

# HARMONY<sup>®</sup>

## Stage 4 Neighbourhood Plan



June 2021

Harmony  
Stage 4 Neighbourhood Plan

Appendix D to the Harmony Conceptual Scheme

Stauts:

Approved - Bylaw C-8155-2021  
Adopted June 8, 2021

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# 1.0 Plan Context

## 1.1 Location & Regional Context

The community of Harmony is located in the western Rocky View County area of Springbank, comprised of  $\pm 707.6$  ha ( $\pm 1,748.5$ ) acres, illustrated in **Figure 1.0**.

Historically utilized for farming and ranching operations, the Springbank area has evolved into one of the County's premier estate home and acreage residential regions. As a result of several decades of development, Harmony is now situated in close proximity to a regional business node, various country residential communities, as well as active ranching operations. Some of the key and notable businesses, services, and commercial uses surrounding the community include:

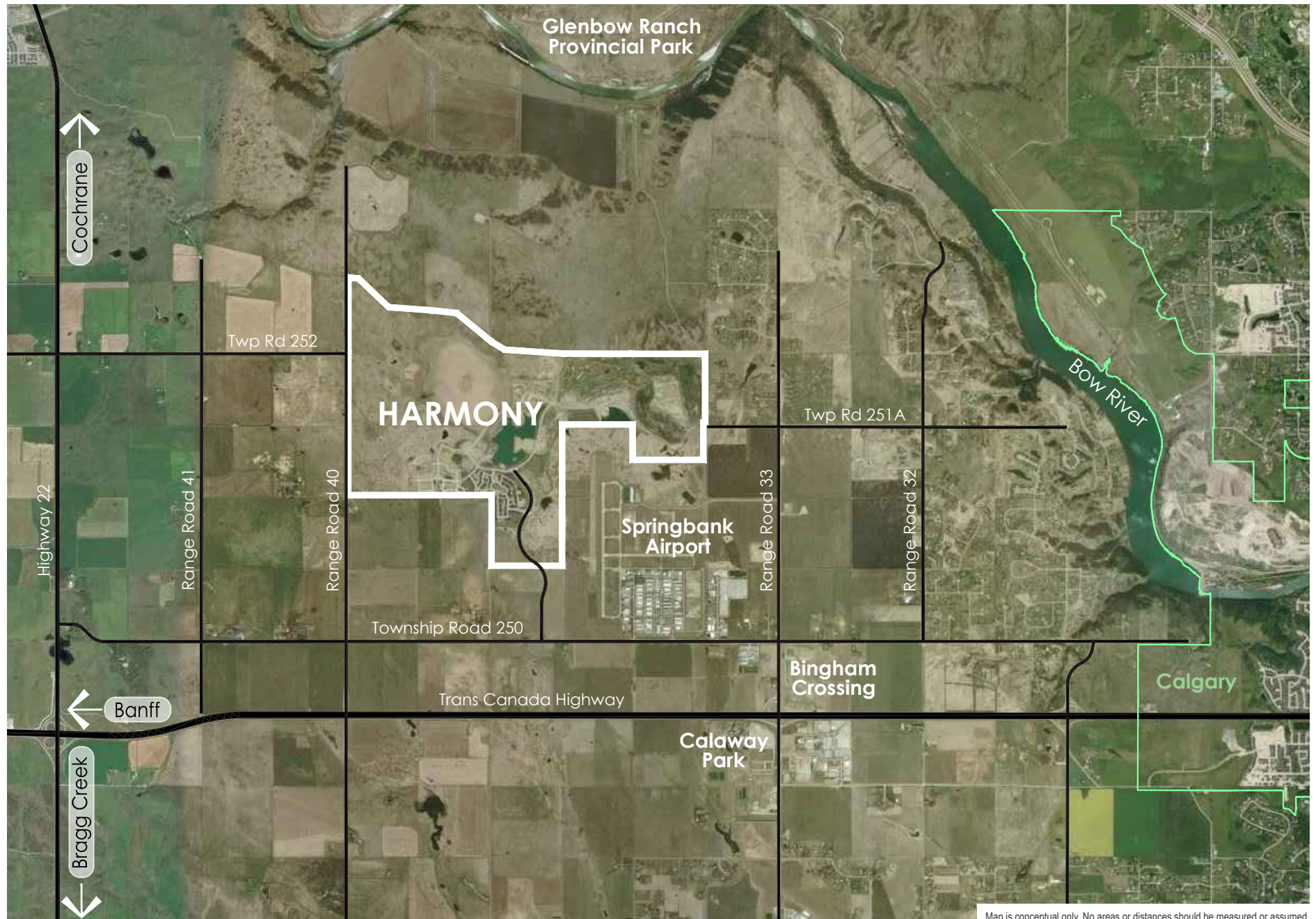
- Springbank Airport to the southeast;
- Historic Old Banff Coach Trail to the north;
- Ranch and farm operations to the north, west, and southwest;
- A future major commercial district (Bingham Crossing) to the southeast, and
- Calaway Park amusement park to the southeast.

From a regional perspective, Harmony is in close proximity to Calgary ( $\pm 30$  km west of downtown), as well as a number of Alberta's premiere travel and tourism destination locations including:

- Bragg Creek ( $\pm 28$  km to the southwest);
- The Kananaskis region ( $\pm 75$  km to the southwest);
- Canmore ( $\pm 82$  km to the west); and
- Banff ( $\pm 100$  km to the west).

Harmony is also within a short driving distance to world-renowned natural areas of the Rocky Mountains where people can sightsee, hike, camp, and visit. The proximity of these areas to Harmony establishes the community as a true base camp to the Rockies.

Figure 1.0 Location & Regional Context



Map is conceptual only. No areas or distances should be measured or assumed.

## 1.2 Ownership

All lands within the Stage 4 Neighbourhood Plan boundary are owned by Harmony Developments Inc. (HDI); a partnership led by Bordeaux Developments and Qualico Communities. HDI is passionately committed to the process of developing an inclusive, sustainable community that appreciates the past, enriches the present, and preserves the future by advancing the emotional, physical, and financial well-being of all residents of Harmony.



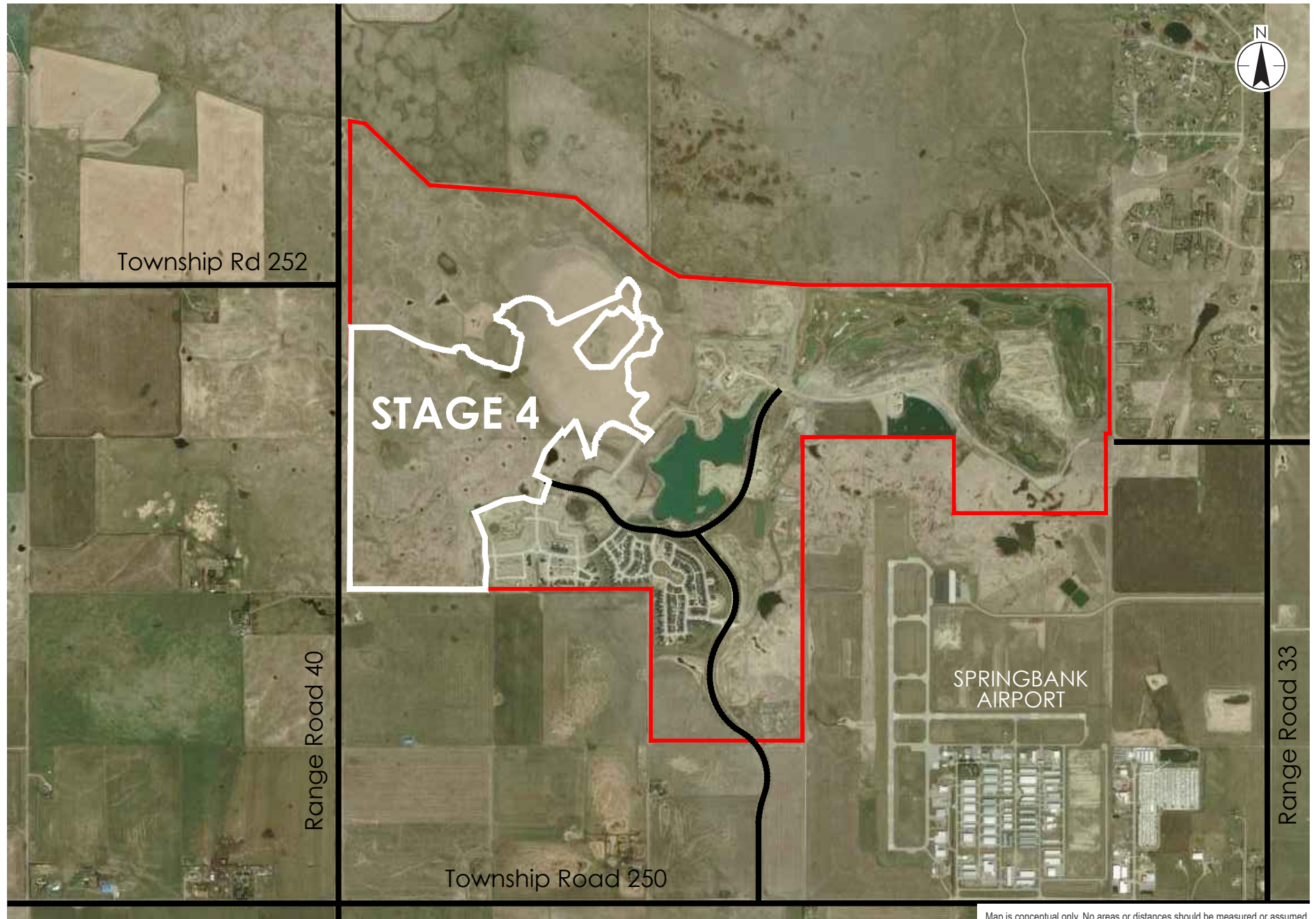
## 1.3 Stage 4 Context

As outlined in the approved Conceptual Scheme, development of Harmony will occur in a series of stages, defined by Neighbourhood Plans. The Stage 4 Neighbourhood Plan represents the logical extension of residential development and key infrastructure west of Stage 1, creating a new connection of Harmony to the west.

The Plan area is located within the SW, NW, and SE quarter sections of 07-025-03-W5M, and consists of ±152 ha (±376 ac), illustrated in **Figure 2.0**.

The majority of the Stage 4 area is currently designated as Future Development (FD), with other areas designated Village Residential 1 (VR-1), Village Residential 2 (VR-2), and Golf Facilities and Open Space (GO) within the Direct Control 129 (DC-129) District of Harmony. The principal active use of the Stage 4 lands are currently utilized for leased grazing area. Redesignation of the site area to the appropriate and applicable Development Cells will occur in order to facilitate the next stage of future development within Harmony.

Figure 2.0 Stage 4 Plan Area



Map is conceptual only. No areas or distances should be measured or assumed.

## 1.4 Neighbourhood Plan Purpose & Intent

The purpose and intent of the Harmony Neighbourhood Plans is to provide the link between the larger-scale vision and principles established within the Harmony Conceptual Scheme with the “medium-scale” elements necessary to guide future development. More specifically, the Neighborhood Plan sets the locations of internal roadways, formalizes the community block patterns, identifies the parks and neighbourhood amenity locations, and addresses high-level servicing details.

The Neighbourhood Plan sets the stage for the next phases of development in subdivision, development agreements, and permits within the Plan boundary. Neighbourhood Plans are then adopted as an Appendix to the Harmony Conceptual Scheme.

### Compliance with Conceptual Scheme

#### Section 8.1.2

The following Neighbourhood Plan provides a detailed layout of the development plan identified as Stage 4 within the Harmony Conceptual Scheme and is prepared in support of the land use redesignation. Callouts (such as this), throughout this document highlight key rationale for how the proposed Stage 4 development is consistent with the principles and policies of the Harmony Conceptual Scheme.

### Planning Process Hierarchy (Neighbourhood Plans)

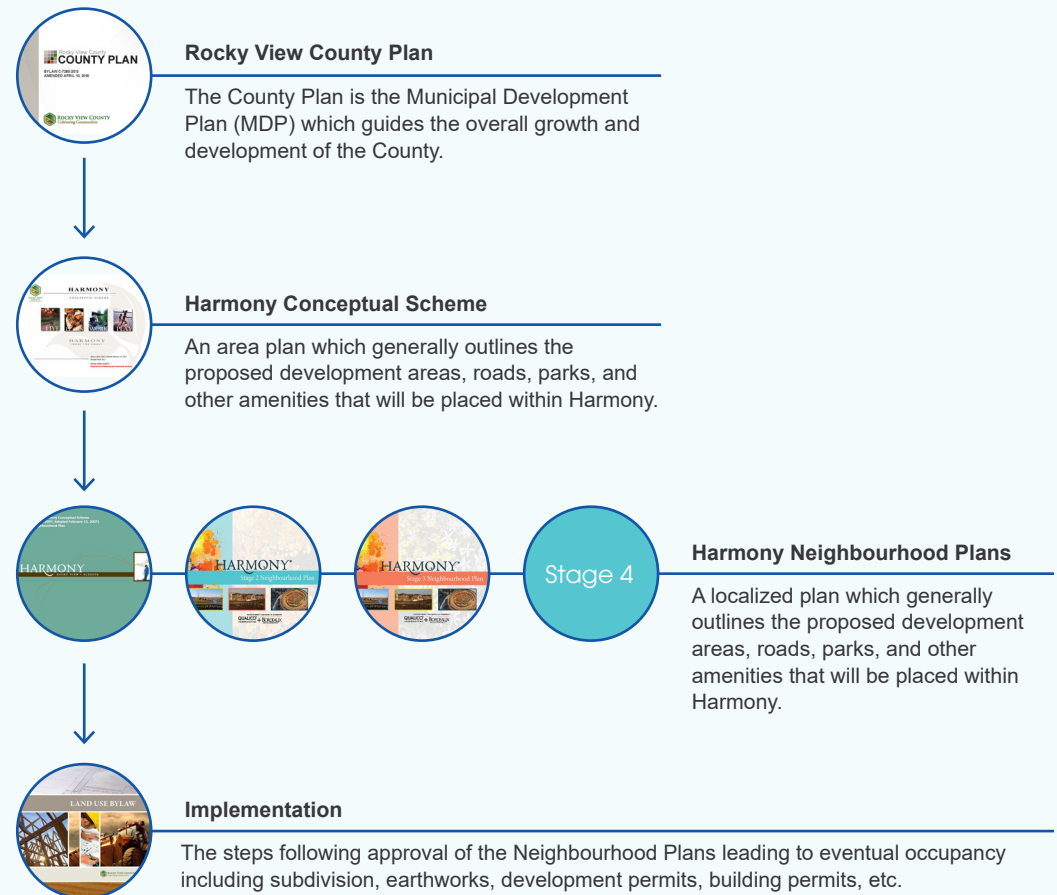
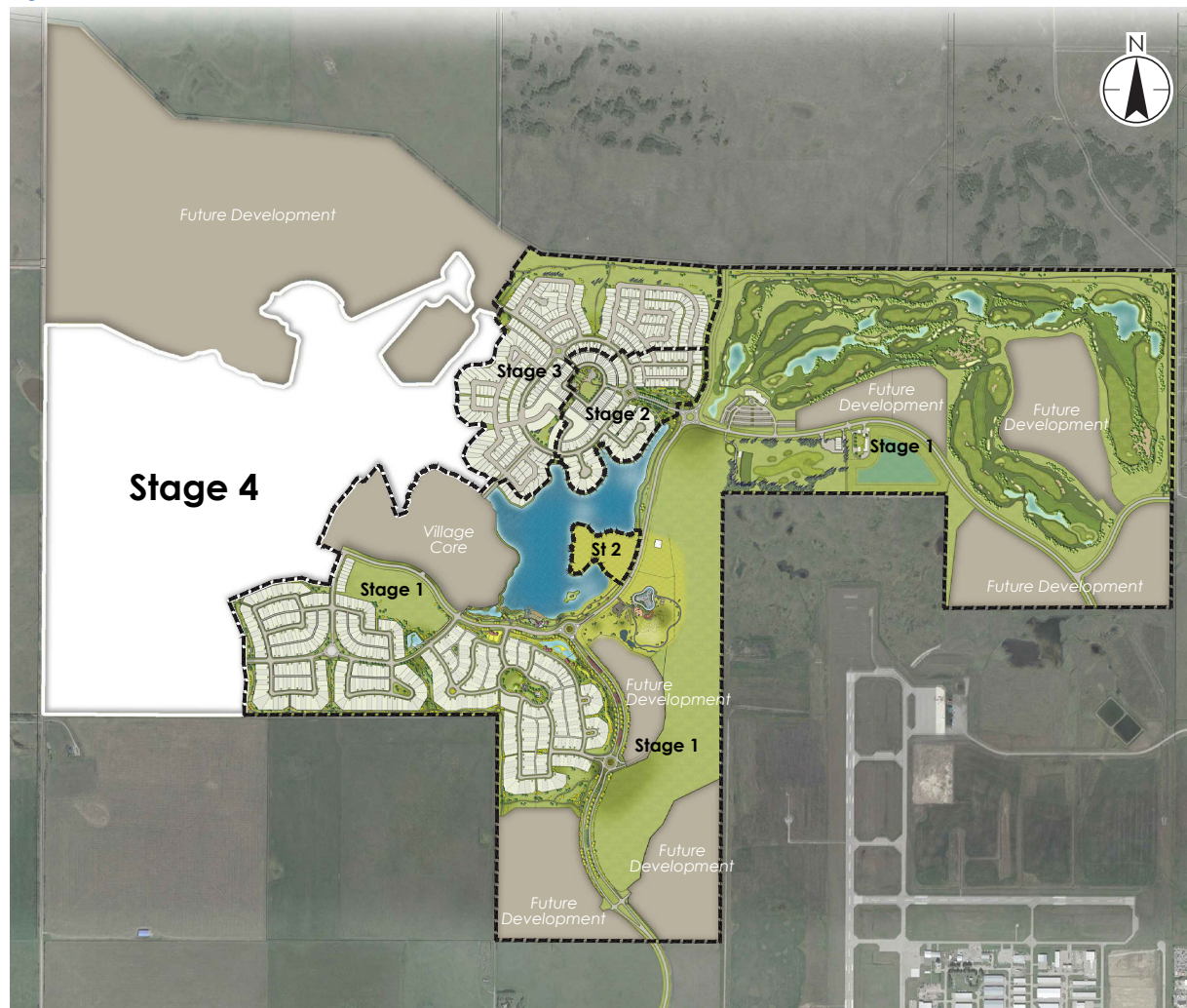


Figure 3.0 Current Development Status



Drawing is conceptual in nature and subject to change without notice.

† Items highlighted in the Development Status section are noted as of the time this document is being prepared.

## 1.5 Development Status<sup>†</sup>

### Stage 1

- ±400 lots have been developed for construction with ±220 homes fully built
- The Mickelson Golf Course with the temporary clubhouse completed in 2020
- Development of the driving range at the Mickelson Golf Course is complete and opened in 2020
- Construction of the water treatment plant and wastewater treatment plant complete
- Stage 1 Adventure zone complete and opened in Spring 2021
- The Harmony Discovery Centre has been relocated adjacent to the Adventure zone
- Lake A fully operational with the south beach kiosk to be developed in 2020, servicing the residents and patrons of Lake A

### Stage 2

- ±170 lots have been developed for construction
- ±5 homes fully built out on the ±170 available lots with more under construction
- The central park in Phase 10 anticipated to be developed in spring/summer 2021

### Stage 3

- Phase 11 subdivision approved with preliminary engineering work underway
- Remaining phases currently undergoing subdivision design

## 2.0 Stage 4 Neighbourhood Plan

### 2.1 Stage 4 Vision

The vision for Stage 4 builds upon the core values and community-focused vision of Harmony, exemplifying the principles and vision established in the Conceptual Scheme. As a predominantly residential sector of Harmony, Stage 4 focuses on providing 'something for everyone' by establishing a larger array of housing choices and neighbourhood styles to attract a diverse community, enriched with the spirit of togetherness that defines Harmony as a whole. The three new neighbourhoods of Stage 4 lay the foundation, developing the framework for residents to achieve a sense of pride and belonging in southwest Harmony.

Building upon the traditional characteristics of what a community stands for, residents will be able to interact with one another, gather in valuable and attractive public open spaces, and strengthen connections with nature, local businesses, and most importantly, each other, through a strong neighbourhood fabric.

Harmony is focused on providing a place where one can live, learn, work, and play regardless of age in harmony with the environment. Residents are encouraged to plan, pursue, and invest their best ideas, while dedicating their highest level of energy into initiatives that better themselves as individuals, and strengthen the community. Through Harmony's guiding principles of Live, Learn, Work, Play, Create, Connect, Nourish, and Sustain; Stage 4 will successfully integrate with adjacent elements

of Stages 1 and 3 to capture and enhance the opportunities afforded to residents by providing:

- Destination recreation nodes with organized sport/event opportunities;
- A mixed use district located in the center of each of the three villages offering convenience commercial needs and employment opportunities for local area residents;
- Direct connections to the services, amenities, and larger employment areas in the village core; and
- A strong connection with nature through a vast pathway and green space corridor linking residents with the water and open country synonymous with the Springbank region.

Each village in Stage 4 is designed based on connecting residents with all of Harmony while providing unique housing opportunities and a variety of lifestyle options for all. Residents are joined with the landscape through green corridors, connected and integrated open spaces, view corridors to the lake to enhance the connection to the water, and convenient multi-modal access corridors to the village core. With these elements in mind, residents of Harmony, especially in Stage 4, are provided with a rich diversity of housing styles to fit every generation's needs and enhance their experiences with a more meaningful and authentic sense of community.

#### Compliance with Conceptual Scheme Section 4.1

The vision for Harmony builds upon the tradition of the area's great ranching community: where neighbour's connected, shared stories, and felt encouraged to interact with one another, forming a tight-knit community spirit. Stage 4 focuses on realizing this vision through urban design principles tailored towards bringing people together. This is achieved through numerous connections to the water and open space; unique and distinct village areas where neighbours can interact and form a meaningful community connection with one another; and a development fabric designed to accommodate a variety of housing forms so that the community is enriched with a diversity of demographics for both today, and future generations to come.

Part of fostering a true sense of community spirit is ensuring that residents can live, grow, and sustain within Harmony, allowing generations to grow up together and maintain close community ties while aging in place. Harmony is intended to be a place for people of all ages and abilities. To accomplish this goal, Stage 4 will be a place focused on providing residents and visitors with universal accessibility for all so that everyone is able to experience all of the amenities, open spaces, pathways, and interact with the water, without barriers.

With Stage 4 located adjacent to the village core, it is important to provide the population base and contextual built form that best complements and enhances this important activity node. The north/northeast area of Stage 4 (identified in the Conceptual Scheme as the Community Core Area), will accommodate a variety of compact low density built forms in addition to low rise apartments and/or assisted living facilities that will enhance the adjacent user base to the village core. These areas

will also serve as a transition to the lower density, larger lot built forms along the western districts of Harmony and provide unique community character to the Community Core Area interfacing with the village core.

Harmony as a community is envisioned as a living experience unlike any other in southern Alberta. The neighbourhood character, sense of community, and connection with the water is designed to offer an alternative lifestyle not otherwise available in other municipalities in the greater Calgary region. Through Stage 4, Harmony will expand upon different types of unique services, amenities, open space networks, housing types, and sense of community that cannot be found in any other current urban centre. With a rich connection to the history of the land, the lake, and abundance of open spaces, Harmony will serve as an ideal place of choice for those looking for a way to better enrich, nourish, and enhance their lifestyle through the many opportunities that Harmony has to offer.



## 2.2 Stage 4 Neighbourhood Plan

### 2.2.1 Plan Overview

Stage 4 builds from ongoing development of Stage 1 to the east and represents a key phase of Harmony's implementation through providing an increased residential population base to support future commercial, retail, and services within the village core. Stage 4 has been comprehensively designed with several unique villages, integrated and varied open spaces, and a diversity of low and medium density housing typologies. A significant component of Stage 4 is represented by a redesign of the second lake (Lake B), which improves opportunities for residents to interact and experience the water and increases the amount of publicly accessible areas surrounding the lake edge. Overall, the plan places emphasis on elements integral to the design of the community including:

#### Improved Visibility and Connection to the Lake

Blocks are designed to maximize viewsheds to the lake and provide access to multi-modal corridors allowing residents and visitors comfortable and prevalent access points to the water. A substantial amount of publicly accessible areas surrounding the lake provide increased opportunities for all to interact with the water.

#### Diverse Housing Options

Block patterns are designed to provide maximum flexibility for future development, ensuring that market trends and future housing needs can be accommodated without adversely impacting the structure of the plan or village fabric.

#### Greenway Corridors

Several greenway corridors are designed to serve multiple purposes including managing stormwater, defining the edges of distinct villages, adding visual interest, and providing a passive recreational amenity.

#### Points of Interest

Along greenway links, pathways, and publicly accessible areas along the lake shore, the plan is designed to provide points of interest, reinforced by views to key features, which will assist in wayfinding and orientation within the community. A key focal point is the lake. Entry roads, key public walkways, spine streets, and open spaces are all oriented to the lake as the primary amenity of Harmony. At the lake edge, a range of open space features such as promontories, piers, docks, bridges, walkways, beaches and commercial activities, all contribute to reinforcing this feature.

#### Multi-modal Mobility for All

Barrier-free pathways and greenway links allow for all demographic groups to walk, cycle, and move throughout the community comfortably and safely.

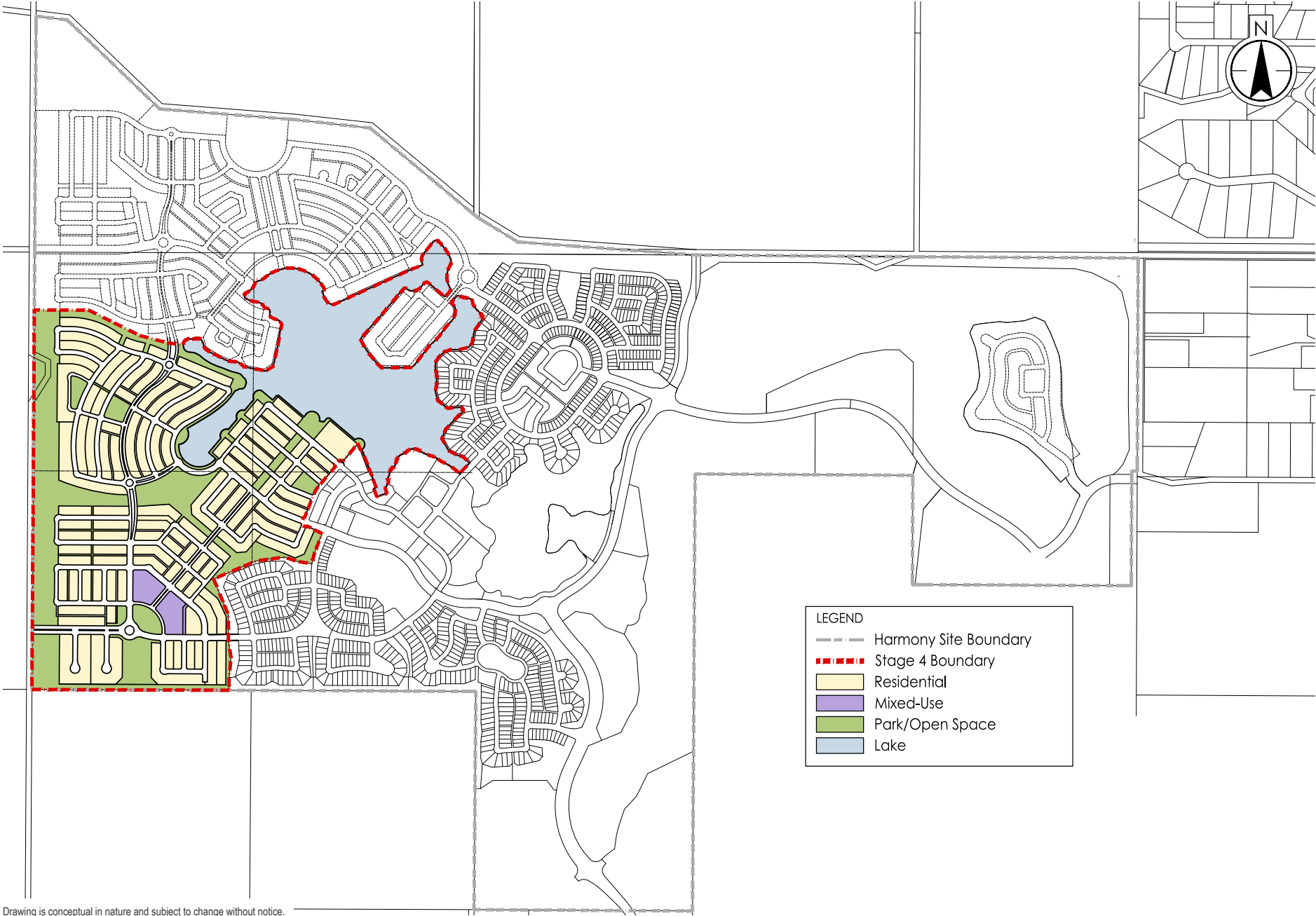
#### Compliance with Conceptual Scheme

##### Section 8.2.2 Stage 4 Components:

The Stage 4 Neighbourhood Plan provides the outline for development of:

- The second lake (redesigned from Stage 3 Neighbourhood Plan),
- Provision of land for the Community Core Area adjacent to the village core,
- Distinct villages containing a variety of housing products including several not yet introduced to Harmony, and
- Open space and trail network extensions.

Figure 4.0 Plan Overview



## 2.2.2 Village Areas

Stage 4 builds upon the goals of the Conceptual Scheme to develop a collection of integrated but distinct villages surrounded by green belts and connected to localized open spaces, activity nodes, and nearby amenities. The three residential villages identified in **Figure 5.0** illustrate the outline of each of these distinct village areas within Stage 4.

### Village E

Situated directly adjacent to the Village Core, this village (labeled as the 'community core' within the Conceptual Scheme) is intended to be a more compact, walkable, village form with a greater concentration of townhome, semi-detached, and narrow lot housing types, slower vehicular traffic, and vibrant pedestrian streets with easy access to nearby open spaces. All of the streets within Village E are focused towards water or to the Village Core. In this way, the key amenities of the lake and village core for residents of Village E are highly accessible and close by.

Residents of Village E are able to access the village core within a  $\pm 5$  minute walk.

### Compliance with Conceptual Scheme

#### Section 5.2.1

Village E, referred to as the 'community core' within the Conceptual Scheme, provides greater densities, providing the population base to support, and 'feathering out' from, the village core.

Figure 5.0 Village Areas



Drawing is conceptual in nature and subject to change without notice.

### Village F

Located at the southwest entry to Harmony, Village F provides a small scale mixed use centre and regional open space amenity surrounded by a range of housing. The mixed use centre is intended to serve as a local gathering place with limited retail and commercial services, convenient to residents coming into Harmony, and walkable from the surrounding areas.

The residential area is designed to accommodate a wide range of housing types, with more openness adjacent to the greenbelt and greenways. These links facilitate seamless village-to-village connections for residents and visitors, promoting exploration and active mode travel throughout west Harmony.

Residents of Village F are able to walk to the village core within  $\pm 6$  to 18 minutes due to the highly accessible greenway link corridors to the northeast and east, as well as blocks designed to focus pedestrian travel towards the lake and village core.

### Village G

The western, centrally located Village G represents an organic layout transitioning between the lake and the greenbelt. This organic feel will be reflected in the central divided boulevard, unique to Harmony, and with a streetscape landscape that is more informal in appearance.

Village G also offers residents a community with significant choice by integrating multiple, direct interfaces with the lake inlets to the northeast and east, parcels adjacent to the western buffer, and extensive exposure to the southern greenway links. These connections to the lake/waterfront features and abundant open space networks make Village G one of the more distinct districts of Harmony.

As the furthest village in Stage 4 from the village core, due to the number of greenway links and efficient block design, residents are still able to walk to the village core within  $\pm 10$  to 20 minutes with convenient and accessible pedestrian corridors at  $\pm 1,500$  m in length or shorter.



### 2.2.3 Land Use Plan

As per the vision described in **Section 2.1**, the Stage 4 Neighbourhood Plan is designed as a continuation of existing typologies within Harmony, expanding upon the variety of housing options to accommodate a wider range of lifestyles, and enriching the experience in the community through enhanced connections to the water and extensive open space network. The Land Use Plan formalizes the vision through:

- Design of low density residential blocks to accommodate a variety of potential housing types;
- Medium density parcels located along major transportation corridors and adjacent to the village core, framing the blocks and providing positive transitions in density to adjacent neighbourhoods;
- A mixed use node located centrally within Village F to facilitate neighbourhood-scale level services and amenities for the greater Stage 4 area;
- Design of the lake to provide optimized access and exposure to the water for surrounding residents and public traveling along the pathways and adjacent open space areas;
- Incorporation of passive and active open space areas to both service the southwest area and connect residents and visitors to the greater open space network of Harmony; and
- Fostering a positive place to live and grow, not just to 'sell a house' but to trend towards a true sense of community ownership, belonging, and connection to Harmony, for all ages and future generations.

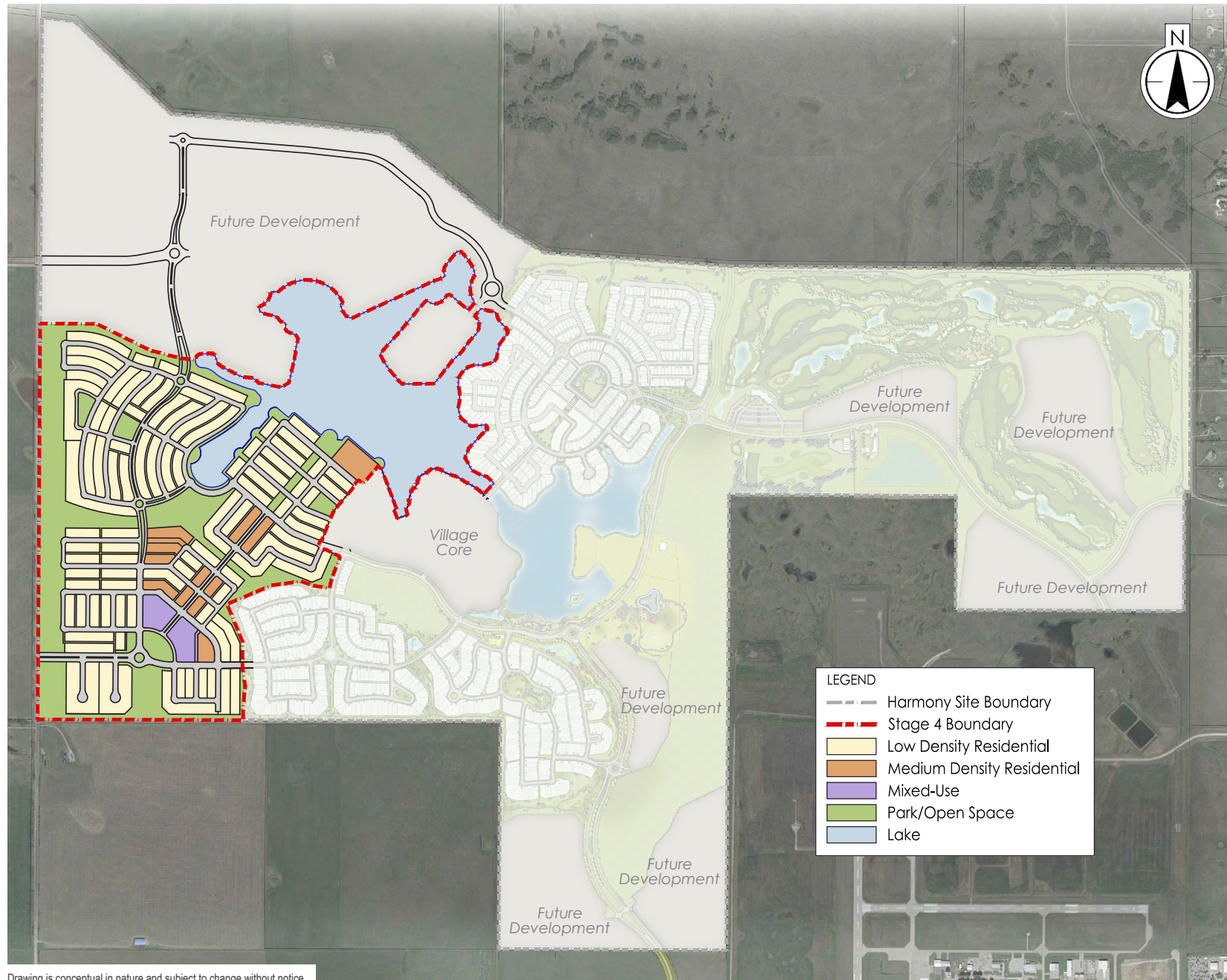
**Table 1.0** below outlines the breakdown of Harmony Stage 4 Neighbourhood Plan areas, illustrating the land use dispersion and overall distribution of land uses within the development.

Table 1.0 Plan Statistics

Land Use	Area ±		Dwellings <sup>†</sup>
Low Density Residential	48.32 ha	119.39 ac	± 1,025
Medium Density Residential	5.84 ha	14.42 ac	± 210
Mixed Use	2.37 ha	5.85 ac	± 60
Parks/Open Space	31.25 ha	77.23 ac	-
Lake B	39.39 ha	97.32 ac	-
Roads and Lanes	25.35 ha	62.65 ac	-
<b>Total</b>	<b>152.52 ha</b>	<b>376.86 ac</b>	<b>± 1,295</b>

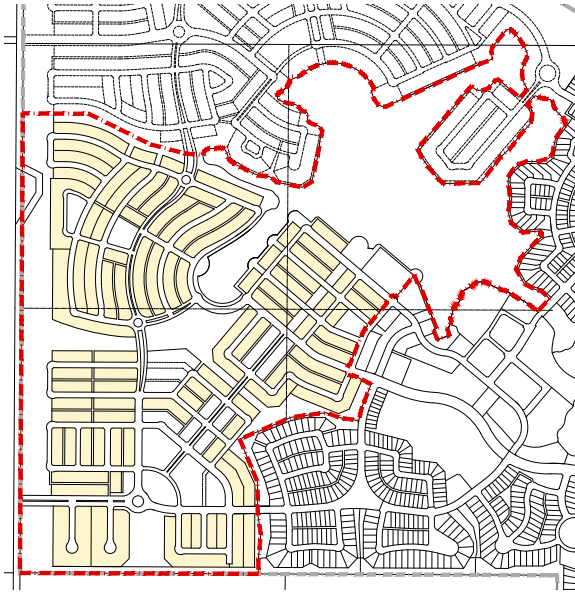
<sup>†</sup> Dwelling counts are provided as an estimate only and are subject to change at subdivision and/or development permit level. Actual dwelling counts upon buildout may increase or decrease from this table without requiring an amendment to this Plan.

Figure 6.0 Land Use Plan



Drawing is conceptual in nature and subject to change without notice.

#### Key Map



#### Compliance with Conceptual Scheme Section 5.2.2 and Policy 5.2.2

Stage 4 provides a diverse mix of housing types, introducing new product and choices into the community that complement and enhance the existing character of Harmony, and that reinforce the distinct character and form of villages within the community. They reinforce the concept of neighbourhood diversity, a larger range of affordability, and facilitate a wider choice in residential lifestyles for residents.

#### 2.2.4 Low Density Residential

Stage 4 will feature a variety of housing types in varying form and density, providing a wider range of price points. This will enable the community to expand the offering to more diverse household types. This wider range in housing has been considered in the context of maintaining a high-quality public realm and overall community vision.

The block scale and dimensions are intended to offer long term flexibility. Based on the general layout, individual blocks can be subdivided in a number of ways, including block-ends, to reflect market demand as phases are developed. This flexibility is set within the framework of respecting the overall design intent and vision of the community.

Stage 4 provides increased adaptability in responding to future market demands with flexible single detached and semi-detached lot widths, laned and non laned options, flag lot / panhandle configurations, and parcels for detached cottage cluster development.

Lots with access to a rear lane or greenway (for single and semi-detached housing) will also provide the opportunity for secondary units. The options for properties to implement secondary units further increases the choice for affordability, multi-generational living, and other emerging household choices and needs.

The following section highlights housing types and built forms anticipated within the low density district, primarily consisting of freehold lots in the form of detached product, and options for larger semi-detached/attached style dwellings on larger lots.

#### Single Detached



The predominant housing type anticipated within the low density residential area will be that of single detached dwellings. While prevalent throughout the low density district, the variation in architectural styles, lake edge housing, as well as mix of front and rear access throughout will provide each block and village with a sense of distinct character and unique community experiences.

### Compact Single Detached

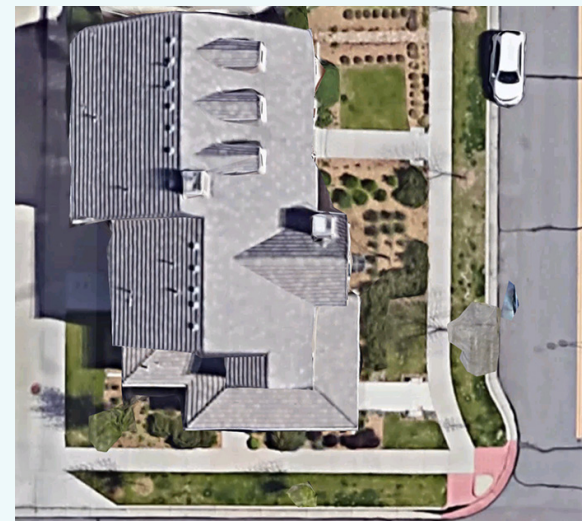


Compact single detached product is primarily a freehold choice with a more compact house and low maintenance yard. Being more compact, the building architecture and configurations for parking need to be carefully considered to ensure a desirable neighbourhood form and character. The compact form is likely to occur most within the community core area of Stage 4, increasing the population base adjacent to the village core.

### Semi-Detached/Villas

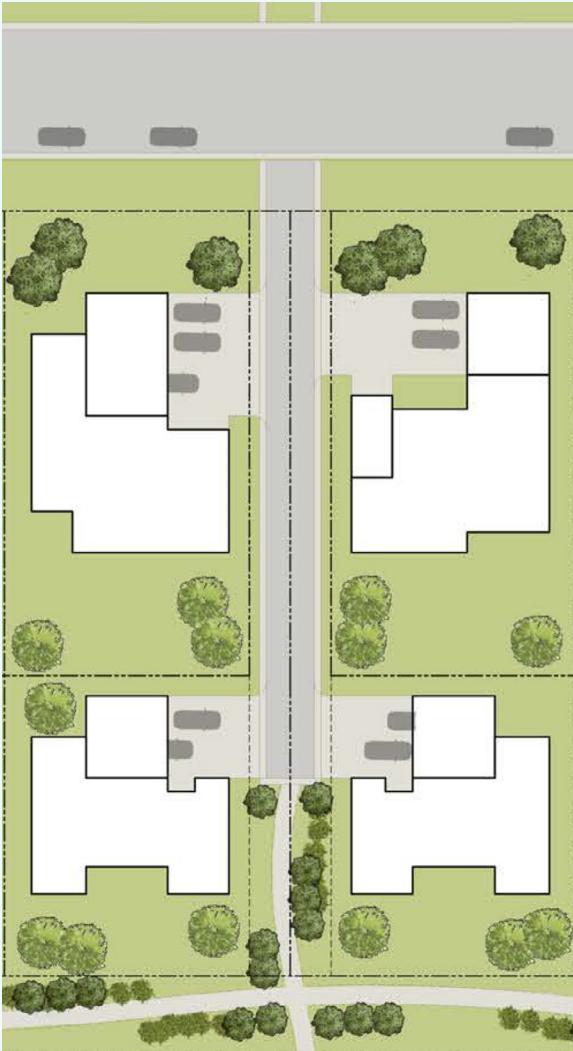


Semi-detached/villa housing will complement the available housing choices within the low density districts, offering a larger built form that is similar to larger houses, but including two dwellings.



These types of buildings are well suited to corner lots, where each front entry can be oriented to a different street, reinforcing the appearance of being one larger house (see image above).

### Flag Lot/Panhandle Housing



Given the block configurations and scale, opportunities for future 'flag lot/panhandle' type development has been incorporated within the low density residential area and is particularly suited adjacent to greenway links.

These lots are designed to be subdivided into individual parcels with each parcel accessed from a single, shared entry drive from the street, thereby maximizing the quality of the streetscape for planting and building frontages, while minimizing the number of driveway and garage interruptions. Potential configurations offer choices for a mix of house and lot sizes, and can be consolidated as estates for multi-residence and extended family living.

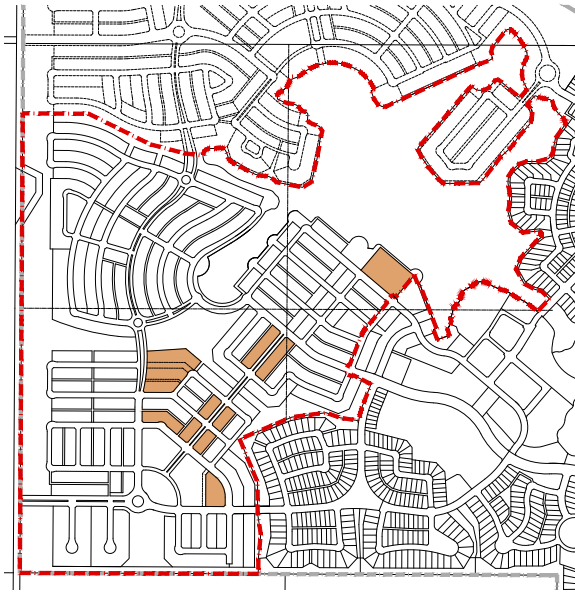
### Cottage Cluster (Detached/Semi-Detached)



Cottage cluster housing provides a unique micro-neighbourhood where each dwelling directly fronts onto a communal green space and parking is pooled in one location on-site. This housing type is typically some form of strata ownership with shared maintenance of common spaces. This suits households that value a single detached built form but with close connection to their neighbours, and often suits residents that appreciate the safety of neighbours and a more intimate sense of community.



#### Key Map



#### Compliance with Conceptual Scheme

##### Principle #1 and Policy 5.2.2

A variety of medium density housing forms will be provided within Stage 4 to suit a wider range of lifestyles and provide residents with a larger assortment of housing options in Harmony. The mix of built forms will provide housing to accommodate lifestyle choice, offer better options for an array of income levels, and provide residents with additional options to age in place.

#### 2.2.5 Medium Density Residential

While low density housing types make up the majority of Harmony and Stage 4 specifically, the newly proposed VR-3 and VR-4 Districts will allow for flexibility to facilitate a wider choice of housing options with increased density and affordability.

The housing typologies proposed within the medium density areas reflect the existing density context of Harmony through condominium style dwelling options in the form of rowhomes and brownstones, attached cluster style housing, and low rise apartments.

While townhomes are currently available throughout select areas of prior Stages of Harmony, the Stage 4 design incorporates additional medium density typologies throughout key corridors and higher density areas adjacent to the village core and the nearby commercial/mixed use node.

Low rise apartments (3-4 storeys) will further add to and enhance the availability for residents to find more affordable living options within Harmony. Opportunities for assisted living facilities at key locations within Stage 4 provide additional ways for residents to age in place, improving upon Harmony's ability to accommodate multi-generational living.

The following section highlights the housing types and built forms anticipated within the medium density district, primarily consisting of attached type products (such as townhome and rowhouse), and apartments on larger lots adjacent to the village core and mixed use node.

#### Cottage Cluster (Attached/Stacked)



The attached cottage cluster housing product follows the same principles as detached cottage cluster housing in the low density district, however, increases the efficiency and utilization of each parcel with attached product types. This form is tailored towards a more resort style of living, catering to the needs of retirees and seasonal residents, providing single-level bungalow styles suited for persons of all physical abilities.

## Brownstones, Rowhomes, and Townhomes



Brownstones, Rowhomes, and Townhomes represent an extension of the single detached and semi-detached housing type, providing a similar street-fronting orientation and vertical scale. Configurations of these dwellings can be as freehold units or forms of strata ownership.

These housing types will help address the “missing middle” component of modern home buyers in Harmony. The increased efficiencies in the built form allow for greater affordability and flexibility for those seeking to find a home somewhere between a traditional condominium and single-detached home or duplex.

Low-rise multiple tenant dwellings (for stacked/condominium townhome types) represent a sustainable alternative to traditional single-detached residential development and diversify housing options in the community. They maintain a compact and lower building scale, while providing the option of increasing density and intensifying neighbourhoods through an efficient use of land within the medium density focused areas of Harmony.

Areas for the Brownstone, Rowhome, and Townhome dwellings are focused along the more significant roadway corridors and in proximity to nearby services and amenities. Each of these built forms is intended to interface with the adjacent pathway corridors as well, further promoting the active lifestyle and sense of exploration prevalent throughout Harmony.

## Low-Rise Apartments



3-4 storey apartments (residential only as well as opportunities to incorporate with the mixed use commercial area as seen in the image to the left) will be included in Stage 4. These apartments will provide rental and ownership opportunities and potential assisted living sites, further enhancing the available styles of living and opportunity for aging in place within Harmony. Architectural controls will work to ensure that the height and density effectively interfaces with adjacent lower density development.

The architectural style, height, and density of the apartments will respect and complement the adjacent low and medium density built forms. These dwellings will also provide the population base to support nearby/on-site mixed use nodes, as well as the adjacent commercial, retail, and service uses within village core.

### 2.2.6 Mixed Use District

Stage 4 provides community level services intended to function as smaller hub of commercial/retail activity providing nearby residents with neighbourhood level services that complement or differ from the village core and employment lands uses. This mixed use district is centrally located within Stage 4 along the primary western entrance road into Harmony to ensure convenient access for nearby residents of southwest Harmony and is anticipated to provide services and amenities such as convenience goods, day care, medical services, physical fitness (such as a gym), liquor sales, etc. Medium density residential adjacent to the mixed use node will aid in strengthening the vibrancy and success of the area, contribute towards increased activity, and provide a transition to surrounding lower density residential dwellings.

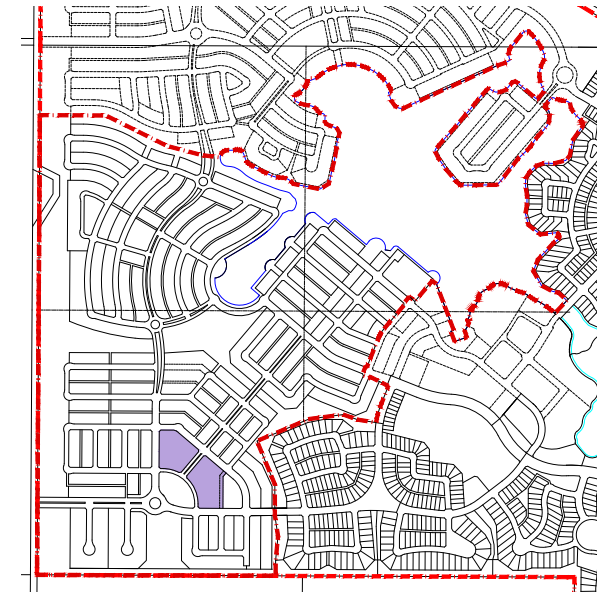


A key focus of the mixed use built form will be to enhance the public realm. Opportunities for convenience goods, shopping, and services are intended to provide street oriented entrances, patios, and small gathering spaces within the node. Building entrances and storefronts will be oriented towards the street with architectural details that complement and enhance the surrounding neighbourhood character.



The mixed use district will provide the framework for opportunities to incorporate dwelling units atop the convenience retail and commercial uses. The building heights and densities will be designed to respect and effectively transition with surrounding lower density context, offering further variety of lifestyle choices for current and future residents of Harmony.

Key Map



#### Compliance with Conceptual Scheme

##### Section 4.6

The mixed use, neighbourhood commercial nodes will provide support services to nearby residents, as well as contribute to the surrounding economic growth of Harmony by not competing with, but rather supporting the employment lands and village core through retail and service options not otherwise available in those districts.

**LEGEND**

- — — Harmony Site Boundary
- - - - Stage 4 Boundary
- Owners' Association of Harmony
- Municipal Reserve

Future Development

Village Core

Future Development

Future Development

Future Development

Future Development

Future Development

Drawing is conceptual in nature and subject to change without notice.

Stage 4 builds on the growing number of open spaces created in Stages 1, 2, and 3, including redesign of Lake Harmony's shoreline exposure, access, and associated recreational opportunities. This stage continues and builds upon Harmony's extensive network of greenways and programmed spaces (such as parks and major gathering nodes), and the greenway link corridors surrounding the community.

## Stage 4 Neighbourhood Plan

Figure 8.0 Open Space Stage 4



## 2.2.7 Open Space

Stage 4 builds upon the principles of what it means to be a resident of Harmony through a series of determined efforts to create community, and enhance the sense of pride for living in Harmony. The Stage 4 open space plan is designed to provide:

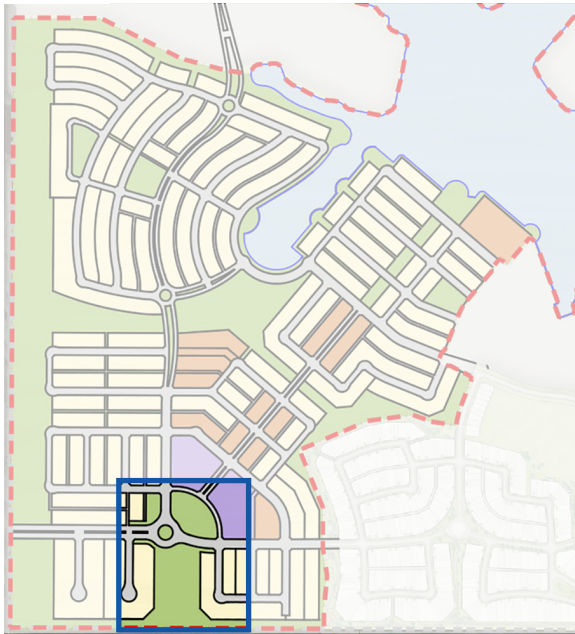
- A plan that responds to community spaces as more than just 'nice to look at' areas, but more importantly, creates places for community life where residents are able to enhance their social life and bind together as a community through celebratory/festive/physical activities, and places to connect to nature.
- Public life for all seasons, and for all seasons of life.
- Places to ensure that residents are not 'distant' to public spaces in the community but are active participants.

As per previous Neighbourhood Plans, a portion of the open space system is provided in the form of Owners' Association lands. These lands include village common greens, linear greenbelts, recreation elements, and pedestrian linkages.

### Compliance with Conceptual Scheme Section 5.1

The Stage 4 Neighbourhood Plan provides universally accessible open space elements with active and passive facilities reflecting a number of key principles of the Conceptual Scheme creating amenity value for residents, employees, and visitors, and designed for easy and welcoming access to all.

## Key Map



## Park A & B Concepts

Parks A (south) will serve as the Major Recreational Facility (Conceptual Scheme Section 5.1) within southwest Harmony. Pedestrian focused connections will support a safer and more active space for community interaction. Park B (north) supports the Mixed Use area with informal and formal programming tailored towards servicing both the commercial/retail services, as well as residential units with "backyard" type capabilities.

- |  |  |
|--|--|
| <b>A</b> Informal Open Space               | <b>F</b> Landscaped Traffic Circle       |
| <b>B</b> Potential Entry Feature Structure | <b>G</b> Playground & Informal Play Area |
| <b>C</b> Public Seating                    | <b>H</b> Picnic Area Structure/Shelter   |
| <b>D</b> Potential Community Gardens       | <b>I</b> Play field                      |
| <b>E</b> Passive Garden Area               | <b>J</b> Local pathway/trail             |

Figure 9.0 Park A & B Concepts

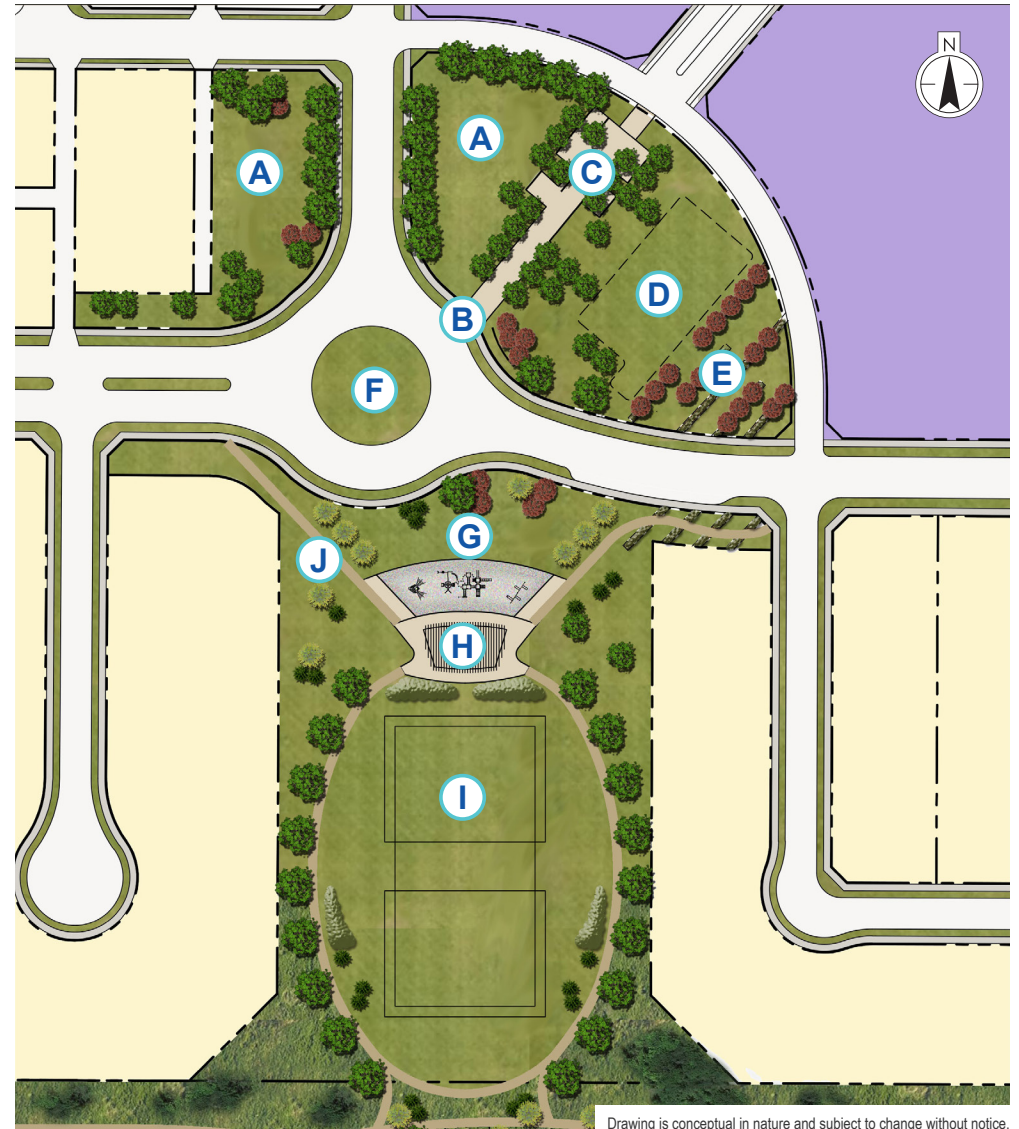
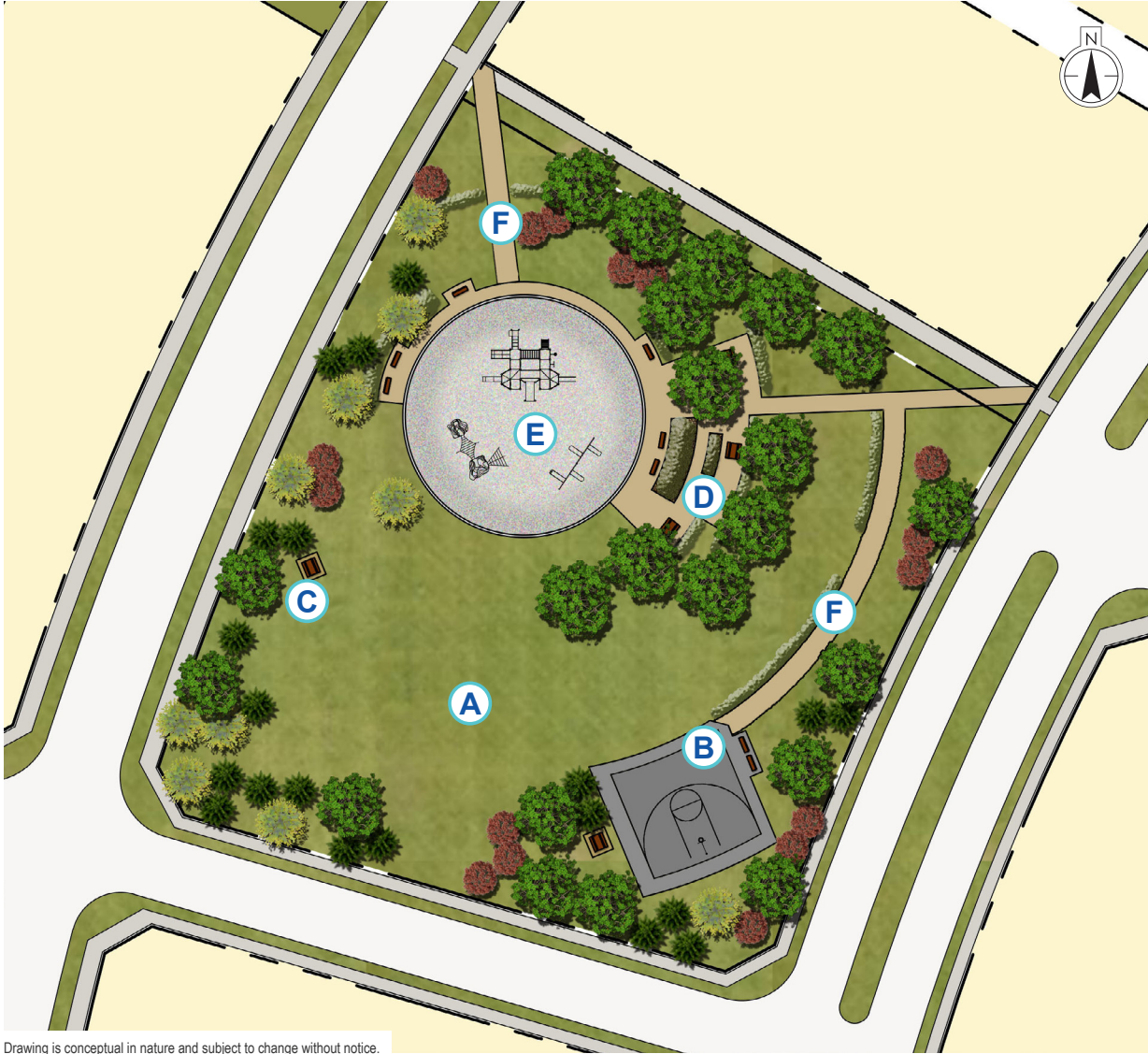
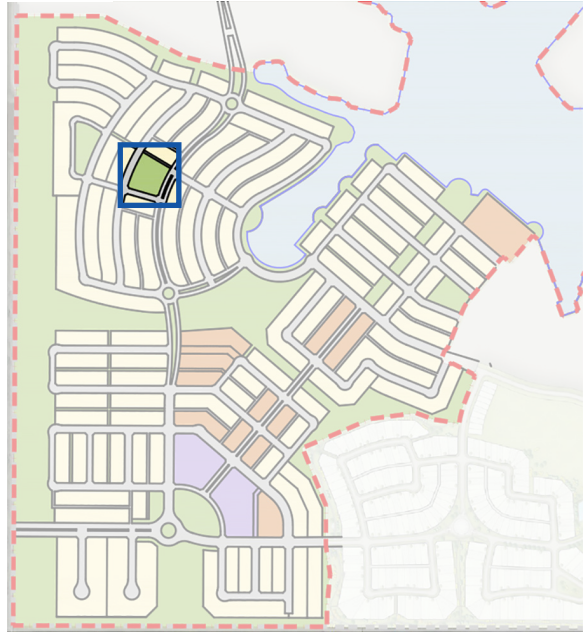


Figure 10.0 Park C Concept



Drawing is conceptual in nature and subject to change without notice.

Key Map

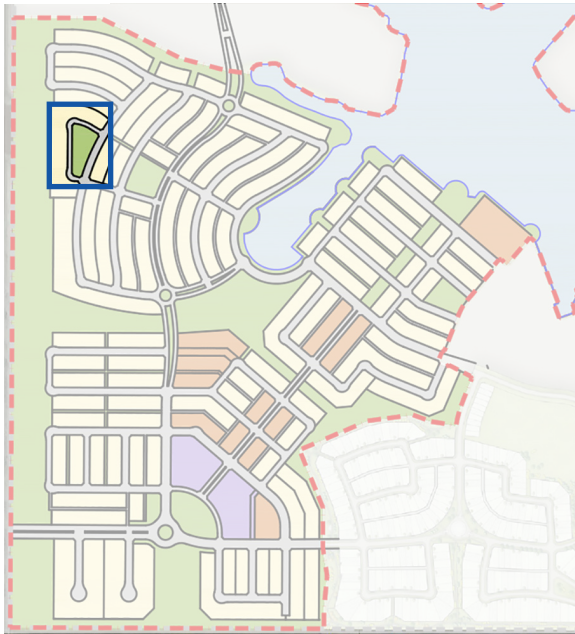


Park C Concept

Park C serves as the centralized focal point for outdoor recreation and community amenity within Village G. With informal open space and active recreational programming elements, this highly accessible park will cater to a wide variety of needs, ages, and is tailored towards all user abilities within the village.

- |                                |                               |
|--------------------------------|-------------------------------|
| <b>A</b> Informal open space   | <b>D</b> Public seating plaza |
| <b>B</b> Half-basketball court | <b>E</b> Playground           |
| <b>C</b> Picnic tables         | <b>F</b> Pathway              |

## Key Map



## Park D Concept

Park D is designed to provide residents of Village G with an additional open space with flexible programming options for community gatherings, informal play, and recreational activities without any significant on-site encumbrances. Residents will be able to utilize the open fields for a variety of activities, with efficient connections to other nearby passive and active programming open space areas such as Park C and the buffer area to the west. This large informal activity area could host community events, festivals, informal play, and provide expanded outdoor green space for the narrower lot product for extensive use, year-round.

- |                                 |  |
|---------------------------------|--|
| <b>A</b> Informal green space   | <b>D</b> Landforming for year round activities |
| <b>B</b> Picnic Area            | <b>E</b> Rock garden feature/landscaping       |
| <b>C</b> Natural landscape area |  |

Figure 11.0 Park D Concept



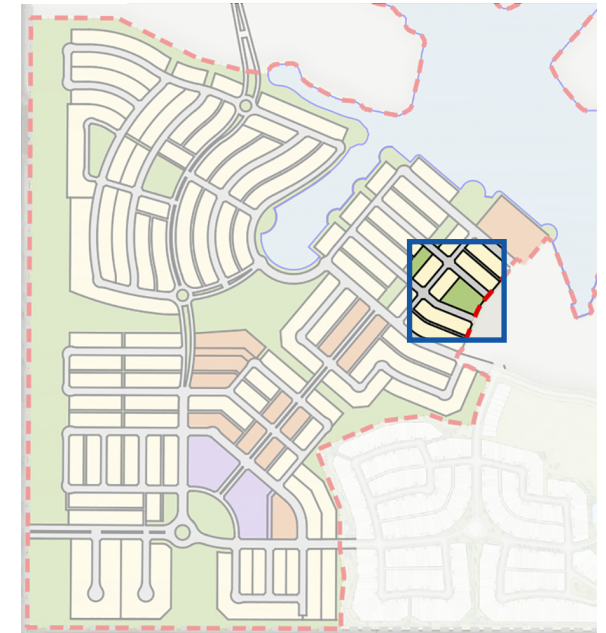
Drawing is conceptual in nature and subject to change without notice.

Figure 12.0 Park E Concept



Drawing is conceptual in nature and subject to change without notice.

Key Map



Park E Concept

Park E provides valuable programmed and informal open space for the interfacing residential and commercial/ retail activity within the village core. This space serves as a semi-informal buffer between the mixed use activity and lower residential development, while linked to the larger network and offering additional open space areas along the continuous green link corridor.

- |                              |                                     |
|------------------------------|-------------------------------------|
| <b>A</b> Informal open space | <b>D</b> Seating areas              |
| <b>B</b> Playground          | <b>E</b> Picnic tables              |
| <b>C</b> Local pathway       | <b>F</b> Landforming/ toboggan hill |

## Greenway Links

The 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.

These pathways/trails will consider all age groups and physical abilities, intended to offer universal accessibility to both residents and visitors to Harmony, reflective of the principles outlined in the Conceptual Scheme.

A pedestrian bridge will link Village G with Village E across Inlet I, providing pathway users with multiple options for navigating through the greenway corridor. This bridge will be at a height and level that allows for seamless and accessible pedestrian travel, while also allowing boats and other water crafts to travel underneath into the larger area of Lake B.

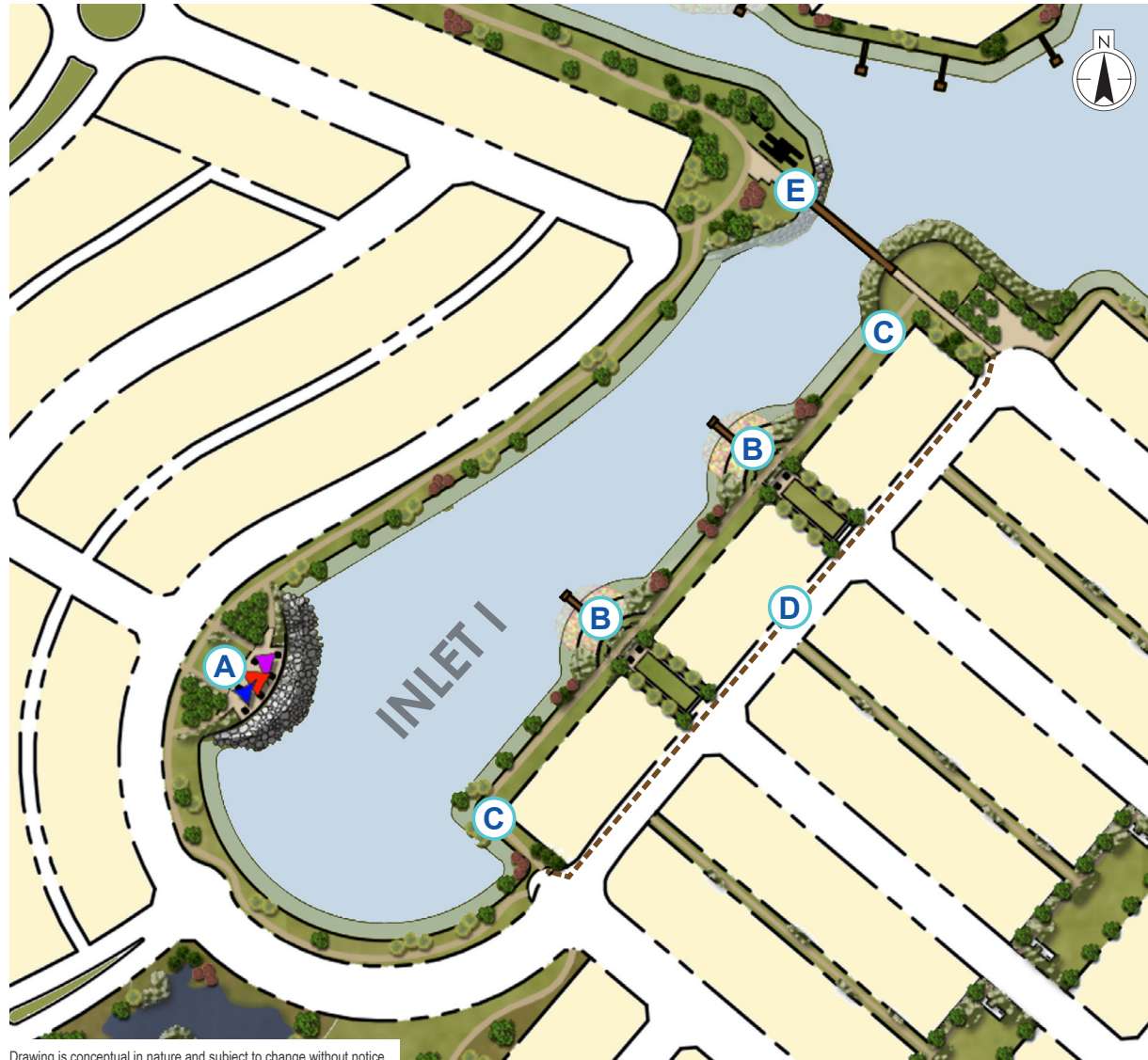
Pathway connections will alter between public access and private access at various points. Residents east of Inlet I will be provided with private access to a lakefront pathway and network of shared dock spaces. Public pathway users will be routed along a regional pathway adjacent to the nearby street for a continuous connection surrounding the inlet.

Figure 13.0 Greenway Links



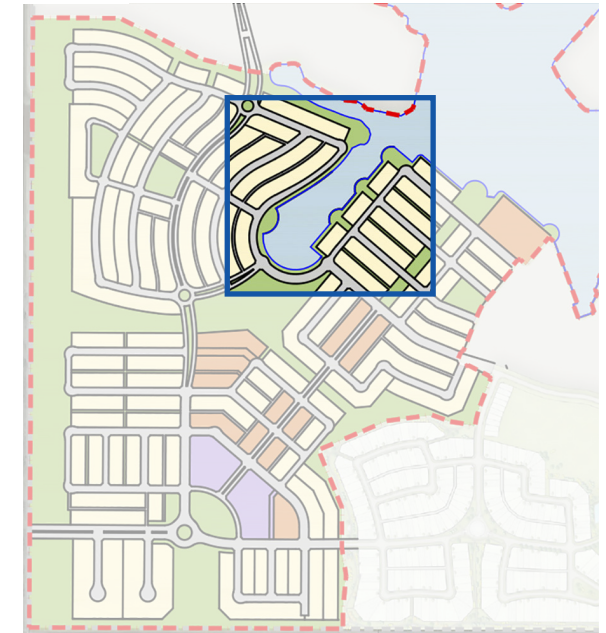
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Figure 14.0 Greenway Link Feature 1



Drawing is conceptual in nature and subject to change without notice.

Key Map

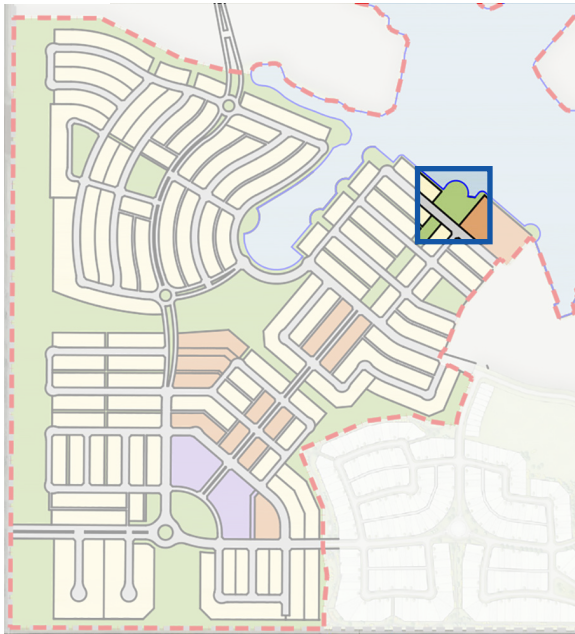


Greenway Link Feature 1

The greenway links continue surrounding Inlet I, providing users with enhanced access to the water with opportunities to rest at unique points of interest. The pathway diverges from publicly accessible areas to a private pathway behind the eastern residences, with the public pathway continuing to the north along the eastern street edge.

- |   |  |
|---|--|
| <b>A</b> Lookout area with overhead structure | <b>C</b> Private pathway with FOB access |
| <b>B</b> Shared dock with private FOB access  | <b>D</b> Public access route             |
|   | <b>E</b> Pedestrian Bridge               |

## Key Map

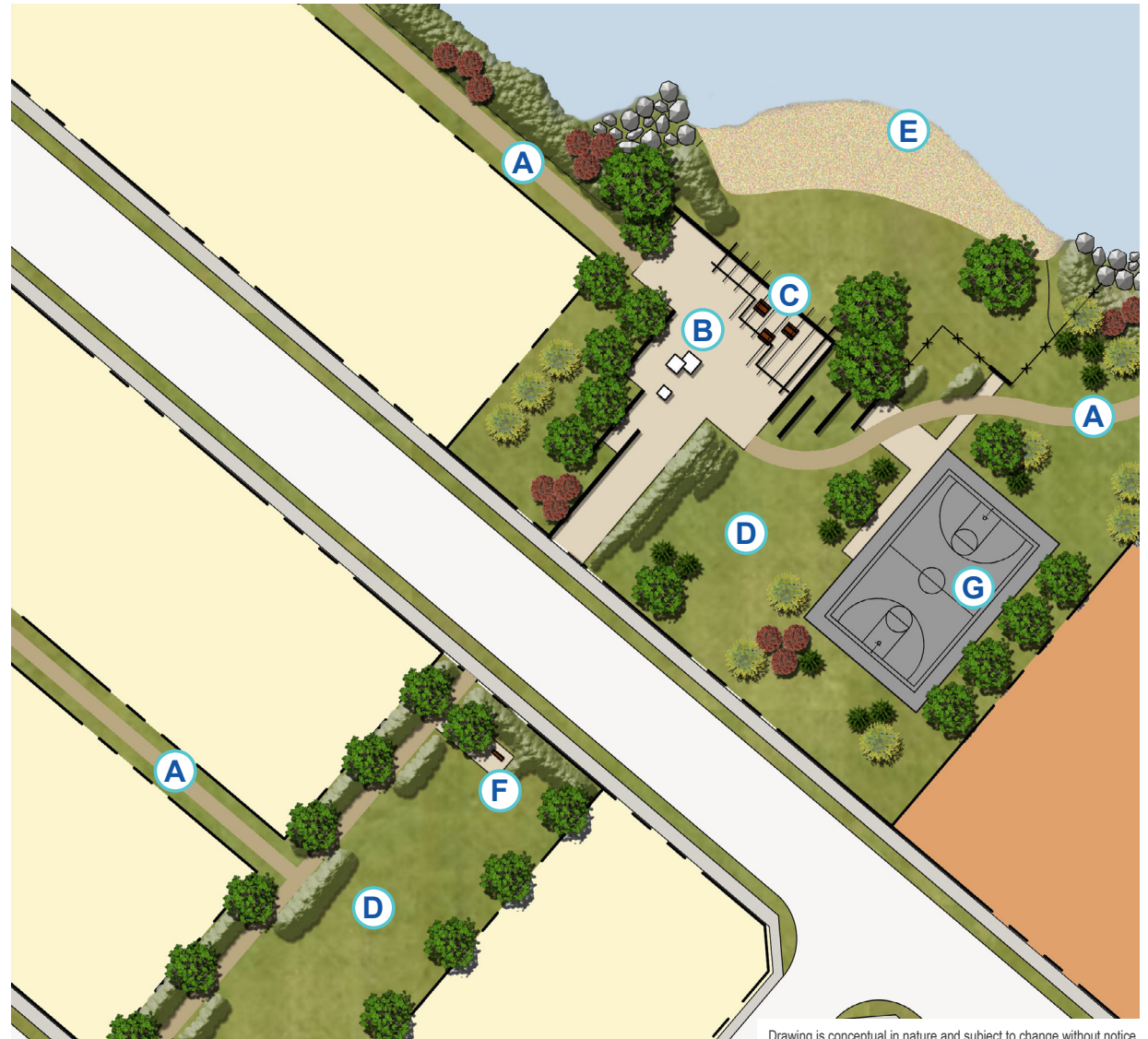


## Greenway Link Feature 2

The northeast-southwest greenway link leads to a public park with privately accessible, resident-only beach area interfacing with the lake at the north end. The public park space provides a valuable and directly accessible outdoor amenity for the adjacent multi-residential parcel to the southeast, with the beach providing an additional lake shore amenity for residents in the area.

- |                                     |                              |
|-------------------------------------|------------------------------|
| <b>A</b> Public pathway connections | <b>D</b> Informal open space |
| <b>B</b> Public seating plaza       | <b>E</b> Beach               |
| <b>C</b> Seating/lookout            | <b>F</b> Bench seating       |
|                                     | <b>G</b> Basketball court    |

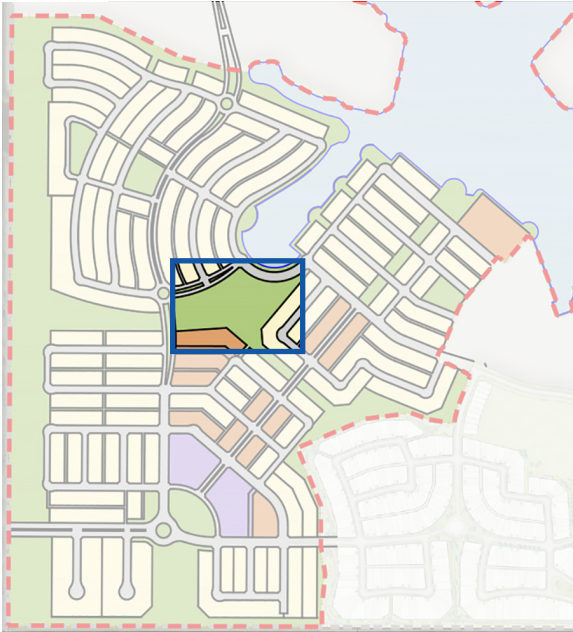
Figure 15.0 Greenway Link Feature 2



Drawing is conceptual in nature and subject to change without notice.



## Key Map

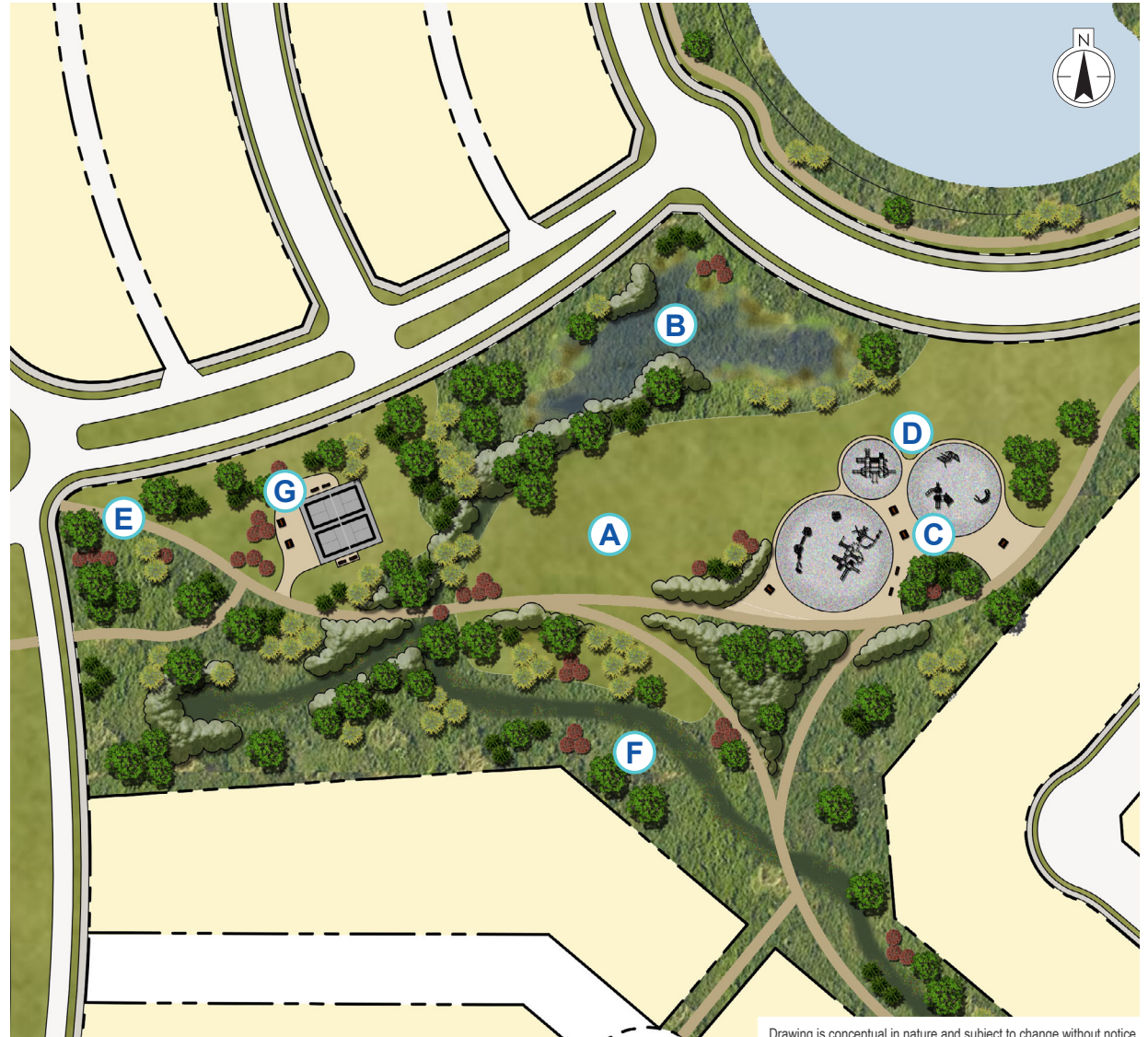


## Greenway Link Feature 3

Greenway link feature 3 combines active programming elements within the predominantly passive greenway corridor and localized overland drainage wetland area.

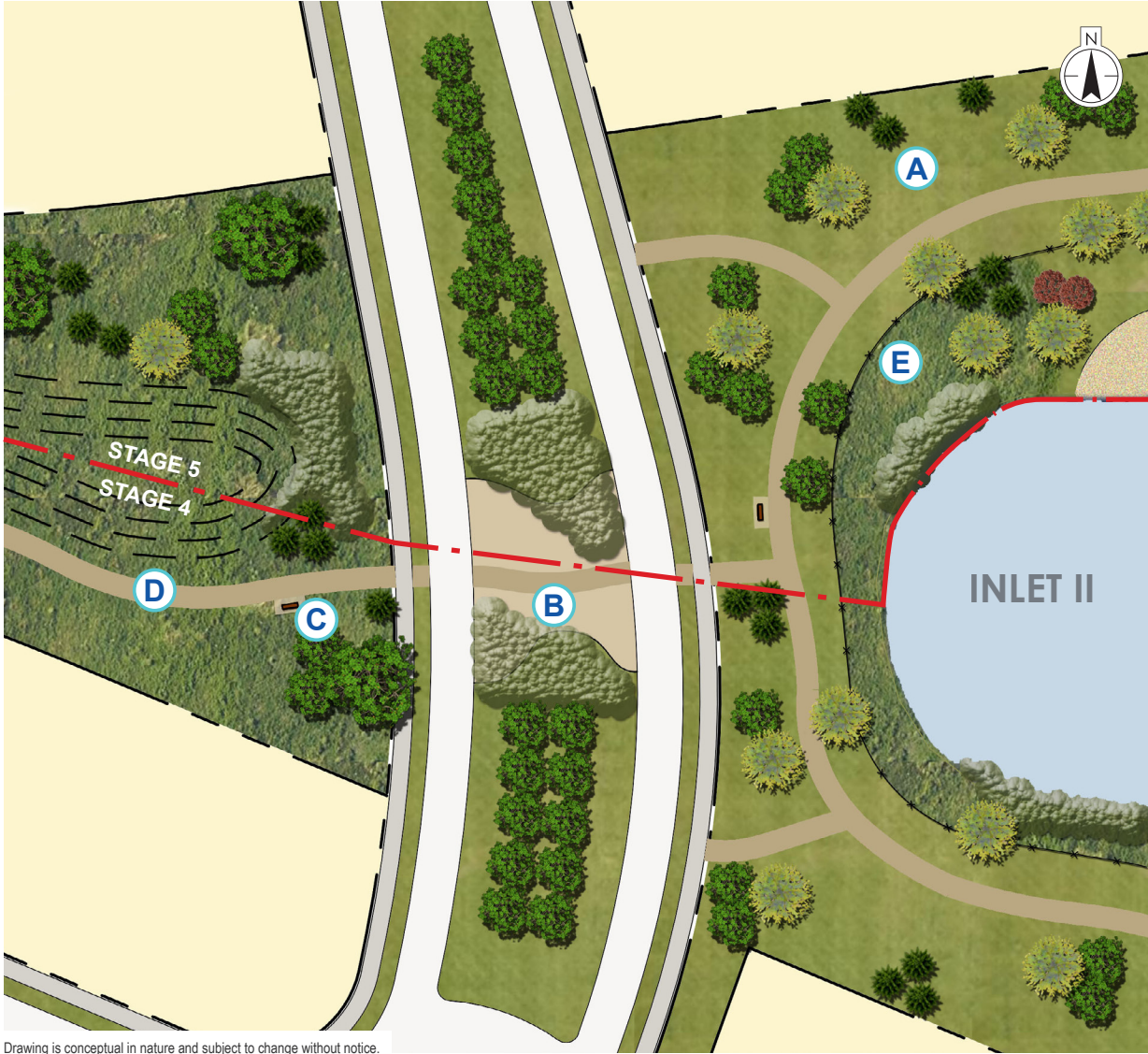
- A** Informal open space
- B** Overland drainage wetland area
- C** Seating plaza
- D** Playground and informal play space
- E** Local pathway
- F** Native/natural grassland landscape
- G** Pickleball courts

Figure 16.0 Greenway Link Feature 3



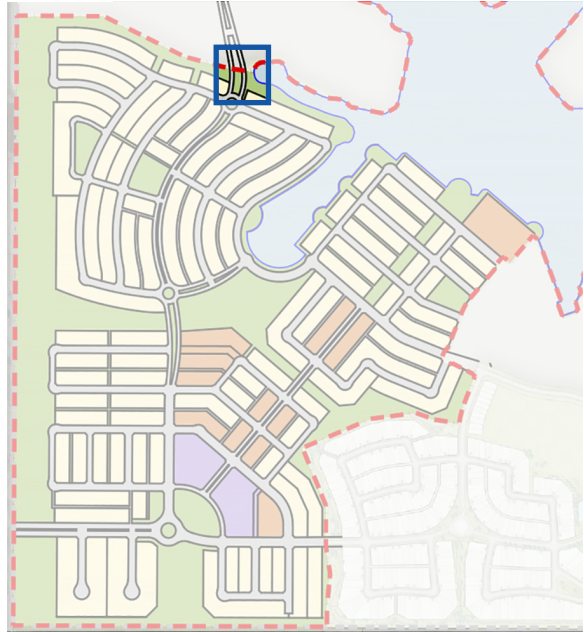
Drawing is conceptual in nature and subject to change without notice.

Figure 17.0 Greenway Crossing 1



Drawing is conceptual in nature and subject to change without notice.

Key Map

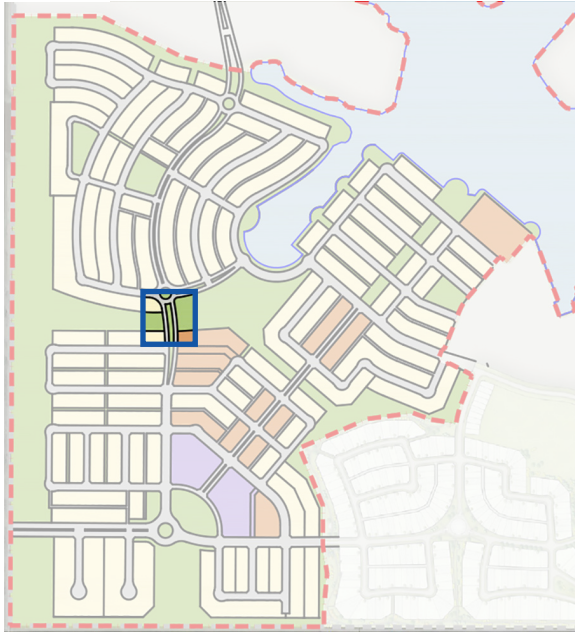


Greenway Crossing 1

To maintain a continuous network throughout the greenway links, mid-block crossings will occur at two major locations throughout Stage 4. The first mid-block crossing at the border of Stage 4 and Stage 5 is highlighted in **Figure 17.0**. The pathway connections in this area facilitate clear movement throughout the north end of Stage 4, arriving at Inlet II.

- |   |  |
|---|--|
| <b>A</b> Informal open space                  | <b>D</b> Public pathway links to greenway corridor |
| <b>B</b> Mid-block (safe) pedestrian crossing | <b>E</b> Naturalized landscape/lake edge           |
| <b>C</b> Seating opportunities                |  |

## Key Map

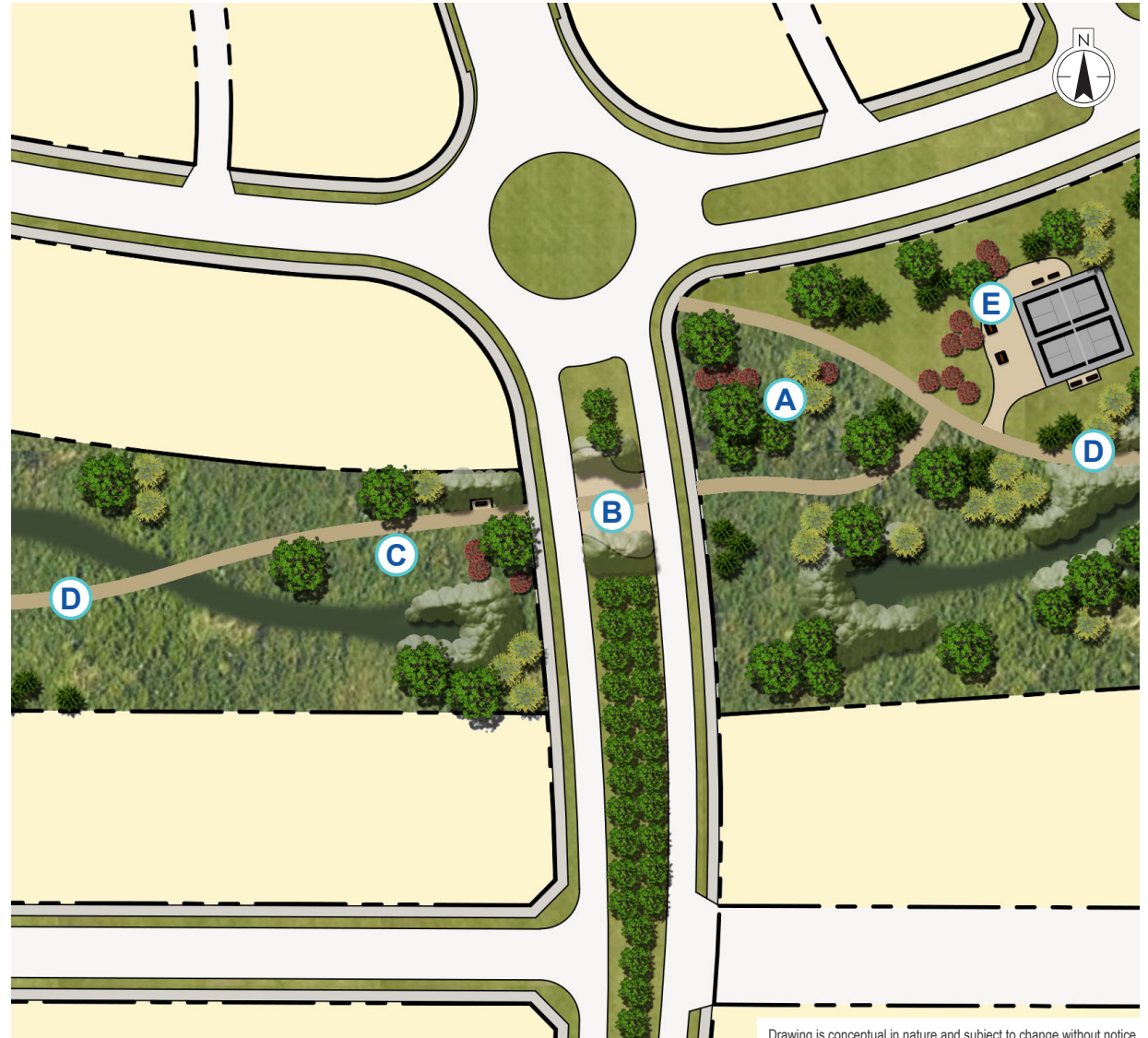


## Greenway Crossing 2

The second significant greenway mid-block crossing occurs in the central area of Stage 4, highlighted in **Figure 18.0**. Pathway users in this area are able to access the greenway link features located east of Harmony Circle, as well as connect with the buffer area to the west enhancing the connectivity and maintaining safe, convenient access throughout.

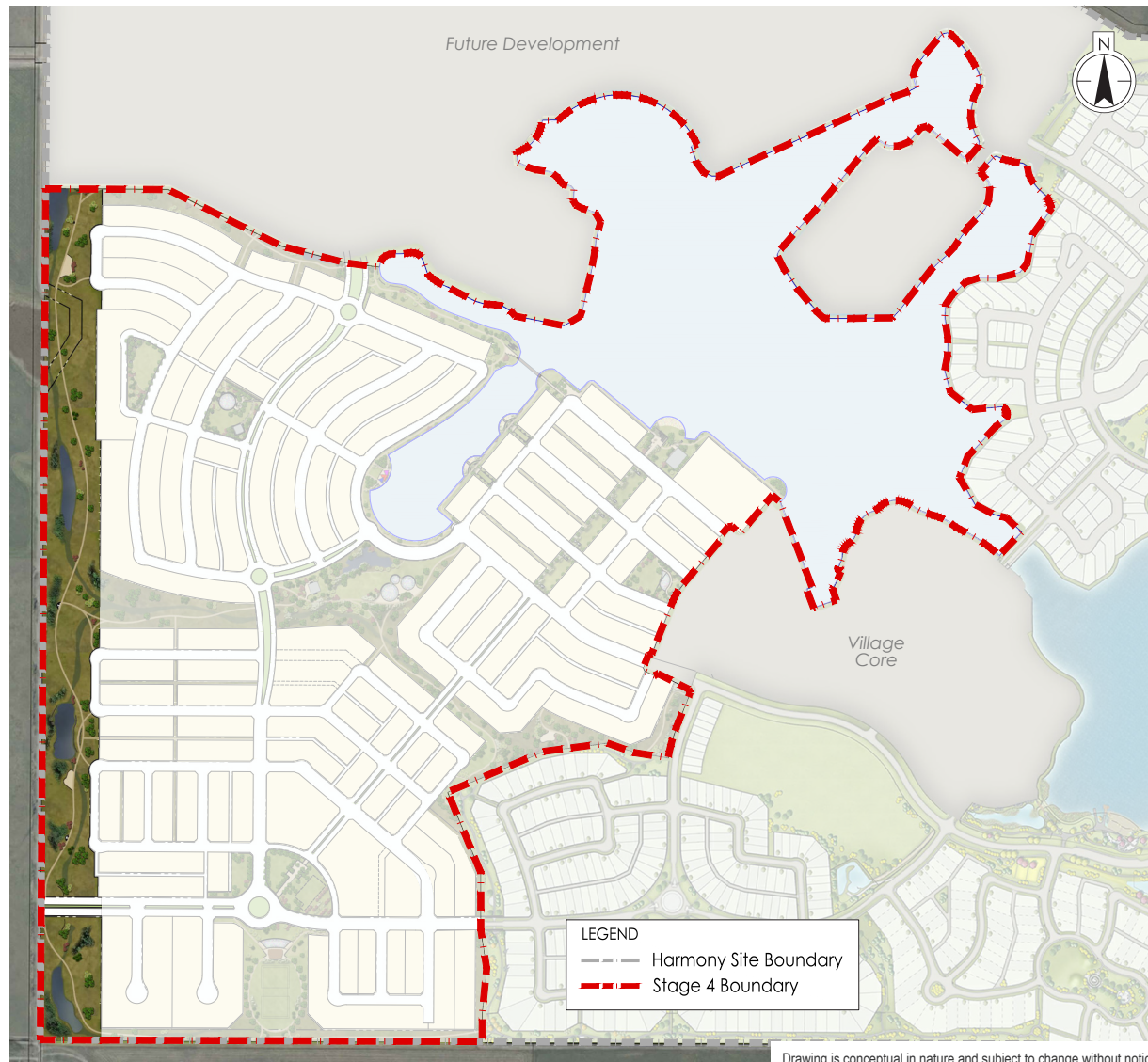
- |  |   |
|--|---|
| <b>A</b> Naturalized landscape/<br>open space    | <b>C</b> Seating opportunities                        |
| <b>B</b> Mid-block (safe)<br>pedestrian crossing | <b>D</b> Public pathway links<br>to greenway corridor |
| <b>E</b> Pickleball courts                       |   |

Figure 18.0 Greenway Crossing 2



Drawing is conceptual in nature and subject to change without notice.

Figure 19.0 Buffer Area



## Buffer Area

Bordering the southwest edge of Harmony, Stage 4 incorporates major trail networks and landscape features in line with the Conceptual Scheme (Section 5.5.2) within the western buffer zone. This buffer provides a substantial open space transition between Range Road 40 and the overall Harmony residential development in Stage 4.

All development along the western edge will adhere to the minimum 100 meter building setbacks, with meandering property lines and local roadways to add character and diversity to the landscape when seen from Range Road 40. To maintain an effective residential development to rural transition, the outer edges of Stage 4 are envisioned as low density dwelling types which establish diverse streetscapes, complementing the open space corridor adjacent to the rural edge.

### Compliance with Conceptual Scheme

#### Section 5.5.2 Principle 1 and Policy 5.5.2

Stage 4 maintains the viewshed along rural roads, providing an open space transitional buffer between the adjacent agricultural land holdings and proposed neighbourhood. The design incorporates edge treatments such as the regional pathway corridor and places of interest within the buffer, respecting and enhancing the natural landscape along the western edge of Harmony.

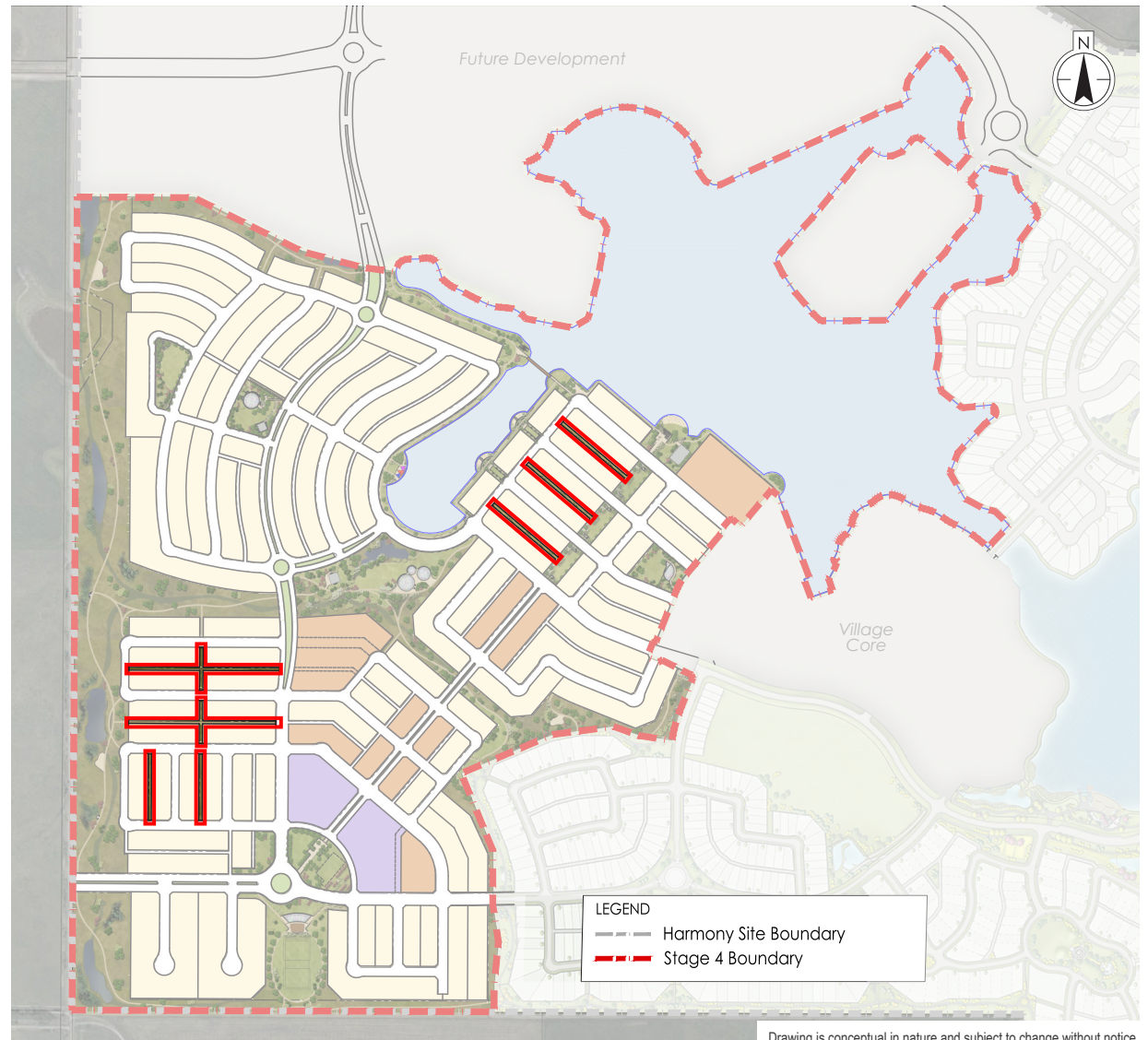
## Green Lanes

To further foster a connection with the outdoors and promote walkability, a number of 'Green Lanes' are incorporated throughout Stage 4, increasing the amount of pedestrian connectivity and multi-use pathway options throughout the community for residents to quickly, conveniently, and comfortably move about.

Each green lane is anticipated to be approximately 6 m in width, accommodating a centralized pathway with landscaping elements such as trees, shrubs, and natural grasses along each corridor.

All green lanes highlighted in **Figure 20.0** have the potential to be converted to standard laneways (providing vehicular access to the associated dwellings), or remain utilized as dedicated multi-use pedestrian corridors as shown. Decisions regarding green lanes vs. standard vehicle access lanes will be determined as part of future phasing and subdivision based on market conditions and overall product availability at the time.

Figure 20.0 Green Lanes





## Compliance with Conceptual Scheme

### Section 5.1.1

The Stage 4 lake design effectively responds to the principles established in the Conceptual Scheme:

- Improve variety and frequency of opportunities for public and private access to the lake;
- Provides the ±120 ac of total lake surface area as outlined in the Conceptual Scheme;
- Increase opportunity for unique viewing areas and dock access locations; and
- Maintain and enhance the road crossing between Lake A and Lake B as a visual point for the transition between the two lake areas.

## 2.2.8 The Lake

As part of the Stage 4 Neighbourhood Plan process, HDI sought ways to improve upon the previous lake design and identify opportunities to provide residents and visitors to Harmony with increased exposure, improved access, and an enhanced connection to the water. As a result, Lake B has been redesigned from the previous Stage 3 Neighbourhood Plan to create additional areas of opportunity for residents and visitors to realize these objectives, and better experience what living by the water has to offer.

### Inlets

Inlet I, incorporated as part of the lake redesign, will establish a harbour-like feel similar to those seen in waterfront communities of western British Columbia to be utilized by residents and their guests to the area. Access around the southern and western edges of the inlet will encourage active mobility for the public, increase the private access to communal docks (for those residents with access), and provide a visual amenity for residents and visitors alike, not previously available in earlier designs.

The second inlet (Inlet II) offers communal dock access for residents in Stage 5 as well as enhanced interfacing with the lake edge for all trail/pathway users. Additional details on Inlet II are provided in the Stage 5 Neighbourhood Plan.

### The Island

A second major component of the redesign involves incorporation of an island along the north/northeastern area of the lake. The island will increase the availability of lakefront properties within Harmony promoting further interaction and involvement with residents and the lake. Additional details regarding the island will be provided as part of the Stage 5 Neighbourhood Plan.

### Lake Activities

The lake will include a variety of future activities including a private beach along the north edge (to be included as part of the Stage 5 Neighbourhood Plan), educational opportunities, and water activities such as rowing, canoeing, paddle boarding for residents of Harmony and their guests. Opportunities to travel between the two lakes will also be explored at the detail design stage (for those canoeing, kayaking, paddle boarding, etc.) to easily transition between Lake A and Lake B, enhancing the user experience of the water to the fullest extent.

### Lake Edge Trails and Pathways

The pathway/trail access surrounding the lake edge have been designed to enhance the user experience, varying from public to private depending on the adjacent land use (controlled through the Owner's Association).

### Staging

The redesigned lake also maintains its function as a water reservoir; a component of the community support infrastructure system and flood protection. Construction of the lake is anticipated to be completed in two stages, with the first stage occurring during Stage 4 and surrounding the village core.

Figure 21.0 The Lake



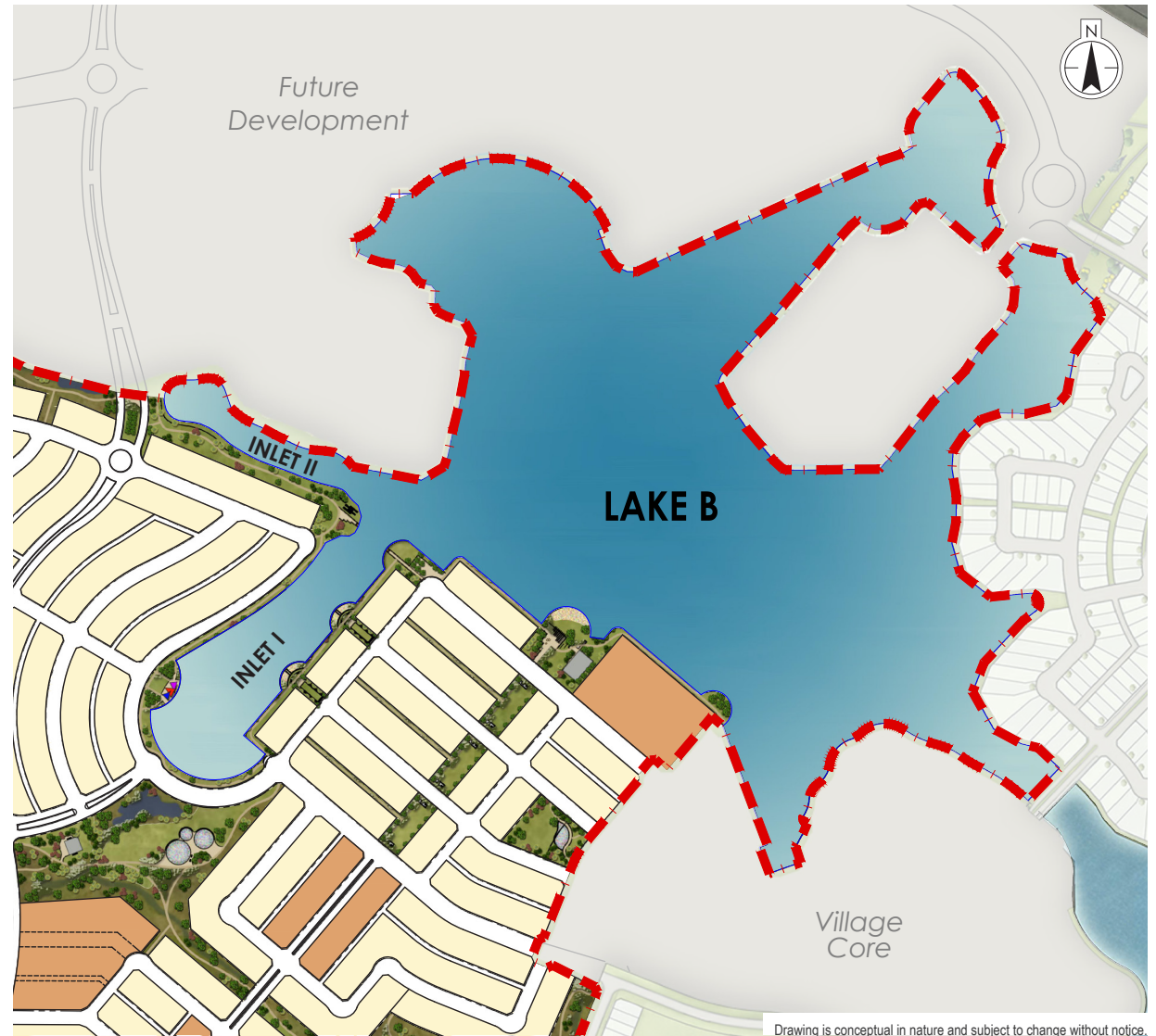
#### The Lake - Stage 4

The redesigned lake places an emphasis on ensuring that residents and visitors to Harmony have increased opportunities to connect with the water, either by taking a walk along the lake edge, or having communal dock access in select areas for boating activity.

A major design element of the Stage 4 lake interface is that of the inlets, which adds additional water exposure into the neighbourhood with increased opportunities for public access points around the water's edge. A variety of treatments are envisioned for the inlets and surrounding lake edge to add interest, as well as direct and indirect exposure to the water.



Figure 22.0 Lake B - Stage 4







## 3.0 Mobility

### 3.1 Multi-use Connectivity

The mobility choices provided in Stage 4 incorporate a vast pedestrian and cycling network throughout the villages, with the design focused on providing all residents with convenient and comfortable pathway connections to homes, places of work, daily service needs, and the village core. Personal health and nourishment are at the heart of Harmony's guiding principles. These pathway connections are meant to not only function as an outdoor amenity, but to encourage enrichment in residents' lives promoting active transportation to get people where they want to be.

#### Trail Network

Stage 4 features an interconnected active transportation network, integrated with the larger regional network prevalent throughout Harmony. Whether for work, pleasure, recreation, or social purposes, these pathways provide residents with a vibrant and safe alternative to be able to cycle, run, or walk to their destinations. Local trails and pathways connecting to the regional network will be determined at Subdivision approval stage.

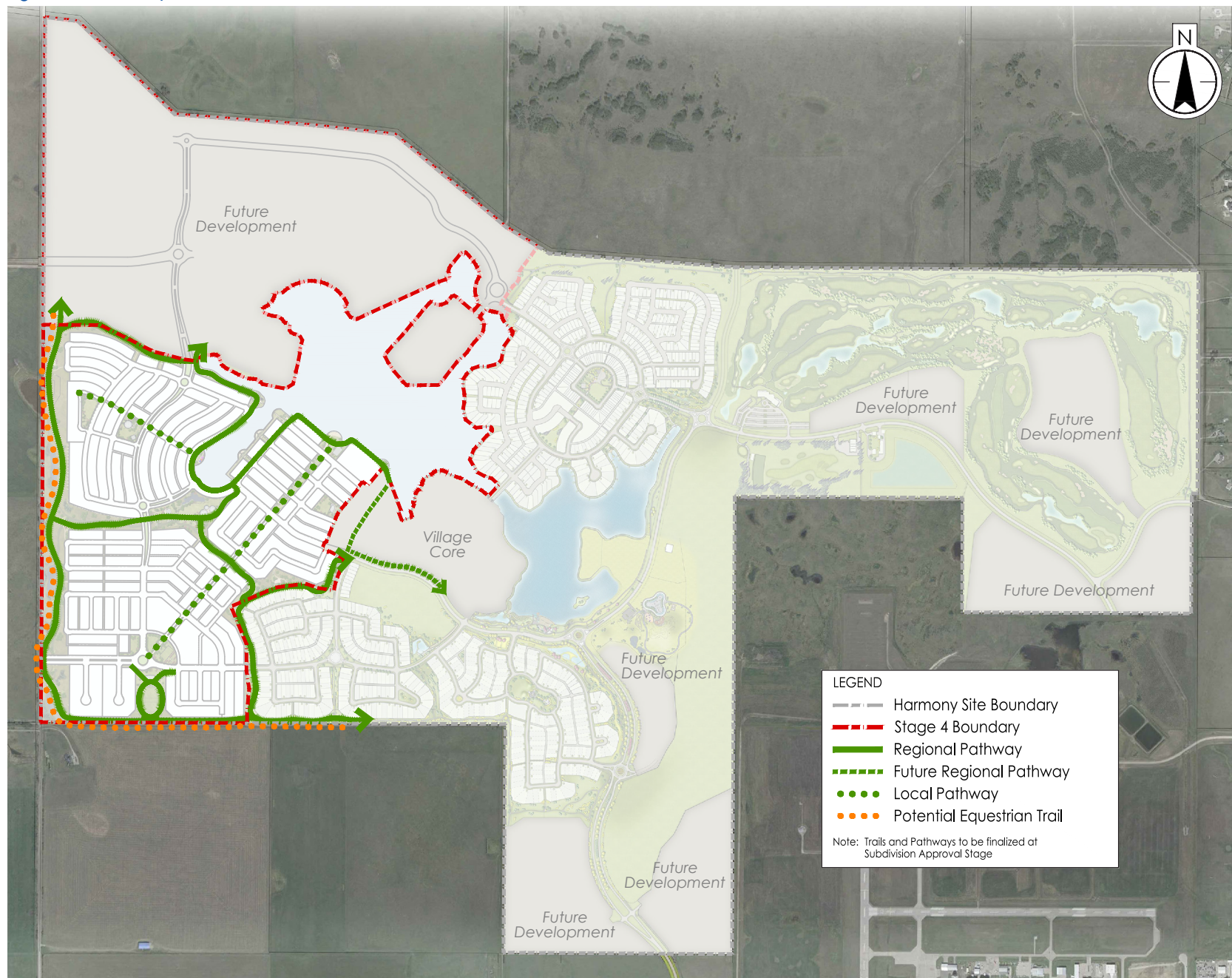
#### Universal Accessibility

There is an increased understanding of greater inclusivity in pedestrian and cycling within a community. Development of Stage 4 will work towards the ongoing efforts of HDI to providing universal accessibility for all residents through a variety of methods including:

- Thoughtful attention paid to pathway and trail surfacing to facilitate an experience matching the high-quality local amenities,
- Pathways and trails wide enough to accommodate families and younger children walking or cycling with adults,
- Designing for a variety of multi-modal travel including cycling, inline skating, motorized and non-motorized scooters, etc., and
- Thoughtful consideration of applicable Crime Prevention Through Environmental Design (CPTED) interventions such as lighting considerations, vegetation types along pathways, sensitive placement of seating areas, etc.

Stage 4 continues the goal of HDI to ensure that all residents are not only encouraged to utilize these amenities but feel safe and able to do so everywhere throughout Harmony. Development in Stage 4 will seek to improve upon access to public amenities for persons of all abilities by addressing curb cuts, elevated sidewalks, ramps, etc. wherever possible in an effort to provide universal access to all amenities for those who need it.

Figure 23.0 Pathway Network



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in nature and subject to  
change without notice.



### 3.2 Road Network

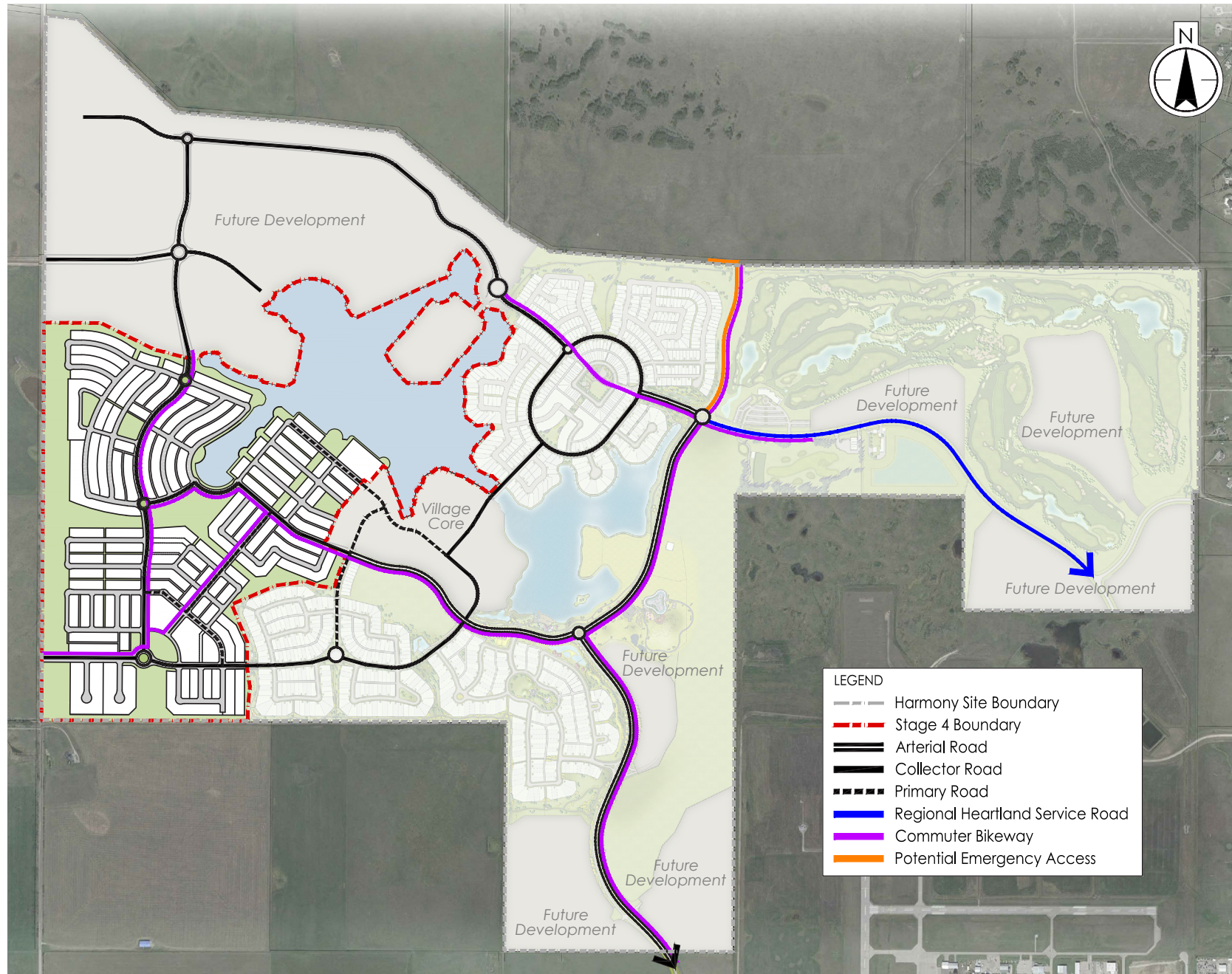
Orientation of the Stage 4 road network utilizes a more traditional grid-oriented network to allow for convenient connections to daily amenities, recreational opportunities, and the surrounding region. This network assists in wayfinding, highlights view corridors to the lake, and connects to the open space network. Primary streets are focused towards viewsheds to the lake, park spaces, neighbourhood focal points (such as the mixed use node), and the surrounding natural environment.

Roadways are also modified in each village to add to the overall community character, giving each area a distinct and unique feel while still providing the capacity and functional capabilities required to handle the necessary traffic volume. The primary streets, including Harmony Circle, also will also contain boulevard treatments to both add to the character of each corridor, as well as assist with overland drainage management identified in the Master Drainage Plan. Vegetation within these boulevards will add to the retention capabilities, channel the stormwater, and provide aesthetic appeal.

The lands within Stage 4 will be accessible via Harmony's internal mobility network. This includes new roadway connections to the west to Range Road 40, providing alternative connections to Copithorne Trail and Range Road 33, as well as extension of the major connections constructed as part of Stages 1, 2 and 3.

To support the transportation network planning process, Transportation Impact Assessments (TIAs) are being prepared for each Stage to evaluate the network improvements required to support the proposed development densities and land uses. This includes identification of off-site improvements required to maintain adequate traffic flow and operations, and minimize disruptions to transportation network users. Specific timing of network improvements will be determined through the phasing plan for each stage.

Figure 24.0 Road Network





## 4.0 Servicing

### 4.1 Stormwater

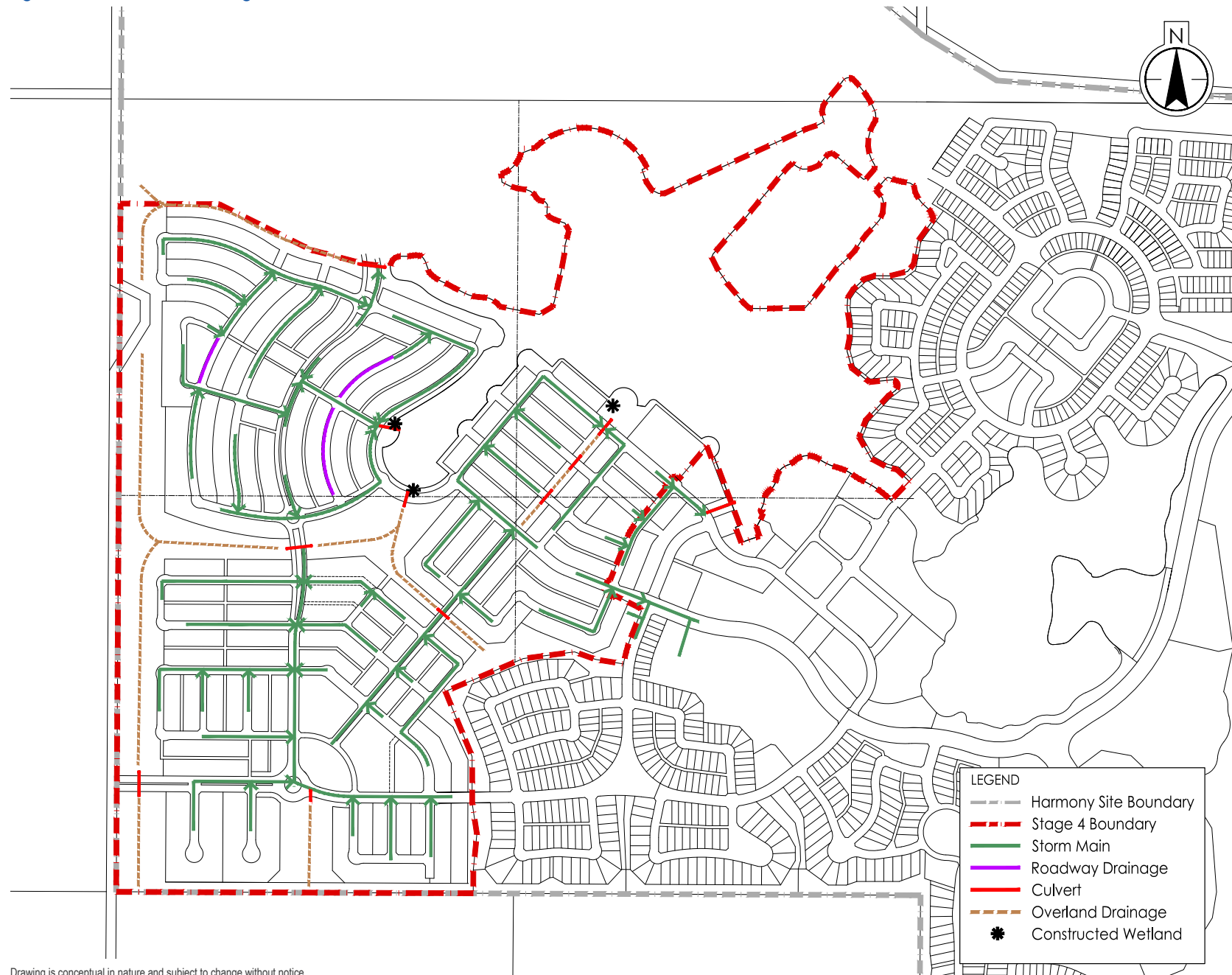
The stormwater design for Harmony Stage 4 works in tandem with the storm strategy for Stage 5, managing the stormwater runoff at multiple levels. The lot level system will route runoff to pervious surfaces within the yards where additional runoff will be collected and conveyed by grassed swales, with overflow catch basins and sub-drains, integrated within the neighbourhood streets. This will work in combination with curb and gutter and catch basins also within the neighbourhood streets. The neighbourhood system will then convey drainage overland along laneways and streets, and underground via a storm sewer pipe network. Portions of the neighbourhood system will drain into the open space system where landscaped conveyance channels will direct runoff to the Harmony Lake inlets.

The Stage 4 and 5 drainage will enter the lake inlets through a combination of piped storm sewer and overland 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. The Stage 4 and Stage 5 lands will ultimately drain into the Harmony lake for overall community stormwater management and further water quality treatment.

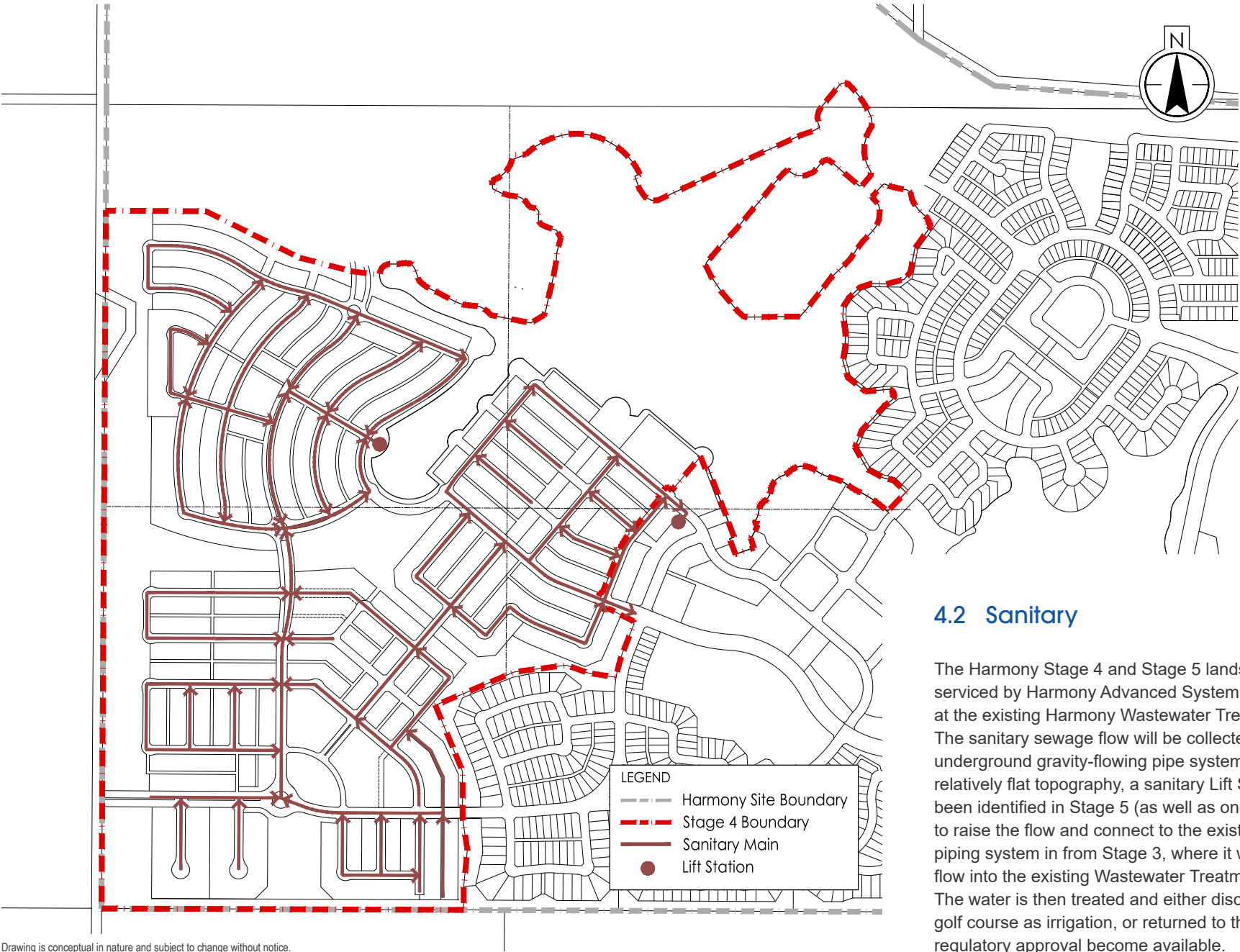
To support Stage 4 and 5 development, the Harmony lake will be expanded through the creation of Lake B to provide stormwater storage. Lake B will be supported by a dedicated outlet and high capacity stormwater overflow pipe from the lake directly to the Bow River. The creation of Lake B and the overflow pipe directly to the Bow River will complete the stormwater management infrastructure that supports development to the full build out of the Harmony community.

Figure 25.0 Stormwater Management



Drawing is conceptual in nature and subject to change without notice.

Figure 26.0 Sanitary Servicing

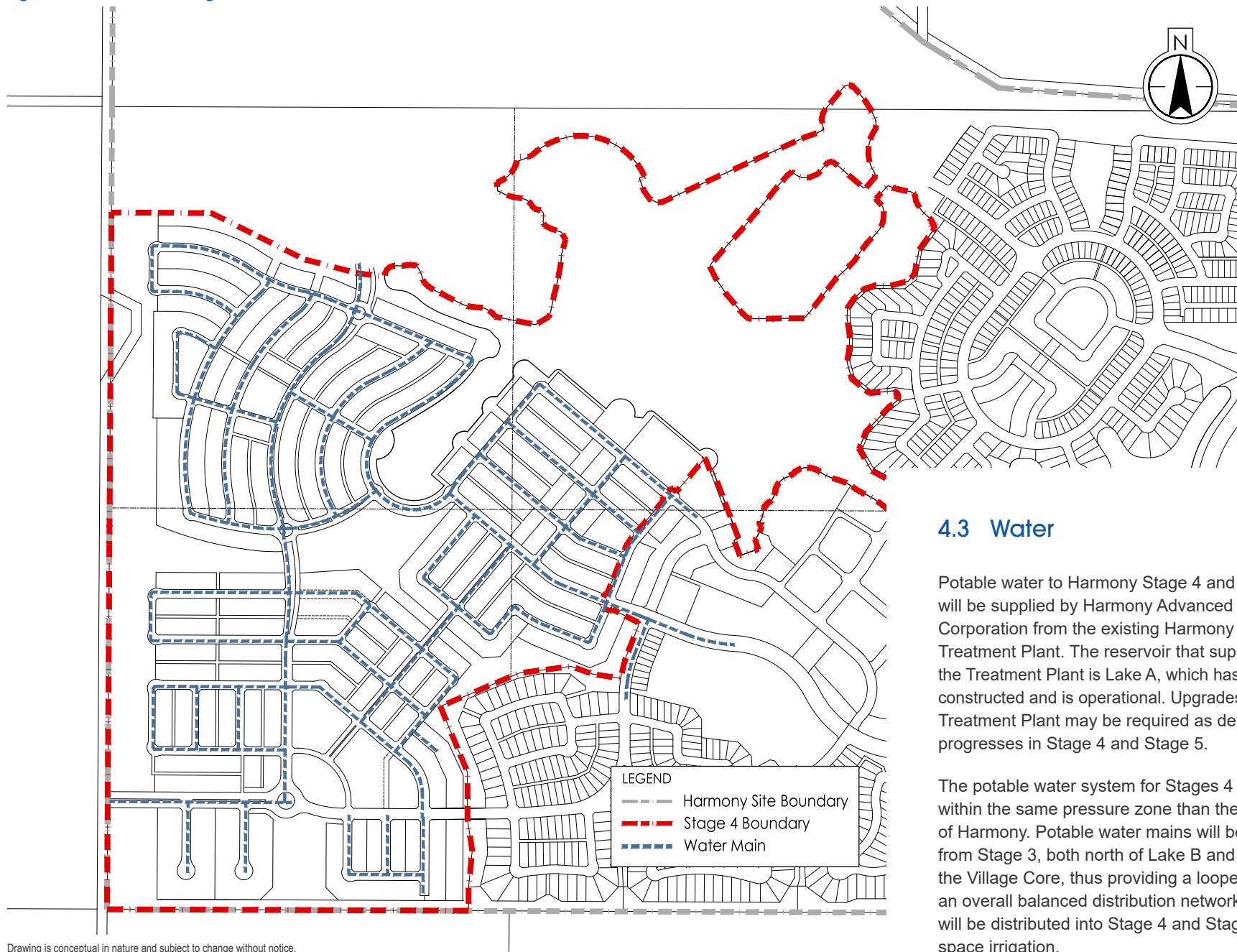


Drawing is conceptual in nature and subject to change without notice.

### 4.2 Sanitary

The Harmony Stage 4 and Stage 5 lands will be serviced by Harmony Advanced Systems Corporation at the existing Harmony Wastewater Treatment Plant. The sanitary sewage flow will be collected via an underground gravity-flowing pipe system. Given the relatively flat topography, a sanitary Lift Station has been identified in Stage 5 (as well as one in Stage 4), to raise the flow and connect to the existing sanitary piping system in from Stage 3, where it will ultimately flow into the existing Wastewater Treatment Plant. The water is then treated and either discharged on the golf course as irrigation, or returned to the river once regulatory approval become available.

Figure 27.0 Water Servicing



Drawing is conceptual in nature and subject to change without notice.

### 4.3 Water

Potable water to Harmony Stage 4 and Stage 5 lands will be supplied by Harmony Advanced Systems Corporation from the existing Harmony Water Treatment Plant. The reservoir that supplies water to the Treatment Plant is Lake A, which has been fully constructed and is operational. Upgrades to the Water Treatment Plant may be required as development progresses in Stage 4 and Stage 5.

The potable water system for Stages 4 and 5 are within the same pressure zone than the remainder of Harmony. Potable water mains will be extended from Stage 3, both north of Lake B and south from the Village Core, thus providing a looped system for an overall balanced distribution network. Raw water will be distributed into Stage 4 and Stage 5 for open space irrigation.



## 4.4 Internet

Reliable high-speed Internet is no longer a luxury, it has become a necessary utility guaranteeing economic competitiveness and quality of life for businesses and residents in all locations. Though not a new conversation, it has become even more prevalent in light of the recent COVID-19 pandemic with classes, medical services, and critical news updates/information being delivered electronically versus traditional in-person or printed methods. As public health officials have asked us all to stay home in recent months to keep each other safe, this pandemic has shone a light on what the future may look like to include a more “remote” lifestyle where doctors appointments are handled virtually, classes are delivered remotely, and more and more daily needs goods (such as groceries and household items) are ordered online.

While new subdivisions and dense urban centres enjoy the option to subscribe to the best Internet technology available, the online experience may not be the same in rural or remote communities. HDI is committed to ensuring that residents and businesses of Harmony are provided with high-speed, reliable Internet connectivity throughout the community, delivering this service as a basic need rather than a want or luxury.

Subject to availability from Internet service providers, a full suite of Internet service options are envisioned to be made be available for Stage 4, including fiber optic, ensuring that residents and businesses of the community are always connected with reliable and high performing Internet.



## 5.0 Implementation

### 5.1 Harmony Conceptual Scheme

The Harmony Stage 4 Neighbourhood Plan is to be included as an appendix to the approved Harmony Conceptual Scheme (Bylaw C-6411-2007) as the next component of the overall community implementation plan. The land use plan and supporting infrastructure contained within the Stage 4 Neighbourhood Plan conforms to the guiding principles and corresponding policies of the approved Harmony Conceptual Scheme. The advancement of planning for Stage 4 follows the logical extension of major infrastructure, is shaped by key factors such as evolving market requirements, and incorporates the integration of key community features such as additional open space nodes, multi-modal connections, interface conditions with the lake, and connections to key commercial, institutional, and service uses in areas such as the village core and employment lands to the east.

### 5.2 Land Use Bylaw (DC-129)

The application for the Stage 4 Neighbourhood Plan is supported by an accompanying land use amendment application. As demonstrated in the previous Neighbourhood Plan approvals for Stages 1-3, the land use amendment translates the policies of the conceptual scheme, through the Neighbourhood Plans, into site specific regulations.

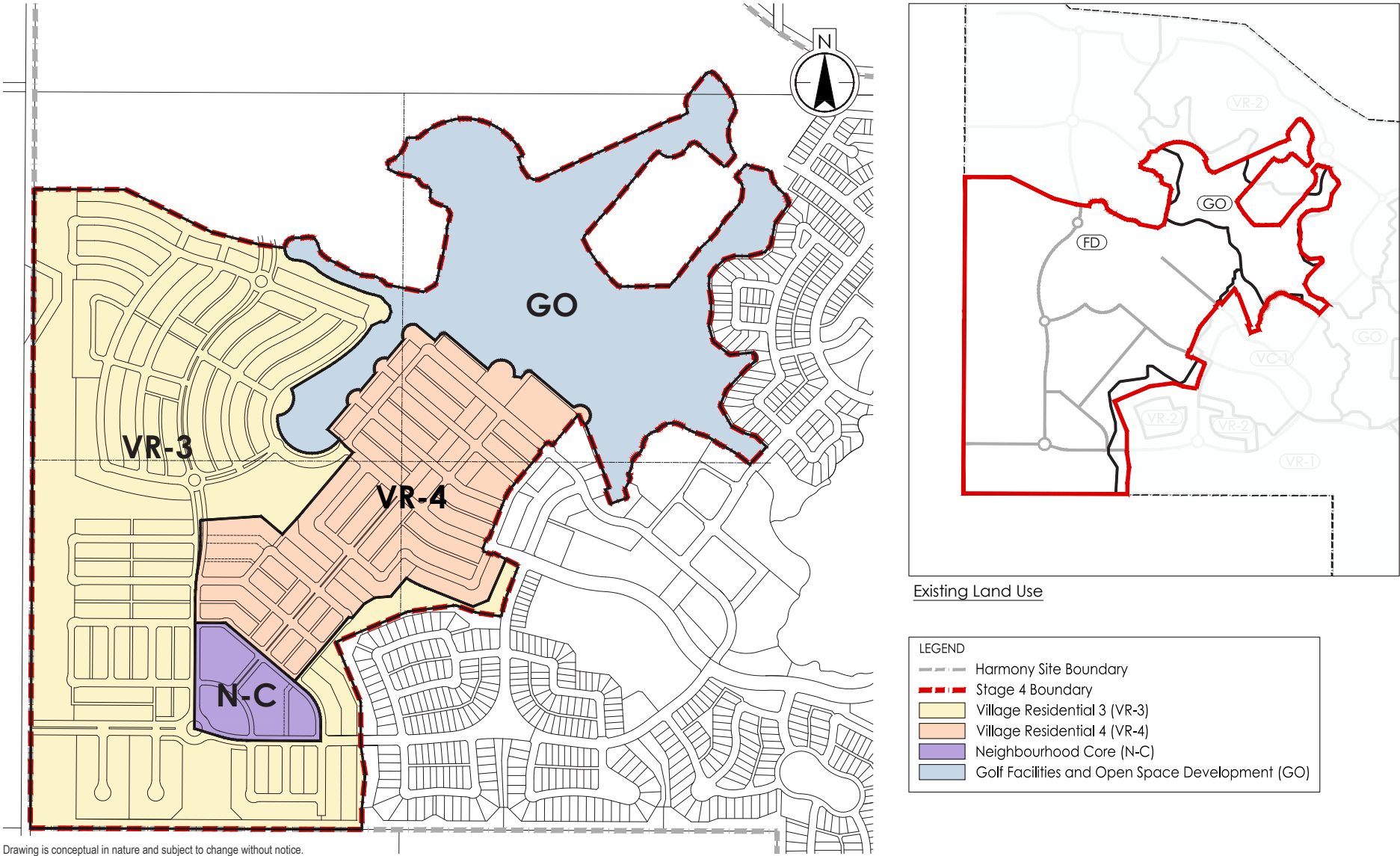
Three new land use districts of Village Residential 3 (VR-3), Village Residential 4 (VR-4), and the Neighbourhood Core (N-C) are proposed as part of Stage 4 to facilitate implementation of the envisioned housing typologies and mixed use neighbourhood node throughout Stage 4. The VR-3 and VR-4 Districts will allow for a development of a variety of built forms and medium density housing types with additional flexibilities that compliment and further extend the housing types available within the VR-1 and VR-2 Districts. The new N-C District will allow for neighbourhood-scale services to be provided to the local population, complementing (rather than competing with) nearby employment

lands and village core development. The proposed redesignation areas are outlined in **Table 2.0**.

Table 2.0 Land Use Redesignation Areas

Land Use	Area ±	
VC-1 to VR-4	0.29 ha	0.72 ac
VR-1 to VR-4	0.54 ha	1.33 ac
FD to VR-4	29.47 ha	72.81 ac
FD to VR-3	73.78 ha	182.31 ac
VR-1 to VR-3	3.93 ha	9.7 ac
FD to N-C	5.13 ha	12.67 ac
FD to GO	12.82 ha	31.67 ac
VC-1 to GO	1.81 ha	4.48 ac
VR-2 to GO	3.95 ha	9.77 ac
GO to Remain GO	20.8 ha	51.4 ac
<b>Total</b>	<b>152.52 ha</b>	<b>376.86 ac</b>

Figure 28.0 Land Use Redesignation



Drawing is conceptual in nature and subject to change without notice.

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