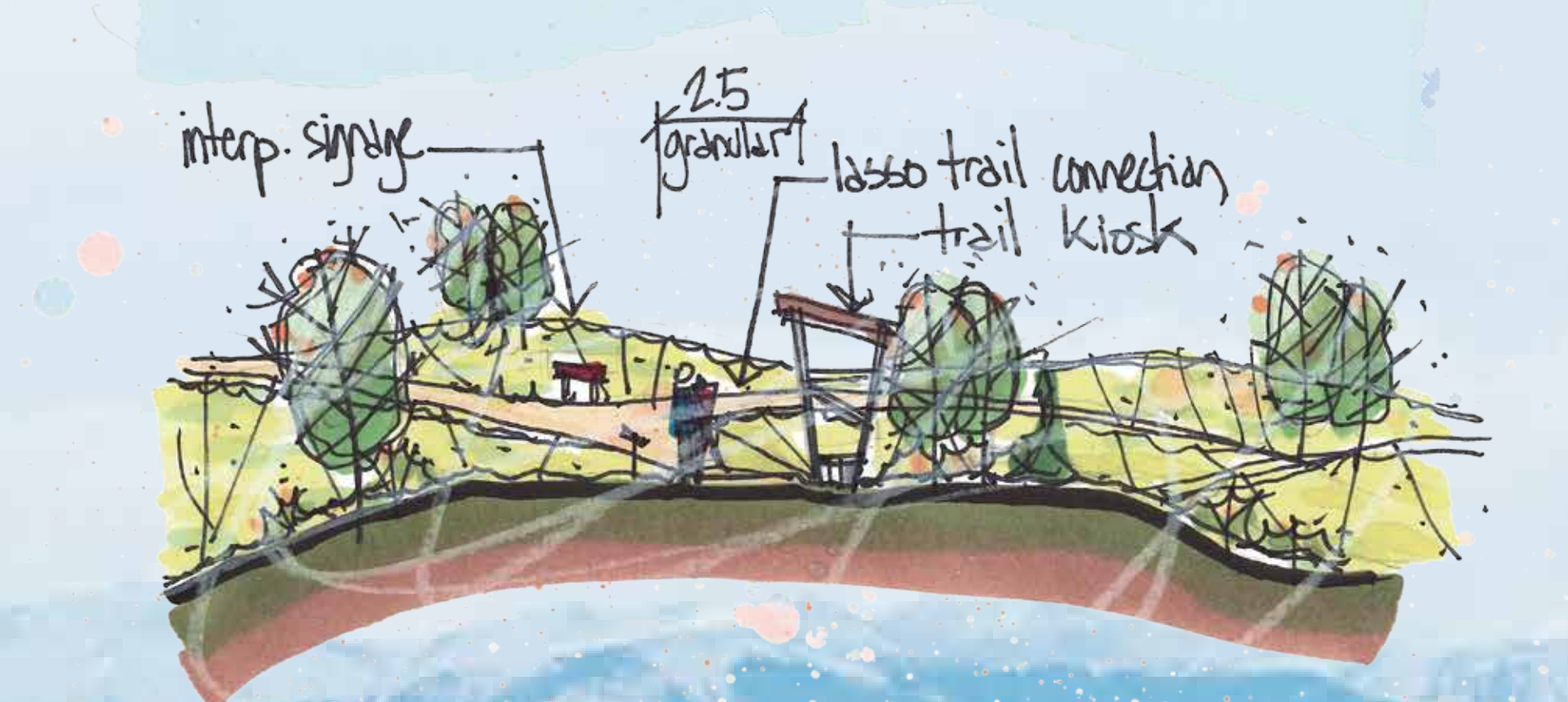
The **Lasso and Ravine Trail loops** will be well-signed and feature interpretive elements that educate users on natural habitats. Edge treatment for the existing ravine corridor trail and the proposed wetland area will mimic the adjacent natural landscapes while providing a subtle transition to the developed areas of the community.

Legend

- Local Roads
- Grand Boulevard
- Internal Corridor Trail
- Ravine & Wetland Trail
- Lasso Trail
- Trailhead
- View Point



Connection to Lasso Trail



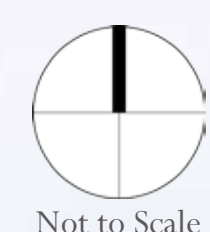
The Grand Boulevard



Internal Corridor Trails



12 Mile Coulee Rd



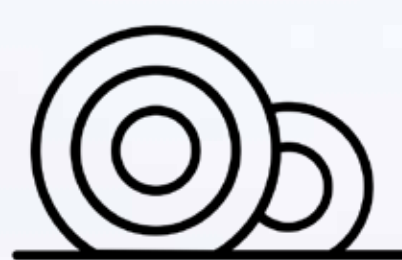
Not to Scale

Design Methodology

The natural environment and specific climate patterns around Calgary present opportunities for certain native species to thrive. Recognizing characteristic elements of the land is the first step in understanding how to plan for development while maintaining environmental integrity.

Pulling from surrounding natural features, design elements like sweeping berms and vast sight lines can be employed throughout the open space network to frame views and establish spatial identity. Large clusters of native vegetation can be situated in low areas taking advantage of drainage paths and capitalizing on passive irrigation.

The Bearspaw Project will set a precedent for the extent to which a holistic community approach is being taken to blend the natural environment with the built environment. The design intent for the development will be driven by nature, community and the interface between the associated social, physical and environmental considerations.



INSPIRED DESIGN

- Design reflects aesthetic and ecological strategies demonstrated in nature
- Understanding of the local context and effective naturalized transitioning
- Using plant species found within the Foothills Parkland Natural Subregion
- Utilize existing raw loam to maintain natural composition of soil, protect organics, micro-organisms and soil structures
- Harvest, preserve and transplant swaths of natural landscape
- Introduce materials and techniques to increase natural infiltration and minimize use of stormwater infrastructure

BENEFITS IN APPROACH

- Maintain ecological integrity of existing habitats
- Landscape to seamlessly blur built environment with natural environment
- Bridge vegetative gaps to create continuous corridors
- Low maintenance naturalized public spaces
- Protect natural areas and sensitive habitats with green buffers, educational signage, and interpretive trails



PLANT TYPOLOGIES

- Imitate natural drainage processes
- Mimic diversity as related to slope aspects
- Reflect existing native vegetation
- Transplant and relocate plant species and existing soil profile

LOW IMPACT DESIGN

- Extend benefit of natural rainfall through micro-ponding
- Cluster planting to maximize efficiency of passive irrigation
- Control runoff rates and volumes
- Wetland to filter contaminants and break down bacteria

TOPOGRAPHY OF SITE

- Prioritize preservation of existing topography where possible
- Replicate drainage patterns by sculpting landforms to mimic nature
- Preserve hydrological, topographical and biological conditions in ravine to ensure ecosystem viability
- Ensure proposed wetland capacity compliments surrounding use



SOCIAL BENEFITS

- Interior Corridor Parks will foster the relationships between the community and their surrounding environment
- Encourage the community to translate the public space design strategies in to their own personal space
- Community Association to guide, organize and provide opportunities for community involvement and support

ENVIRONMENTAL OUTCOMES

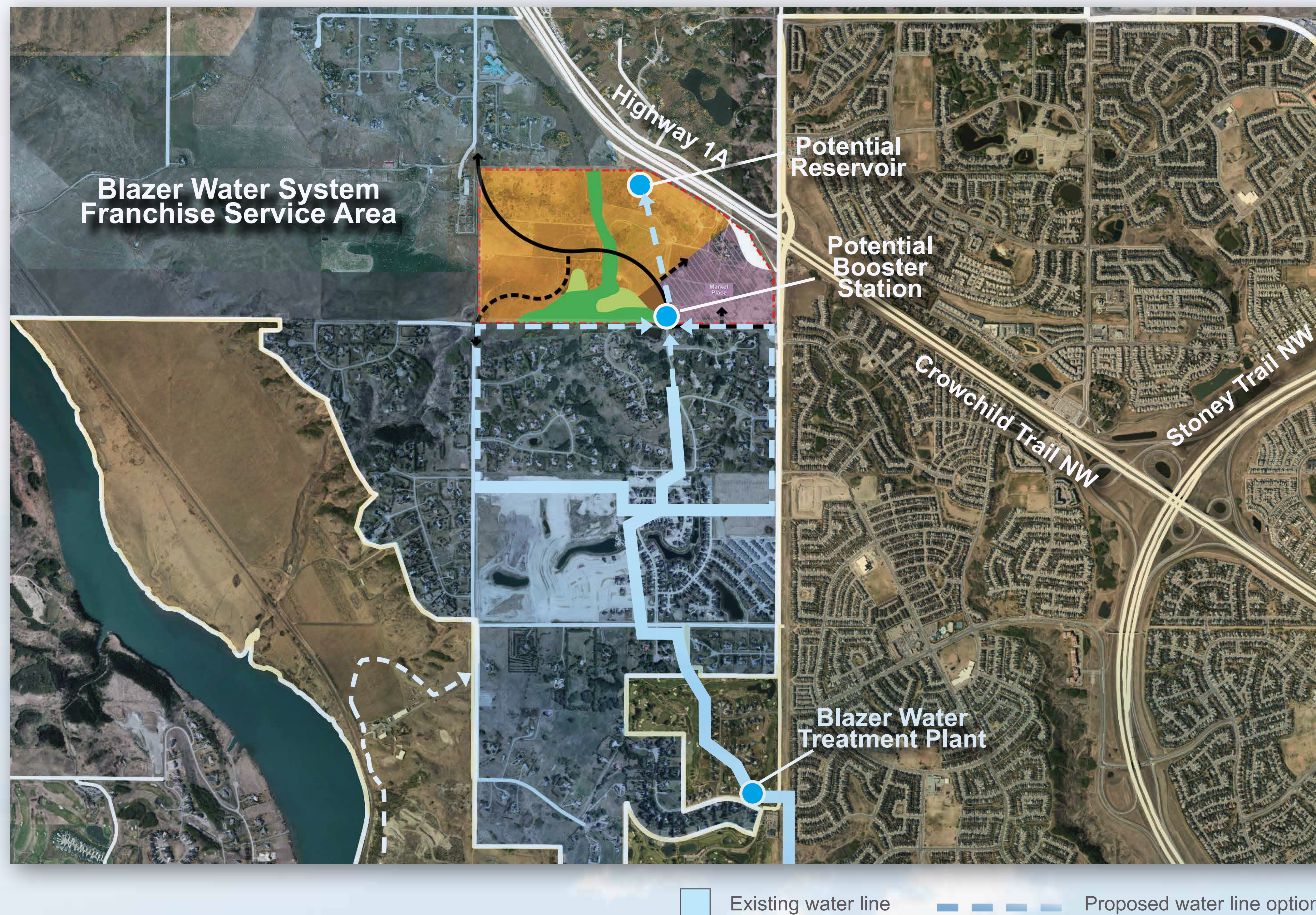
- Trail on the edges of the ravine to ensure ecological integrity and continued viability
- Protect, preserve, and educate others of the value of natural environments
- Minimize private outdoor spaces and emphasize community ownership of public green space

Water

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The area will be serviced by the Blazer Water System, which was designed and built to accommodate the Project lands

Upgrades will include expansion of the Blazer Water Treatment Plant at its existing location plus the addition of a booster station and Treated Water Reservoir within the development site, whose location is yet to be determined

Three potential water route options are being explored

Upgrades will be developer funded

It is not possible to connect to the City of Calgary servicing system because the Project resides outside of city limits

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.W. corner of the development

The Sanitary Lift station will be built to Alberta Environment Standard which will incorporate several fail-safe controls within its design

It is not possible to connect to the City of Calgary servicing system because the Project resides outside of city limits

Stormwater

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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 types

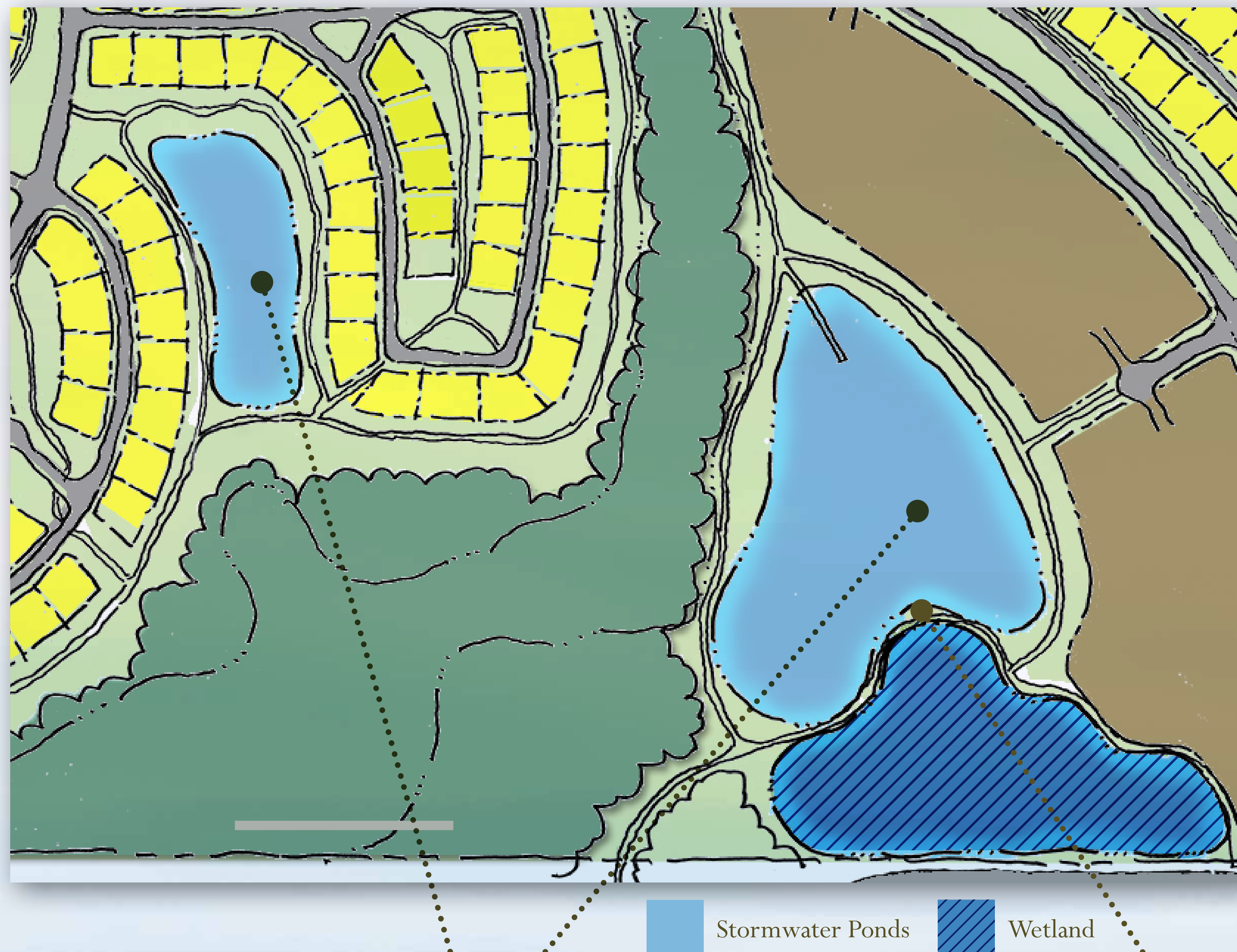
The stormwater facilities will be sized in a way that controls the discharge to pre-development levels

Stormwater discharge from the storm ponds will not exceed pre-development volume and flows rates

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

Our Low Impact Design endeavours to match pre- and post-development site hydrology primarily through infiltration. Our hybrid approach combines best practices related to climate and soils with conventional site engineering practices.

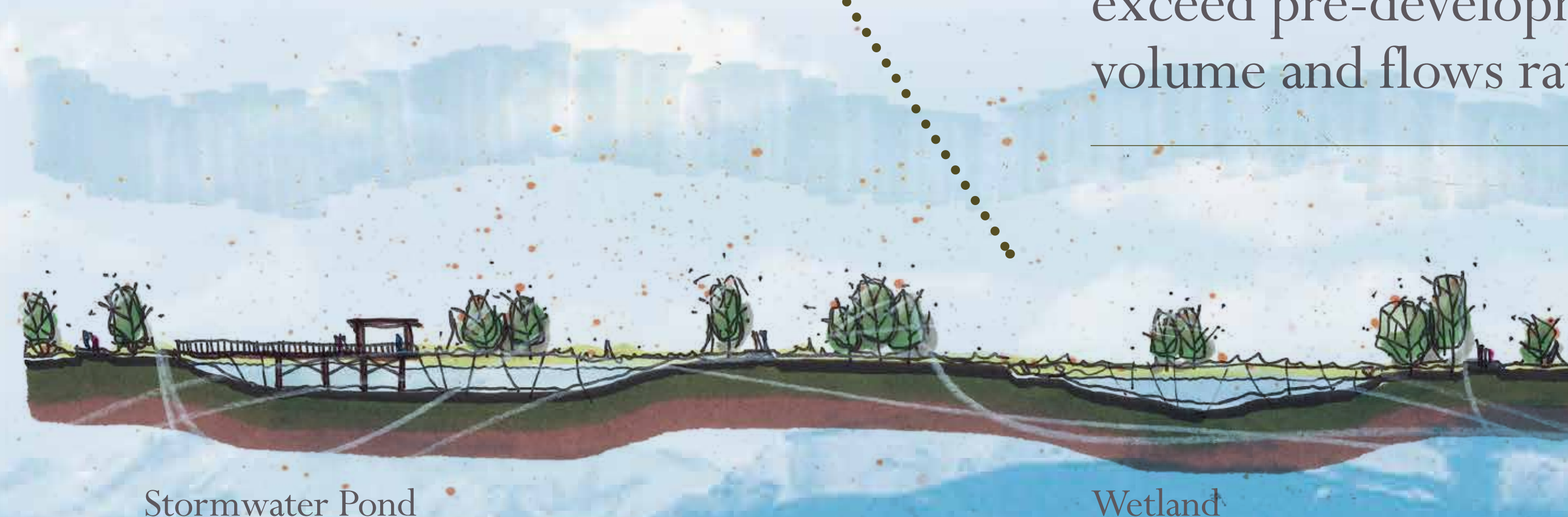
Mirroring the most appropriate techniques promotes healthy landscapes and the optimal use of resources while maintaining ecological integrity in a predictable, sustainable maintenance regime.



Example of naturalized stormwater pond



Cross section of stormwater pond and wetland



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.

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highfieldbearspaw.com



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