

County file: PL20220202  
Proposed Conceptual Scheme  
UNDER REVIEW  
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# HARMONY<sup>®</sup>

## Stage 6A Neighbourhood Plan



DRAFT

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Harmony  
Stage 6A Neighbourhood Plan

Appendix F to the Harmony Conceptual Scheme  
Bylaw \_\_\_\_\_  
Adopted \_\_\_\_\_, 20\_\_

Prepared for:

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Version: **DRAFT**

# HARMONY®

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DEVELOPMENTS

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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 ( $\pm 1,748.5$  ac), illustrated in **Figure 1.0**.

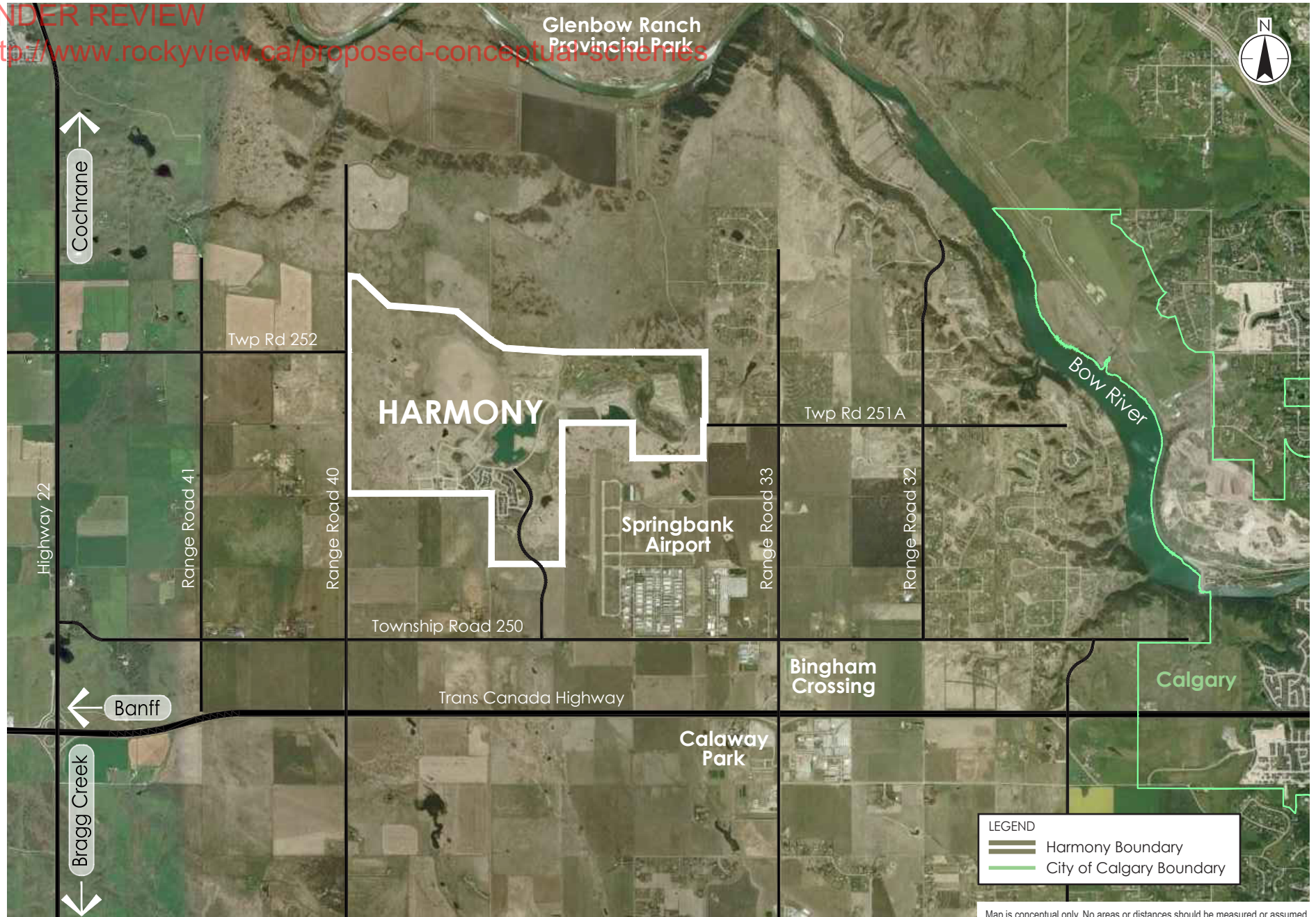
Historically used for farming and ranching operations, the Springbank area has evolved into one of the County's premier estate home and acreage residential regions. As a result of several decades of development, Harmony is now situated in close proximity to a regional business node, various country residential 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.



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



## 1.2 Ownership

All lands within the Stage 6A 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 6A Context

As outlined in the approved Conceptual Scheme, development of Harmony will occur in a series of stages, defined by Neighbourhood Plans. The Stage 6A Neighbourhood Plan represents one of the final stages of development in east Harmony, integrated with the surrounding golf course and interfacing with the adjacent rural areas to the east.

The Stage 6A Plan Area is located within NE quarter Section 8 and NW quarter Section 7. The Plan Area is comprised of  $\pm 25$  ha ( $\pm 60$  ac) of land area and consists of two development cells, a western and eastern cell, illustrated in **Figure 2.0**. These cells, both located north of East Harmony Trail, are described as follows:

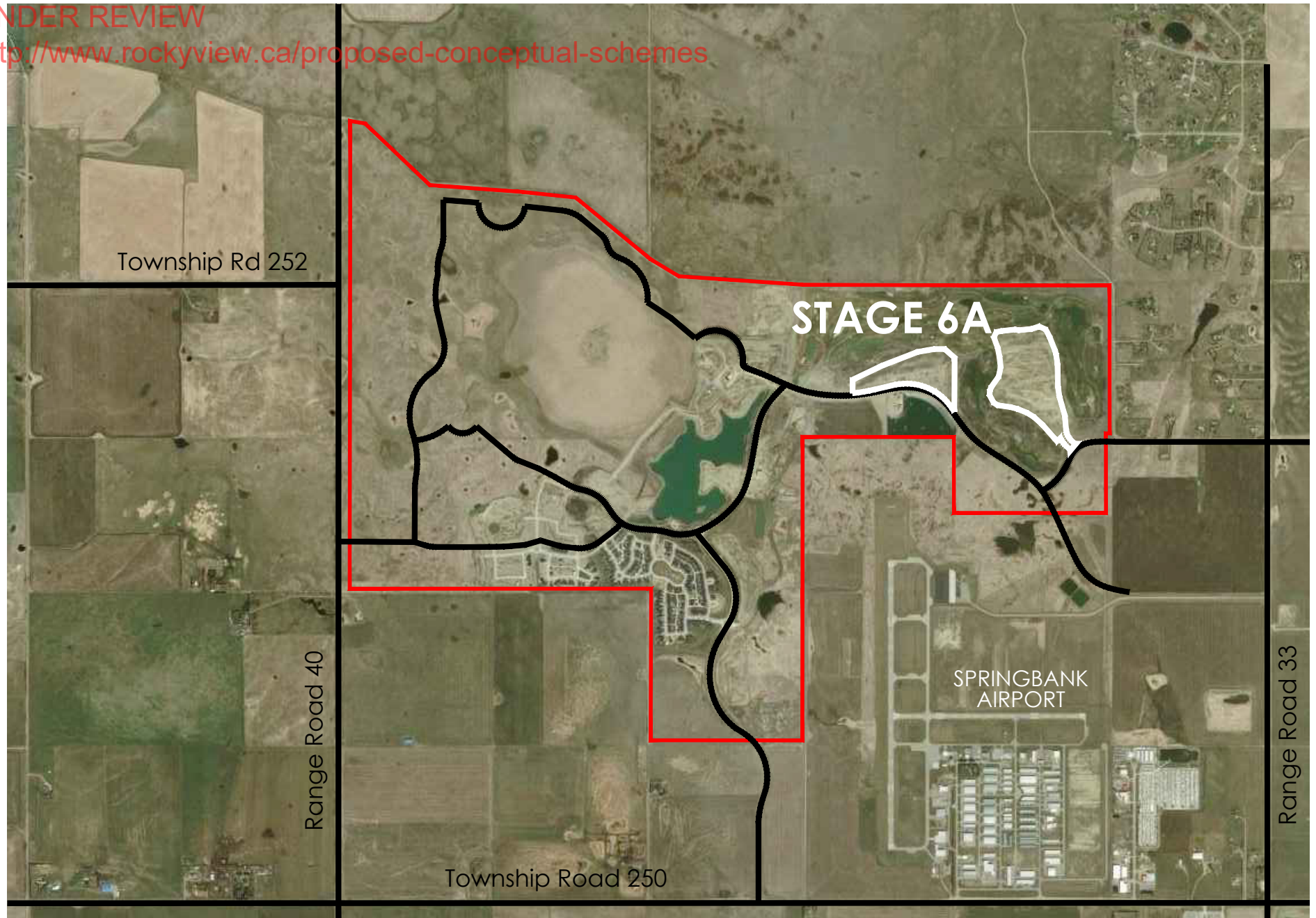
### Eastern Cell (Village L)

- Located within NE quarter Section 8
- $\pm 16$  ha ( $\pm 39$  ac) of land
- Currently zoned as Future Development (FD) within the DC-129 Bylaw

### Western Cell (Village K)

- Located within NW quarter Section 7
- $\pm 9$  ha ( $\pm 21$  ac) of land
- Currently zoned as Employment Campus Development (E-1) within the DC-129 Bylaw

Stage 6A lands are currently being utilized as staging areas for surrounding development. Redesignation of the lands will occur as outlined in **Section 5.2** in order to facilitate future development of Stage 6A.



## 1.4 Neighbourhood Plan Purpose & Intent

The purpose and intent of the Harmony Neighbourhood Plans is to provide the link between the higher-level vision and principles established within the Harmony Conceptual Scheme with the elements necessary to guide future development at the neighbourhood level. 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 6A within the Harmony Conceptual Scheme and is prepared in support of the land use redesignation. Call outs (such as this), throughout this document highlight key rationale for how Stage 6A is consistent with relevant principles and policies of the Harmony Conceptual Scheme.

### Planning Process Hierarchy (Neighbourhood Plans)

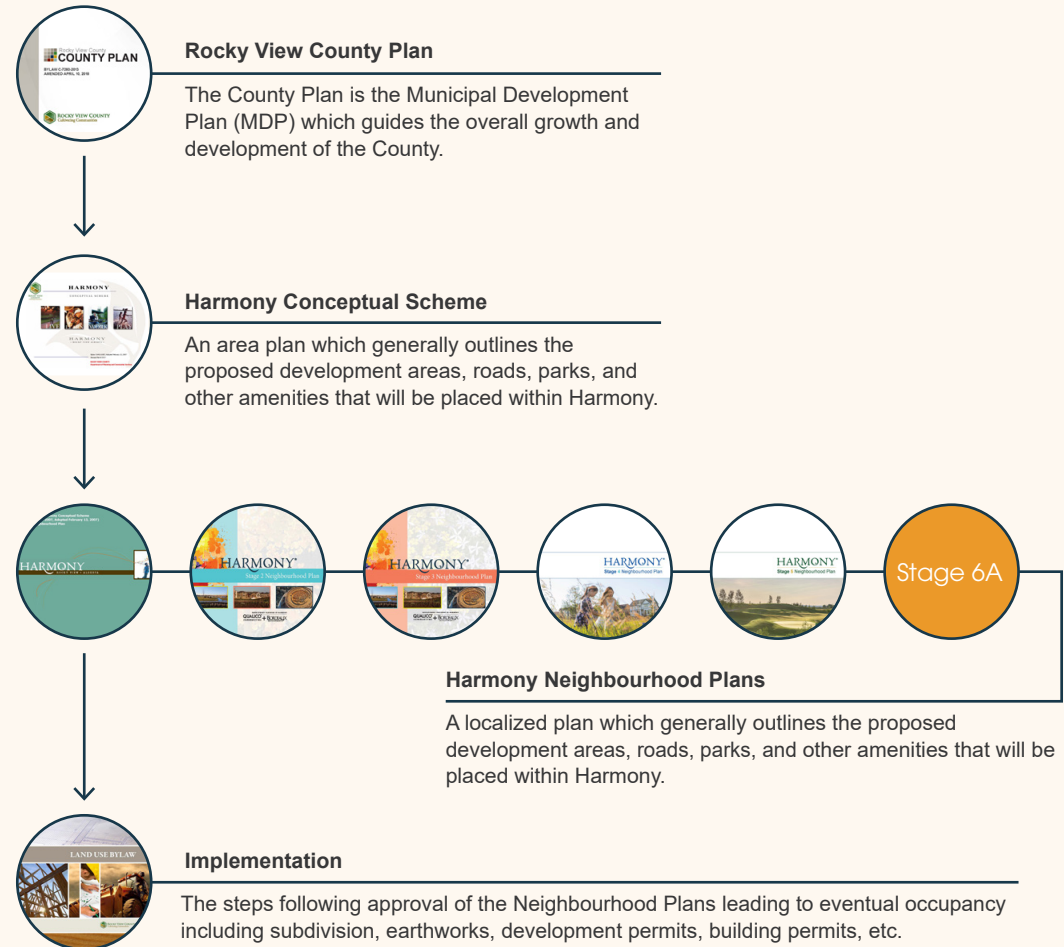
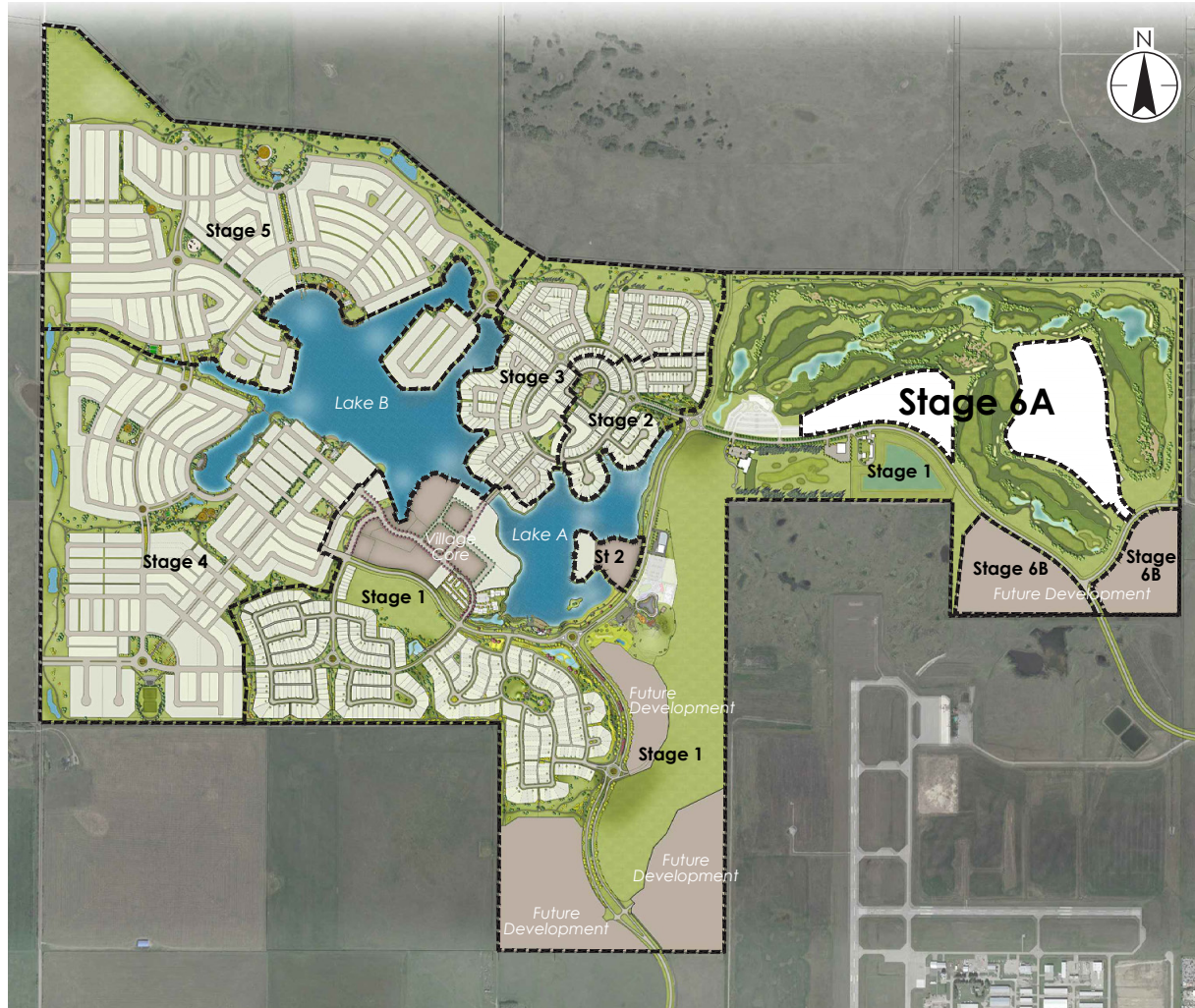


Figure 3.0 Current Development Status



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

† Items highlighted in the Development Status section are noted as of time of document preparation.

## 1.5 Development Status<sup>†</sup>

### Stages 1-3

- ±740 lots have been developed for construction with ±455 homes fully built/occupied
- Construction of the Mickelson Golf Course clubhouse underway (target completion by 2023)
- Mickelson National Golf Club, full 18 holes completed in 2020 with comprehensive practice & entertainment facility now complete, including:
  - “the Crater” (Western Canada’s largest putting facility),
  - driving range, and
  - LaunchPad Golf (dining and recreational/simulator golf activities)
- Construction of the water & wastewater treatment plants complete, with expansion to Airport underway
- Stage 1 of the Adventure Park complete & opened in 2021
- Lake A fully developed and operational
- Phase 10 central park (including universally accessible play park) completed in 2021

### Stages 4 & 5

- Stages 4 & 5 Neighbourhood Plans adopted by Council in June 2021
- Lake B construction underway

### Village Centre

- Grading and preliminary servicing underway
- Preliminary planning of the Groupe Nordik spa underway in 2021-2022
- First commercial development under construction

## 2.0 Stage 6A Neighbourhood Plan

### 2.1 Stage 6A Vision

#### Compliance with Conceptual Scheme

##### Section 4.3 and 4.5

Stage 6A focuses on offering new, unique living and working opportunities, designed to take advantage of amenity and open space offerings within Harmony. Through an integrated golf course development, residents of Stage 6A will be provided with a neighbourhood designed to evoke a heightened sense of community through its connection to Mickelson National Golf Club, with the additional employment/commercial opportunities of the western development cell. Residents and future employees of Stage 6A will be connected with Harmony, able to walk, hike, jog, and bike continuously connect with others throughout the larger community.

Stage 6A also focuses on effectively responding to the existing rural context by providing land areas that are considerate to and compatible with neighbouring residential acreages to the east through buffering the low density eastern residential cell with the golf course, in addition to the 100 m setback area between Mickelson National Golf Club and Harmony's rural residential neighbours to the east.

With the completion of the Mickelson National Golf Club, Stage 6A is envisioned as a residential and employment centre integrated with the surrounding golf course to create a unique, golf-focused living and working experience in Harmony. Developments within Stage 6A are designed to interface directly with the surrounding golf course and nearby rural areas, serving as transition from the village context in central/west Harmony to a less compact, larger lot, and more open form of residential and employment development in east Harmony.

Stage 6A focuses on providing unique residential and employment opportunities that capture views of the golf course and effectively transition with the surrounding rural context. The villages of Stage 6A contribute to the diversity of housing options available in Harmony with choices that reflect larger lot residential forms in addition to new employment/commercial opportunities, while emphasizing living and working near the adjacent golf course. The added mix of employment development within Stage 6A further contributes to Harmony as a community where all have the opportunity to live, learn, work, play, create, and connect in a walkable area.

Stage 6A continues building upon the traditional characteristics of what a community stands for within Harmony. Residents are encouraged to interact with one another, gather in communal open spaces, and strengthen their connections with nature, local businesses, and most importantly, each other, through a strong neighbourhood fabric.

Residents of Stage 6A will be encouraged to participate in the Harmony golf experience, provided with enhanced views and accessibility to the course. Additional employment opportunities provided by the western development cell of Stage 6A further contribute to Harmony residents' ability to pursue, and invest their best ideas, and strengthen the community through enhanced economic opportunity in Harmony.

Stage 6A is integrated with the golf course to enhance opportunities afforded to residents by providing:

- Comfortable, convenient, and efficient access for golf course living;
- New commercial/employment opportunities for local area residents with a uses tailored to its proximity to golf course;
- Increased housing options that cater to a variety of lifestyles within Harmony; and
- A strong connection with nature through pathway and green space corridors linking residents with the golf course, water, and open country synonymous with the Springbank region.



## 2.2 Stage 6A Neighbourhood Plan

### 2.2.1 Plan Overview

Stage 6A brings forward new residential and employment districts integrated with the recently completed Mickelson National Golf Club. The two new villages are envisioned to provide enhanced golf course residential that further expands on the number of diverse lifestyle options offered in Harmony through estate and villa type lots, in addition to new commercial/employment opportunities for Harmony and the greater Springbank region's employment base.

#### Connection to the Golf Course

The interface between the residential and employment cells and the golf course serve as a key focus of Stage 6A, with particular attention paid to integrating residential/commercial exposure to the golf course with convenient access to the clubhouse.

Through the nearby active mode corridor along East Harmony Trail and direct vehicular connections, residents and visitors to Stage 6A are provided with convenient and comfortable mobility choices for accessing the golf course.

#### Commercial Development

New campus-type commercial opportunities in Stage 6A will contribute to the economic diversification of Harmony and greater Springbank region, serving both residents and visitors to Harmony alike.

Office and service commercial in Stage 6A provides unique locational opportunities for professionals in Rocky View County, adjacent to world class golf course and open space amenities within a complete, comprehensively planned village community.

#### Experiential Residential

Residential areas of Stage 6A bring new lifestyle experience options to Harmony with larger estate type lots and villas surrounded by active recreation and rural acreages, effectively blending with the surrounding context for an immersive experience integrated with the surrounding golf course.

#### Springbank Airport Interface

Stage 6A considers the impacts of the adjacent Springbank Airport and continues to maintain the practice of developing all residential dwellings outside of the NEF25 contour level. All Titles include caveats regarding the airport, and architectural guidelines require noise attenuation practices as part of construction. These measures, along with efforts to educate residents, help mitigate potential concerns regarding frequent air traffic from the nearby Springbank Airport.

#### Active Mobility

Barrier-free pathways and greenway links allow for all groups to walk, cycle, and move throughout the community comfortably and safely with connections to the golf course through pathways along East Harmony Trail and village core through Harmony Circle.

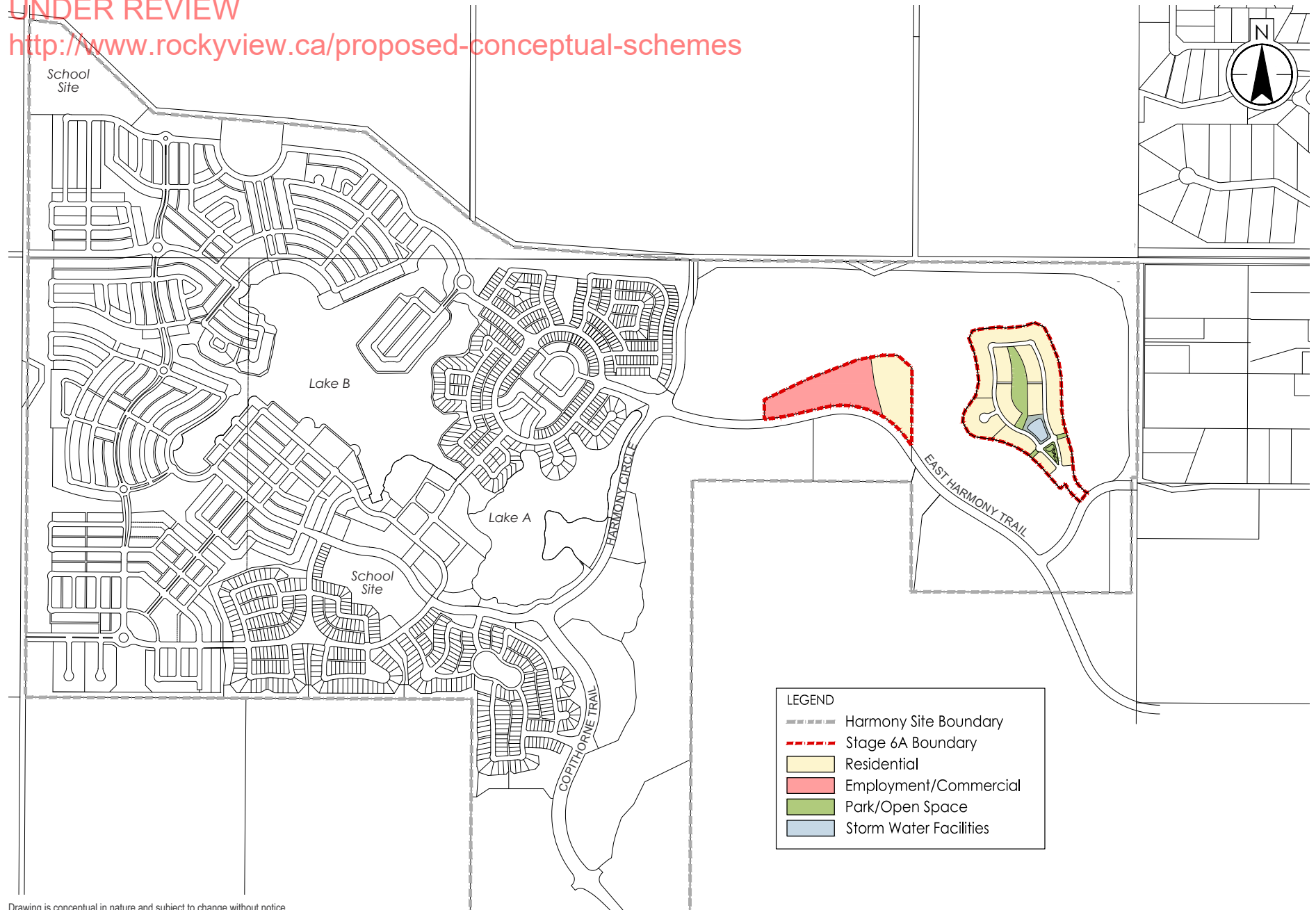
#### Compliance with Conceptual Scheme

##### Section 8.2.2 Stage 6A Components:

The Stage 6A Neighbourhood Plan provides the outline for development of:

- Estate and villa type housing forms best suited to Stage 6A's interface with the Mickelson National Golf Club and proximity to surrounding rural residential areas, and
- Integrated connectivity with the surrounding open space pathway network north of East Harmony Trail and west of Rocky Range View (Residential and Historic Interface setback areas).
- The connection to Rocky Range View (Road) will be developed as an emergency access only, with primary traffic carried through the Heartland Service Road (Airport Road).





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

### 2.2.2 Village Areas

Stage 6A builds upon the goals of the Conceptual Scheme to develop a collection of integrated villages with their own distinct identities, surrounded by open space and nearby amenities, and connected to localized open spaces and activity nodes. The two villages identified in **Figure 5.0** illustrate the new neighbourhood areas within Stage 6A.

#### Village L

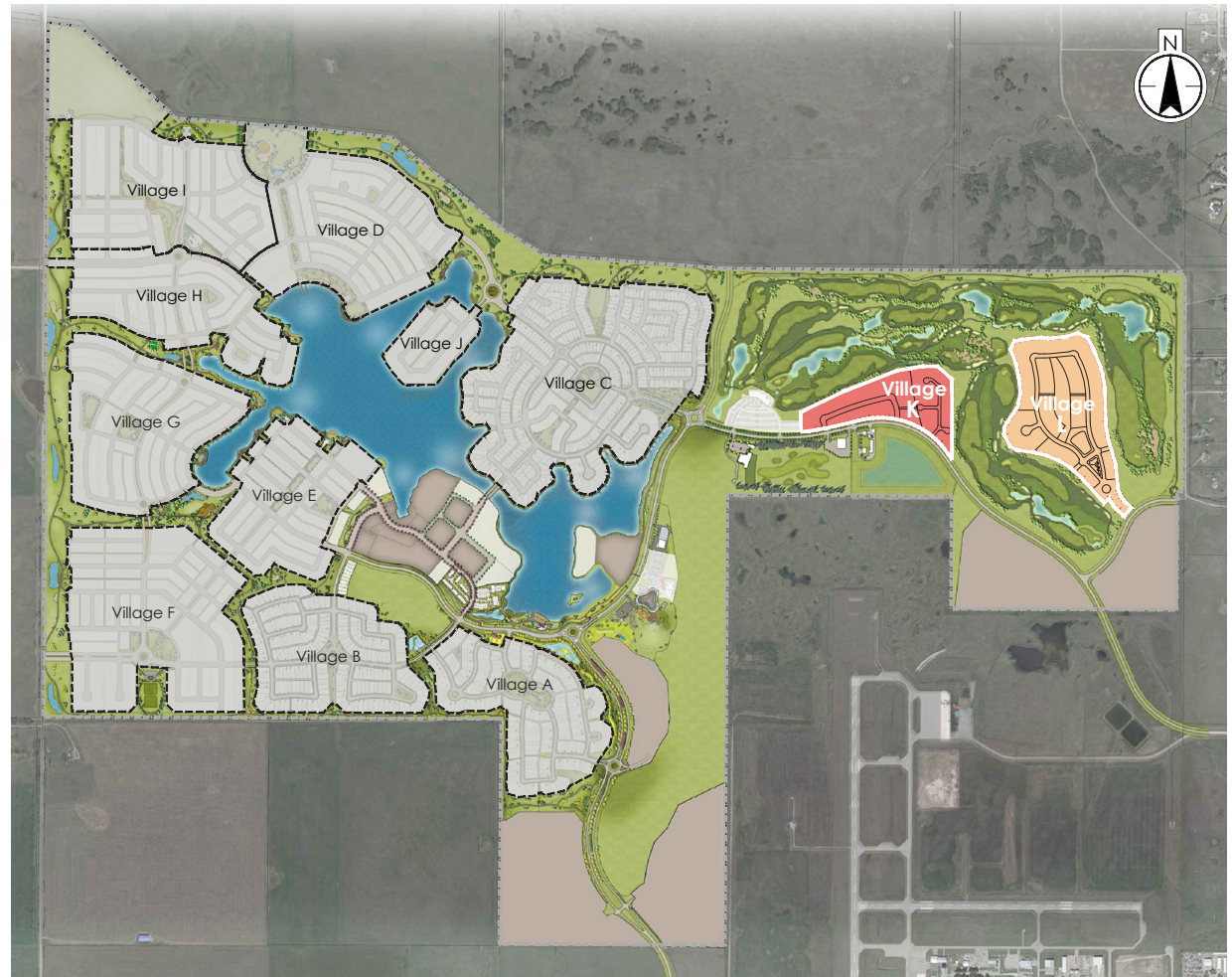
Village L is designed to provide a unique golf course living experience in Harmony through estate type lots, surrounded by the adjacent golf course. With direct access to the East Harmony Trail regional pathway, residents are able to access the Mickelson National clubhouse within a  $\pm 15$  to 20 minute walk.

#### Village K

Village K combines campus style commercial development with additional neighbourhood level retail and commercial amenities, including dining options to serve adjacent and nearby residential uses, further enhancing the economic base of Harmony and supporting the larger Springbank region. Stage 6A residents will benefit from convenient commercial area access, easily accessible by foot and local in nature.

Residential development in Village K will also provide opportunities for more affordable golf course living experiences, in addition to “lock and leave” type housing opportunities for seasonal residents, and destination rentals for those visiting Harmony to “stay and play” at Mickelson National Golf Club.

Figure 5.0 Village Areas



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



### 2.2.3 Land Use Plan

The Stage 6A Neighbourhood Plan is designed to provide a unique residential and employment experience in Harmony, integrated with the surrounding golf course and enriching the experience through enhanced connections to the extensive open space network in Harmony. The Land Use Plan formalizes the Stage 6A vision through:

- Low density residential land use in the eastern development cell to accommodate estate lots that effectively interface with the adjacent golf course and existing rural development east of Harmony;
- Land use that can accommodate condominium, villa type residential development within the western development cell for alternative living styles for short-term rental/'lock and leave' opportunities, successful with other major golf and resort type destinations similar to the Mickelson National experience;
- A new employment area to facilitate a variety of office commercial and neighbourhood-scale retail opportunities;
- Integration with the regional pathway network to provide optimized active mode access to the surrounding open space network for residents of Stage 6A; and
- Fostering a positive place to live and grow, with a vibrant, true sense of community ownership, belonging, and connection to Harmony, for all ages and future generations.

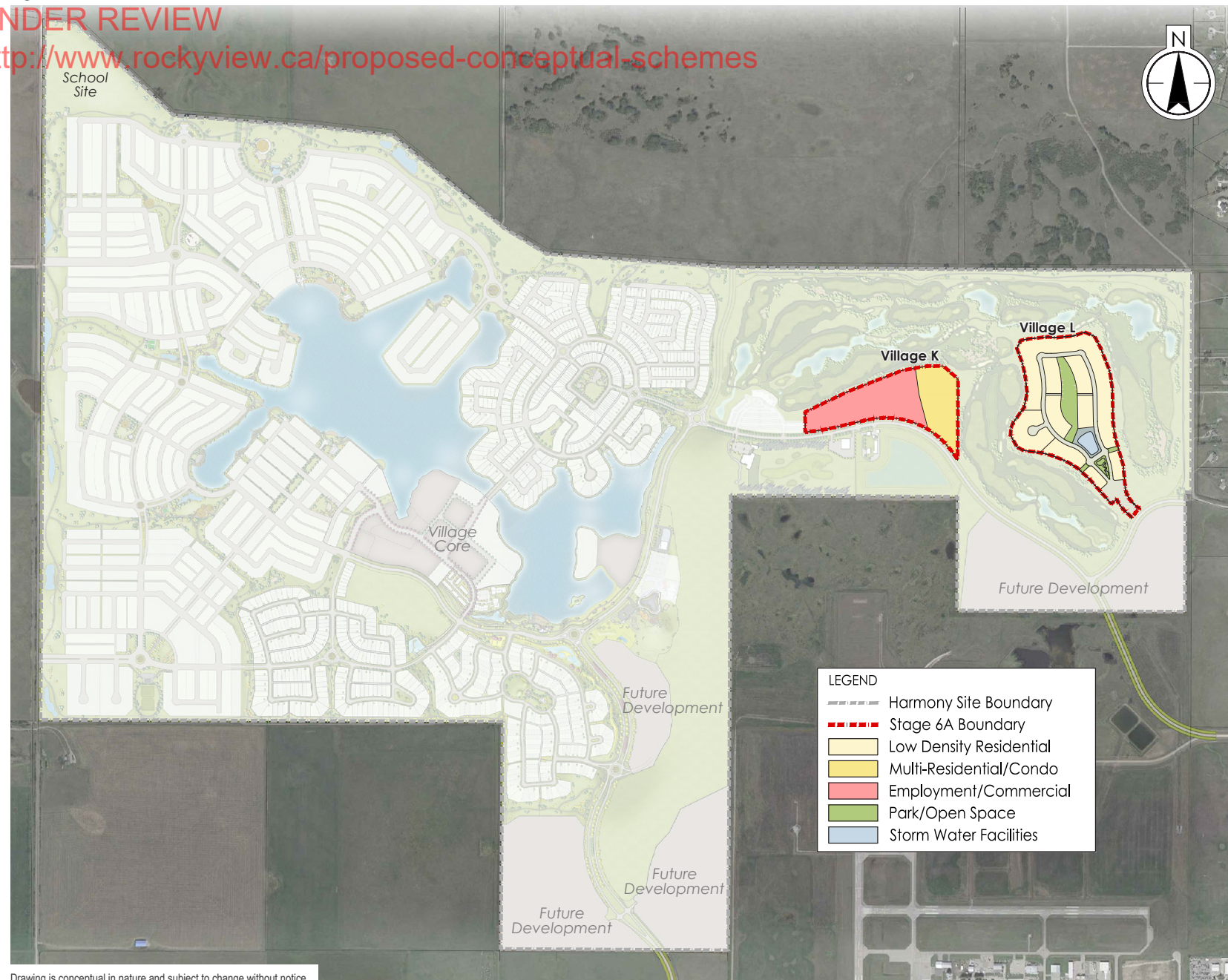
**Table 1.0** below outlines the Harmony Stage 6A Neighbourhood Plan areas, illustrating the land use dispersion and overall distribution of anticipated uses within the development.

Table 1.0 Plan Statistics

Land Use	Area ±		Dwellings <sup>†</sup>
Low Density Residential	10.62 ha	26.23 ac	± 97
Multi-Residential/Condo	3.30 ha	8.15 ac	± 65
Employment/Commercial	5.30 ha	13.09 ac	-
Parks/Open Space (OAH)	1.63 ha	4.02 ac	-
Storm Pond Facility	0.66 ha	1.63 ac	-
Roads and Lanes (Private/Condo)	2.82 ha	7.00 ac	-
<b>Total</b>	<b>24.33 ha</b>	<b>60.12 ac</b>	<b>± 162</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.

#### Village L



#### Compliance with Conceptual Scheme

##### Section 5.2.2

Village L fosters in a unique form of golf course living, adding to the choice of lifestyles available for residents of Harmony through a highly walkable environment with dedicated pathways and a vibrant common area. These dedicated pathways provide access for residents to nearby learning and employment facilities, the golf course, and larger open space network prevalent throughout Harmony.

#### 2.2.4 Eastern Development Cell

##### A Blended Golf Course and Rural Lifestyle

The eastern development cell (Village L) is designed as an integrated golf course residential development, surrounded on all sides by Mickelson National Golf Club and in close proximity to the rural residential areas of Springbank to the east. Design of the block shells are intended to ensure that lot sizes are large enough to effectively transition in size and scale to existing rural residential to the east, as well as maximize open space exposure with a majority of the lots backing on to the golf course.

In response to prior engagement with rural residents east of Harmony during development of the Conceptual Scheme, Village L will consist of lower density, estate-type dwellings with larger lot frontages and parcel sizes that better reflect and respect the existing rural residential context to the east. Emphasis on larger lots allows for a quieter, lower impact neighbourhood, complementing the rural heritage of the area and respecting Harmony's neighbours. Access to the village will be solely from the west, with Rocky Range View available for emergency access only to further reduce impacts to neighbouring rural residential areas east of Stage 6A.

##### Pedestrian & Cyclist Permeability

Village L is designed to function as a highly walkable, low-volume traffic neighbourhood for residents, continuing the emphasis of Harmony as a pedestrian and cyclist focused community. No housing in Village L is proposed to back onto one another, with greenway and walkway paths providing buffered separation between dwellings, and creating high permeability for pedestrians and cyclists throughout the gate controlled access neighbourhood.

##### Estate Lots



The predominant housing type anticipated within the eastern development cell will be that of larger, single detached estate type dwellings. Variation in architectural styles and lots backing onto the adjacent golf course and greenway will provide a sense of distinct character and a unique golf course community experience for residents of Village L that is also highly reflective of the quiet, rural lifestyle associated with the Springbank region.

### Locational Considerations

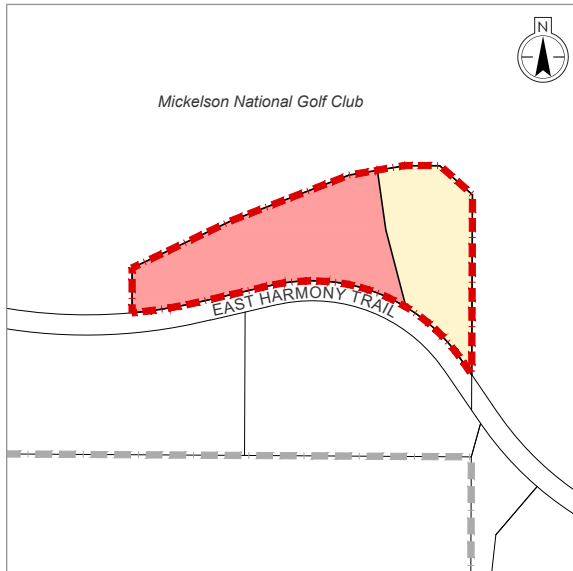
Village L is located in a relatively secluded area of Harmony, limited in vehicular access points and surrounded by the golf course. Due to the neighbourhood's unique location, proximity to existing rural residential, and desired outcome as a quiet, walkable community, this area is designed as a privately accessible, gated community.

Vehicular and pedestrian/cyclist traffic within Village L will be limited to resident access only, managed through FOB controlled gates at the primary entry to the neighbourhood. Limiting access to residents only is not intended as a seclusionary measure, but rather responds to the logistical constraints and intended outcomes that are meant to improve the experience for residents of the neighbourhood and visitors to Stage 6A, as well as continue to identify ways to effectively blend with the surrounding rural context. A number of considerations to limit access to residents include, but are not limited to those outlined below.

- **Increased Pedestrian & Cyclist Safety**  
Condominium roads within Village L are intended to cater to a mix of pedestrian, cyclist, and minor golf cart travel. By limiting the number of vehicles circulating throughout the area to residents only and reducing the overall level of anticipated traffic, Village L is able to provide a safer and more walkable, active mode encouraged community.
- **Improved Wayfinding**  
Wayfinding for visitors to the area is improved for those looking to access Mickelson National by clearly identifying that the residential neighbourhood does not provide a secondary access to the golf course. This visual cue will more effectively direct traffic to their intended destination west along East Harmony Trail.
- **Reduced Impacts to Rural Areas**  
Limiting vehicles to the area will contribute to reducing potential vehicular activity, as well as potential noise and traffic impacts in an area designed to respect the quieter, rural residential community east of Harmony.
- **Mitigated Risk to Golf Experience**  
Village L is directly adjacent to 5 of the 18 holes of Mickelson National. Reducing the level of vehicular traffic within the neighbourhood will aid in mitigating the avoidable risk of additional noise that may be generated by increased public traffic that otherwise may affect the golf experience in the immediate area.
- **Lack of Opportunity for Public Amenities**  
As the Stage 6A lands are outlined in the Conceptual Scheme to provide residential and commercial development only, opportunities for publicly accessible open space are extremely limited given their unique shapes and limited sizes in Stage 6A. As such, the need for uninhibited public access to areas within Village L are absent, and access to the area is ultimately only required for those who reside in the neighbourhood.



Village K



### Compliance with Conceptual Scheme Section 4.3

The Stage 6A E-1 lands represent one of the first of Harmony's campus style commercial developments that will work toward fostering the balance between the number of jobs and residents in Harmony. This employment campus lays a framework for attracting new industry and increased economic growth in Rocky View County, surrounded by green spaces to reflect a number of Harmony's core values including work, create, nourish, sustain, and grow.

### 2.2.5 Western Development Cell

#### Employment/Commercial

The western development cell (Village K) establishes one of the first business campus centres in Harmony, designed to attract new businesses to the region and foster innovation through research and development. To support the nearby residential cells, neighbourhood-scale convenience and retail opportunities will also be integrated in the employment/commercial district through at-grade developments designed to provide Harmony residents with daily needs and recreational activities within a convenient walking distance.

#### Residential

Village K will feature villa type lots and/or multi-residential forms of development (e.g., townhomes) through a low-medium density form, enabling expanded housing options for an integrated golf course living experience in Harmony.

This form of housing is designed to serve a number of residential and lodging functions in Harmony, ranging from permanent residents to visitors who wish to stay and play at Mickelson National Golf Club. Additionally, the villa and townhome forms of housing are well suited to those seeking a 'lock and leave' type lifestyle, traveling to southern destinations in the winter and returning for the spring, summer, and fall for the amenities Harmony has to offer. Residences in Village K are also well suited for rental opportunities, providing lodging to those visiting Harmony for its many amenity offerings and continued evolution as a true Base Camp to the Rockies.

#### Villa Residential



Semi-detached/villa housing in Stage 6A will complement the available housing choices for those seeking a golf course lifestyle with close proximity to the nearby employment campus. Villa housing forms in Village K will facilitate a built form similar to single detached housing, but including two dwellings to enhance the availability of golf course offerings, while also providing alternative golf living styles to single detached dwellings.

#### Townhome Residential



Multi-residential (townhomes) in Village K reflect a diversified approach to increasing housing options that integrate golf course living in Harmony. 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 area of Village K.

#### Commercial †



Stage 6A commercial campus development will consist of 2-3 storey office buildings with viewsheds focused toward the golf course. Building heights will ensure alignment with overarching Springbank Airport height restrictions and glazing that does not reflect onto and potentially interfere with golf course play.

Supplemental convenience and retail opportunities will also be provided via 1-2 storey developments to service Stage 6A residents within convenient walking distance. These developments are envisioned to contain some food service (dine in and takeaway), convenience, and personal services intended to complement vs. conflict with the village centre and golf amenities.

† Commercial images above are conceptual in nature for Stage 6A and may not reflect the final condition at time of buildout.

### 2.2.6 Open Space

The open space planned within Stage 6A lies within the eastern residential cell (Village L) with linear pathway connections and a central gathering space intended to enrich outdoor experience within the immediate area, outlined in **Figure 7.0**. The open space program for Village L provides:

- A fountain entry feature and pond feature, highlighting a sense of serenity for residents of the neighbourhood continuing the connection with water for residents of Harmony;
- A communal gathering space for residents of Village L where families and neighbours can come together for a private getaway within their own neighbourhood; and
- Direct, convenient connectivity to the regional pathway network and future open space components of Stage 6B.

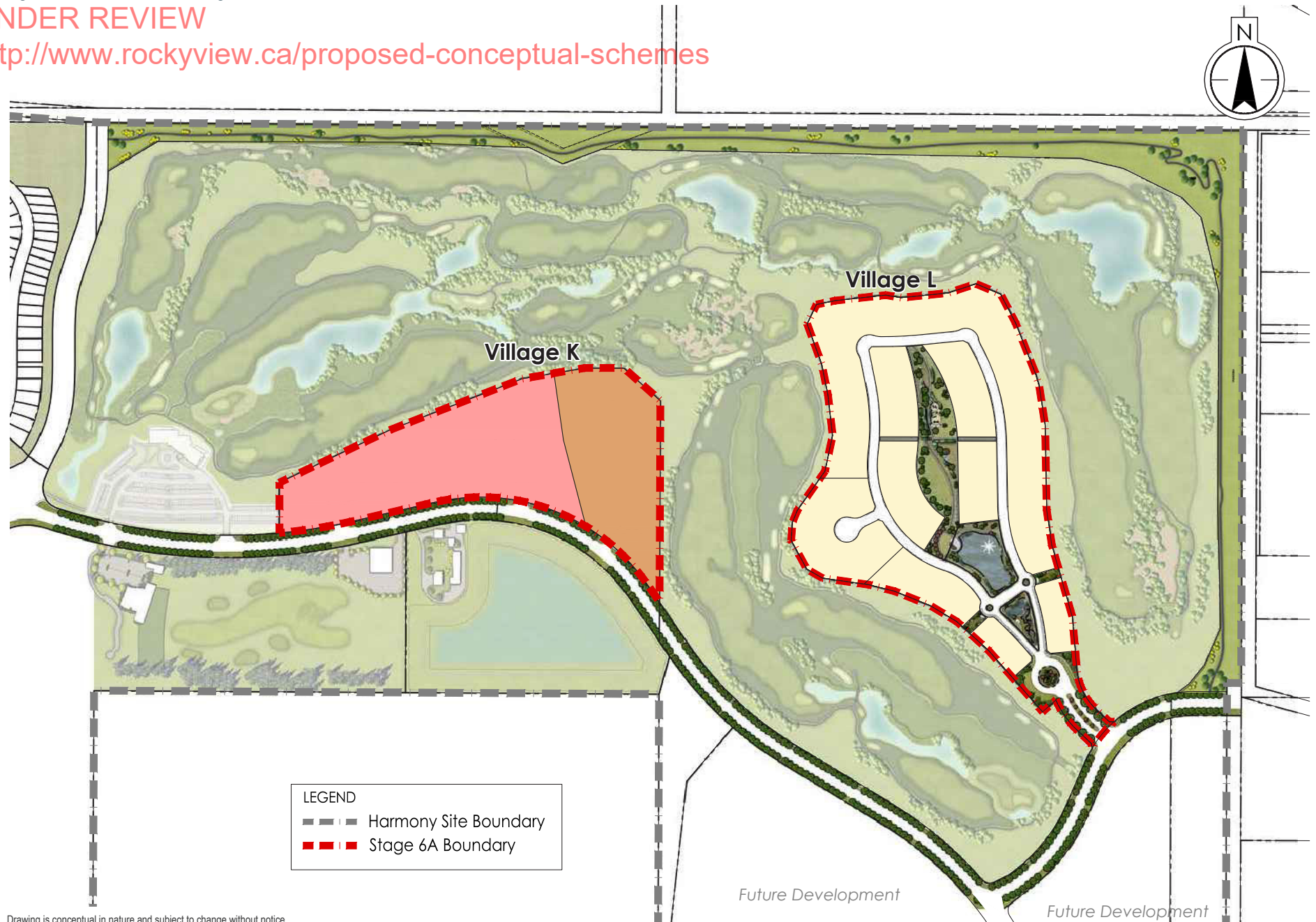
All open space within Stage 6A is provided in the form of private, Owners' Association lands, maintained as part of a separate bareland condominium plan established for residents of Village L.

As Stage 6A development cells are limited in size and accessibility for the surrounding areas of Harmony, a key focus for integrating residents and visitors to Stage 6A with the outdoors will take advantage of the greater open space network and amenity program available throughout Harmony, all directly accessible through the regional pathway network via East Harmony Trail and the buffer area (illustrated in **Figure 8.0**). This connection to the pathway network will link users to a number of nearby recreational amenities in Harmony such as Mickelson National Golf Club, Launchpad Golf, and the newly developed Adventure Park located along Harmony Circle.

Figure 7.0 Open Space Overview



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



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

Key Map



### Village L Open Space Concept

The open space in Village L offers private, passive recreational amenities to residents of the neighbourhood with a central community gathering space serving as the primary open space where neighbours can come together. This central amenity feature, located adjacent to the storm pond and fountain entry feature, will provide for open play, outdoor eating/gathering areas, and leisurely strolls around the neighbourhood.

This central amenity space is accessed via a landscaped north-south pedestrian greenway, with 6 m walkway spaces provided to facilitate east-west access to this corridor. The greenway also extends to provide a direct connection for residents to the regional pathway network along

East Harmony Trail, providing a direct, active-mode connection to the golf course clubhouse, as well as greater network of amenities in Harmony including the Village K employment district, Lake A, Launchpad Golf, Adventure Park, Village Centre, and future mixed use nodes located throughout Stages 4 and 5.

- A** Central Active Mode Greenway
- B** Natural Play Amenity
- C** Community Gathering Area/Open Play
- D** Storm Pond Facility
- E** Fountain/Waterfall Entry Feature
- F** Regional Pathway Connection

Figure 9.0 Village L Open Space Concept



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

### 2.2.7 Mickelson National Golf Club

Mickelson National Golf Club represents the most significant and influential element of Stage 6A. The course has quickly garnered the attention of golf enthusiasts and recreational players across North America, recently recognized in SCOREGolf's Top 100 courses in Canada (2022) following full completion of the 18-hole course in 2020.

Stage 6A emphasizes Harmony's key principals of live, play, nourish, connect, and sustain by utilizing this premium amenity through a wholly integrated mix of employment and residential uses in east Harmony. The golf course will be showcased as part of Stage 6A development through future office, institutional, and residential uses capitalizing on the expansive views and positive interfacing opportunities presented by the golf course. This area is designed to offer a unique living, working, and tourist experience for future employees, residents, and visitors to Rocky View County on the doorstep of Mickelson National.

#### Compliance with Conceptual Scheme

##### Section 5.1.1 D

Stage 6A is integrated with the golf course as a premium visual and physical amenity for residents and businesses as part of both development cells. Stormwater infrastructure in Stage 6A will be integrated with the existing golf course system, which utilizes alternative water sources for irrigation purposes (in alignment with Principal 2 of the Conceptual Scheme Section 5.1.1 D).

Figure 10.0 Mickelson National Golf Club



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

#### Golf Course Access from Stage 6A

For clarification, golf course access from Stage 6A will be provided from the Mickelson National Clubhouse, accessible via the regional pathway along the north edge of East Harmony Trail. Due to the hole locations and the length of distance required to travel to the clubhouse within the course, opportunities are limited for providing direct golf course access from Villages L and K in a way that does not disrupt play, travel in the opposite direction of oncoming golfers, or potentially overload pathways while play is in progress.

### 2.2.8 Airport Interface

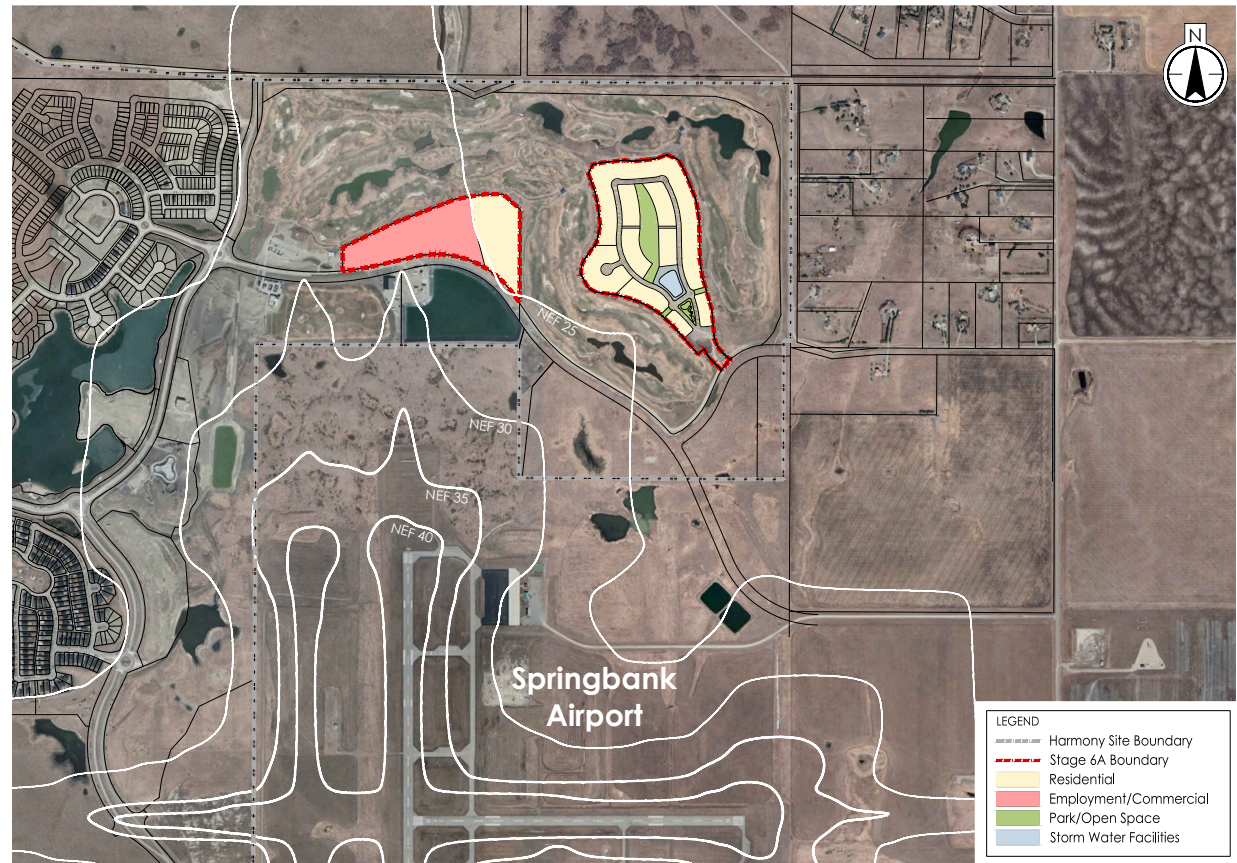
The Springbank Airport has been in operation since 1971 and forms a key component of the regional airport system, while also supporting the Springbank region's economic base. From the onset of Harmony's initial planning stages, HDI has worked to develop a positive relationship with the Airport and have developed series of policies within the Conceptual Scheme to reflect key requirements and desired outcomes of the Airport. Further arrangements separate from the Conceptual Scheme have also been agreed upon by HDI and the Airport to ensure future land uses and outcomes of the community do not conflict with their operations, and that the positive relationship between Harmony and the Airport endures for years to come.

One arrangement in particular involves ensuring that residences in Harmony are not located within the NEF25 contours to mitigate against potential noise impacts with airport operations. As such, all dwellings in Stage 6A are to be located outside of the NEF25 contour (illustrated in **Figure 11.0**), in alignment with this arrangement.

#### Neighbourhood Plan Policy Requirement

**Policy 1.** All dwellings shall be located outside of the NEF25 contour in alignment with the existing arrangement with the Springbank Airport.

Figure 11.0 Airport Interface



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



## 3.0 Mobility

### 3.1 Multi-use Connectivity

The mobility choices provided in Stage 6A incorporate connections to the vast pedestrian and cycling network throughout Harmony, with internal designs focused on providing residents and businesses with convenient and comfortable connections to the regional pathway network. 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

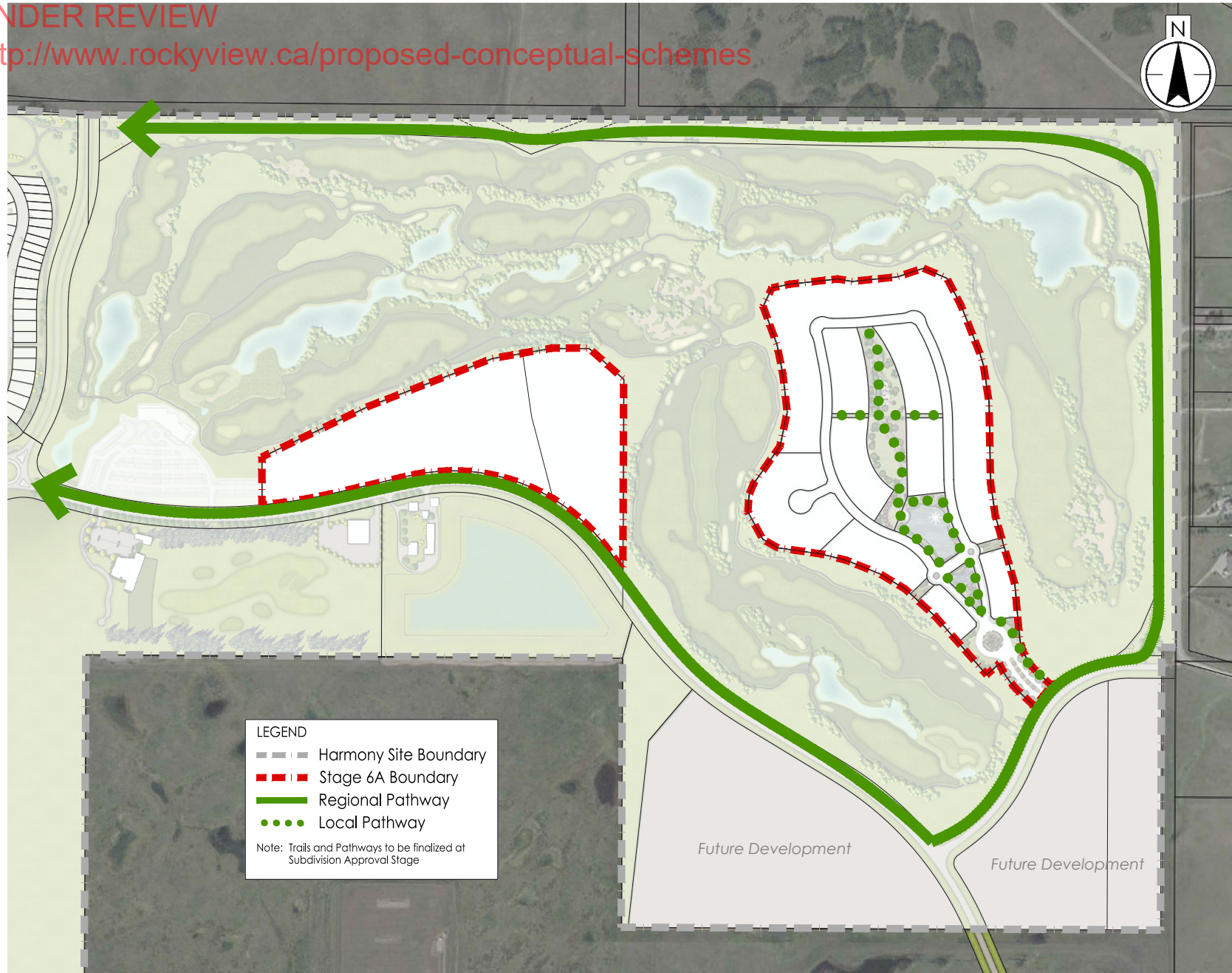
Development cells of Stage 6A abut the regional pathway along East Harmony Trail. Connections to this trail will be encouraged throughout the condominium designs, ensuring that residents and businesses are integrated with the larger regional network prevalent throughout Harmony. Whether for work, pleasure, 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.

Village L has been designed at a conceptual level to provide residents with a direct, meaningful connection to the larger pathway network through a central north-south running greenway corridor, allowing pedestrians and cyclists within the residential cell to travel with limited interruptions along an active mode corridor for effective access to the regional pathway. This connection extends further eastward to the regional pathway network within the buffer area, and westward to Harmony Circle for active-mode access to the village centre.

#### Universal Accessibility

Universal accessibility for all remains a primary focus of HDI to ensure that pedestrians and cyclists in the community are provided with meaningful opportunities to connect to their destinations. In alignment with all Neighbourhood Plans in Harmony, these connections will be addressed 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.



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



## 3.2 Road Network

### 3.2.1 Internal Roadways

The internal road network within both development cells of Stage 6A will be comprised entirely of private, condominium roads. Internal connection roads are outlined conceptually for the eastern residential cell (Village L) and western development cell (Village K) in **Figure 13.0**. Internal roadway alignments for both development cells in Stage 6A will be defined at the time of subdivision/condominium plan registration for each applicable phase, in addition to confirmed access points to the western development cell.

### 3.2.2 External Road Network

Stage 6A development cells will be accessible via Harmony's primary internal mobility network. Each village will be accessed via East Harmony Trail from Copithorne Trail/Harmony Circle to the west, and the future Airport Road from the south. An Emergency only access connection will also be available east of Village L via Rocky Range View. Public traffic and access along East Harmony Trail will be limited in this area, closed to through traffic and accessible to Emergency vehicles only.

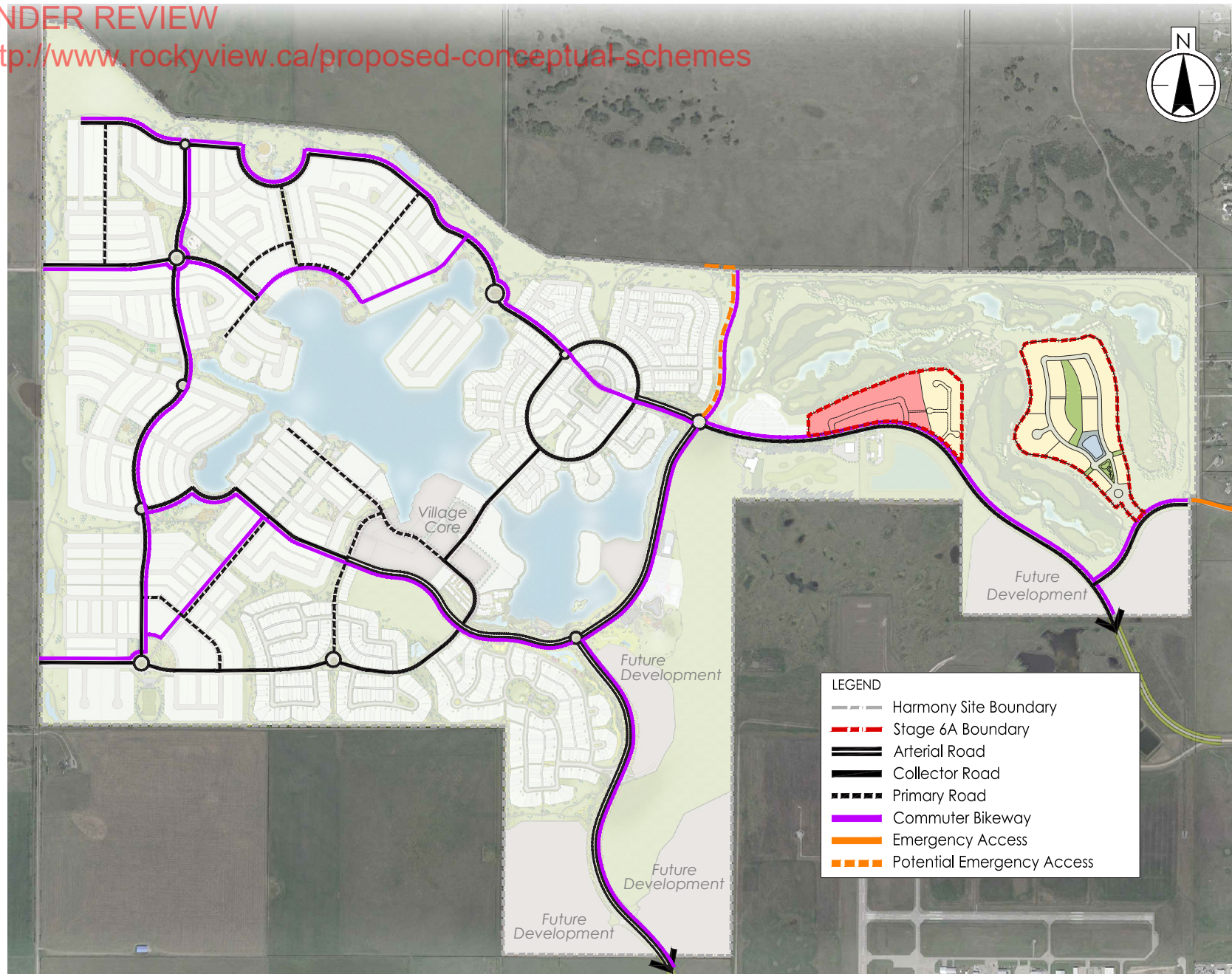
Details for the emergency access roadway design and interface with East Harmony Trail will be confirmed at a later detailed design stage and/or outlined as part of a future Transportation Impact Assessment (TIA) for the applicable phase.

### 3.2.3 Technical Reporting

To support the transportation network planning process, Stage 6A lands will be included as part of the overall Harmony global TIA. Further TIAs will be prepared for each Phase of development in Stage 6A 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 at time of development for each phase.

#### Neighbourhood Plan Policy Requirement

**Policy 2.** Vehicular access to the western development cell (Village K) from East Harmony Trail will be limited to a total of 3 access points.



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

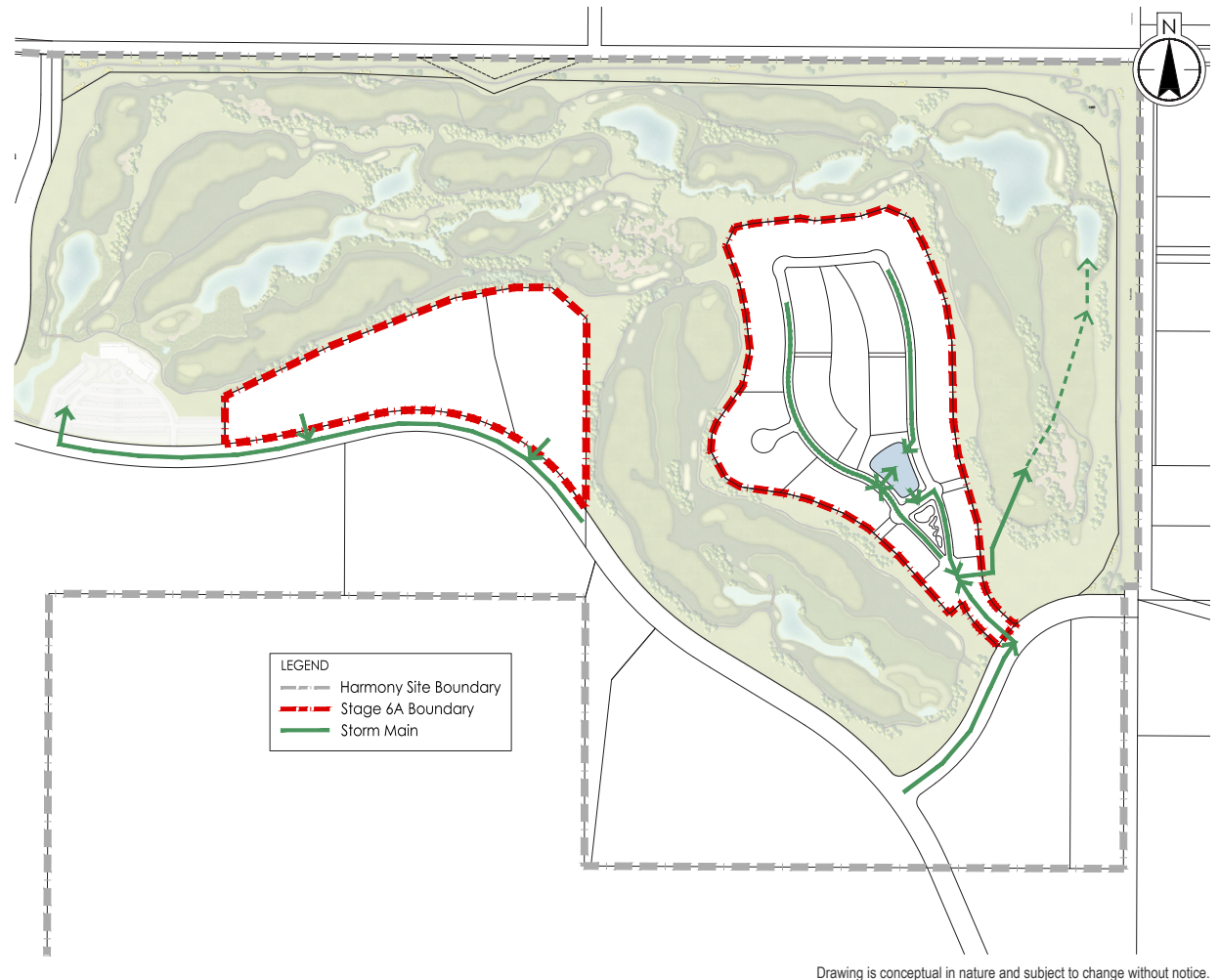
Private condominium roads identified in Figure are conceptual only and subject to change at time of detailed design/subdivision.

## 4.1 Stormwater

The stormwater design for Harmony Stage 6A is managed in multiple ways. The lot level system will route runoff to pervious surfaces within the yards where additional runoff will be collected and conveyed by grassed swales overland to the curb and gutter and catch basins within the neighborhood streets. The neighborhood system will then convey drainage overland along walkway corridors, open space areas and streets, as well as underground via a storm sewer pipe network. Portions of the neighborhood system will drain into the open space system where landscaped conveyance channels will direct runoff to the proposed Storm Pond.

The Stage 6A drainage will enter the Storm Pond through a combination of piped storm sewer and overland inlets. Stage 6A stormwater receives water quality treatment prior to draining to the golf course ponds via a piped storm sewer before ultimately draining into the Bow River.

Figure 14.0 Stormwater Management

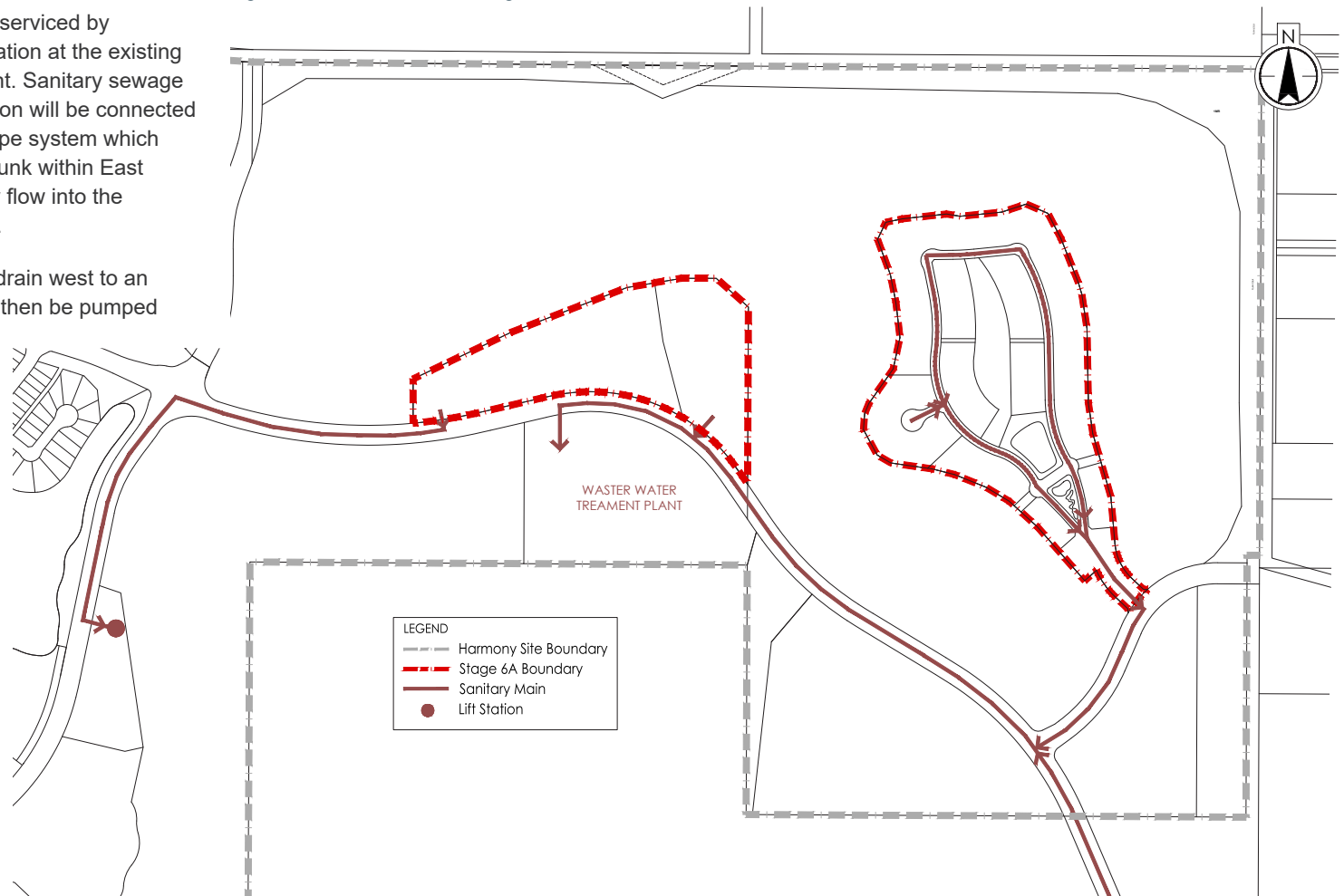


## 4.2 Sanitary

The Harmony Stage 6A lands will be serviced by Harmony Advanced Systems Corporation at the existing Harmony Wastewater Treatment Plant. Sanitary sewage flow from the eastern residential portion will be connected via an underground gravity-flowing pipe system which will connect to the existing sanitary trunk within East Harmony Trail, where it will ultimately flow into the existing Wastewater Treatment Plant.

The western commercial portion will drain west to an existing sanitary lift station which will then be pumped back to the existing Wastewater Treatment Plant via a pressure pipe system. The water is then treated and either discharged on established irrigation areas (such as the golf course), conveyed through a regional system, or returned to the river once regulatory approval becomes available.

Figure 15.0 Sanitary Servicing



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### 4.3 Water

Potable water to Harmony Stage 6A 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 constructed and is operational. Upgrades to the Water Treatment Plant may be required to service Stage 6A depending on buildout at the time.

The potable water system for Stage 6A is within the same pressure zone as the rest of Harmony. Dual potable water mains within East Harmony Trail will be extended to Stage 6A to provide a looped system.

Raw water will be distributed into Stage 6A for open space irrigation.

Figure 16.0 Water Servicing



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#### 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. It became even more prevalent in light of the COVID-19 pandemic with classes, medical services, and critical news updates/information being delivered electronically versus traditional in-person or printed methods. As the shift to a hybrid work and recreational environment occurs bringing things to the home through online platforms, more “remote” offerings have changed our lifestyles to a new norm 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 6A, 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 6A 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 6A Neighbourhood Plan conforms to the guiding principles and corresponding policies of the approved Harmony Conceptual Scheme. Advancement of planning for Stage 6A follows the logical extension of major infrastructure, and is shaped by key factors such as market requirements and new residential opportunities integrated with the golf course, as well as development of new commercial uses in the existing E-1 District.

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

The application for the Stage 6A Neighbourhood Plan is supported by an accompanying land use amendment. In alignment with prior Neighbourhood Plan approvals for Stages 1-5, the land use amendment translates the policies of the conceptual scheme, through the Neighbourhood Plans, into site specific parameters within the DC-129. The redesignation areas for Stage 6A are outlined in **Table 2.0**.

A DC Bylaw amendment for facilitating updates to 'Schedule 'A' of the DC-129 Bylaw shall be undertaken in conjunction with adoption of this Plan to reflect the land use districts illustrated in **Figure 17.0**.

Table 2.0 Land Use Redesignation Areas

Land Use	Area ±	
E-1 to VR-3	3.30 ha	8.15 ac
E-1 to Remain E-1	5.30 ha	13.09 ac
FD to VR-2	15.73 ha	38.88 ac
<b>Total</b>	<b>24.33 ha</b>	<b>60.12 ac</b>

### 5.3 Stage 6A Policy Requirements

The Stage 6A Neighbourhood Plan contains policies outlined in previous sections which must be reflected during future planning and design stages/time of Neighbourhood Plan implementation (e.g., Subdivision, Detailed Design, and/or Development Permit stage). Policies in this document are summarized in this section for ease of reference.

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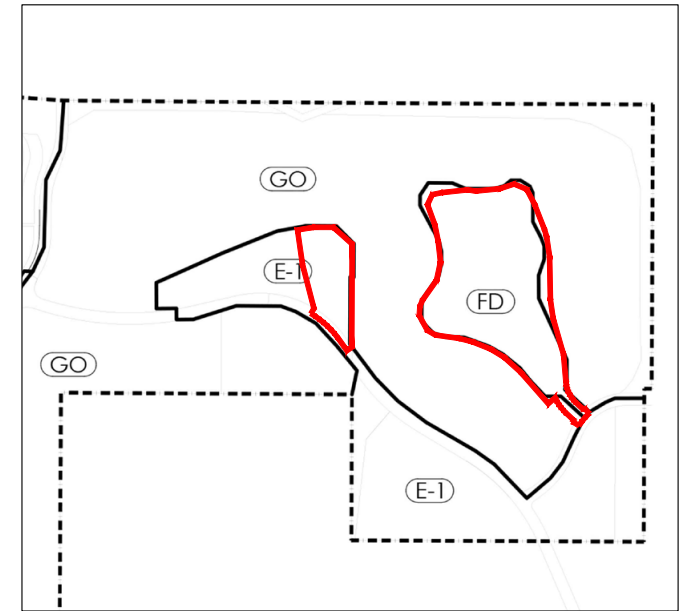
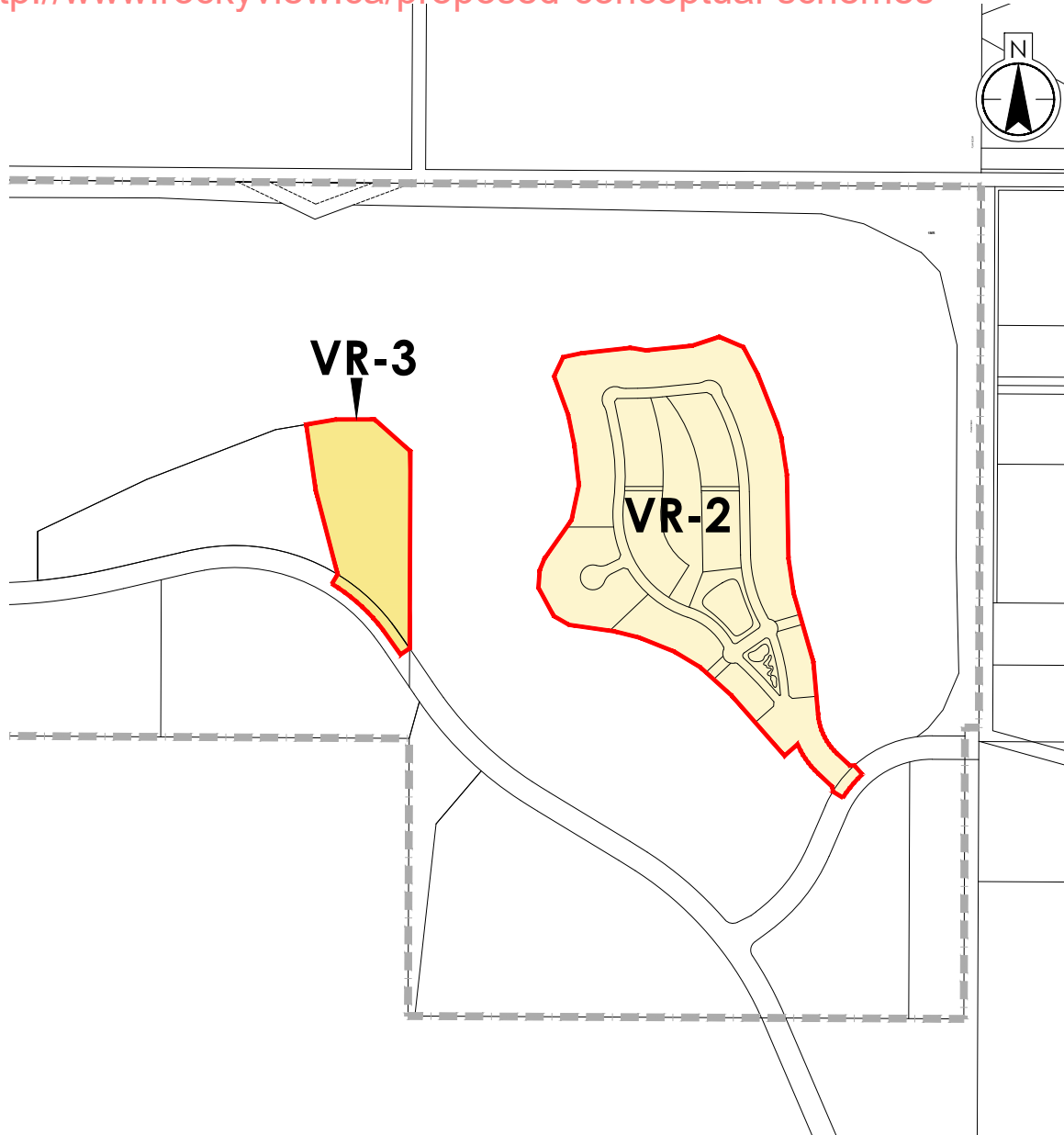
**Policy 1.** All dwellings shall be located outside of the NEF25 contour in alignment with the existing arrangement with the Springbank Airport. *page 21*

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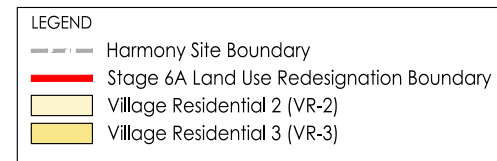
**Policy 2.** Vehicular access to the western development cell (Village K) from East Harmony Trail will be limited to a total of 3 access points. *page 26*

County file: PL20220202  
 Proposed Conceptual Scheme  
 UNDER REVIEW

<http://www.rockyview.ca/proposed-conceptual-schemes>



Existing Land Use



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Proposed Conceptual Scheme  
UNDER REVIEW  
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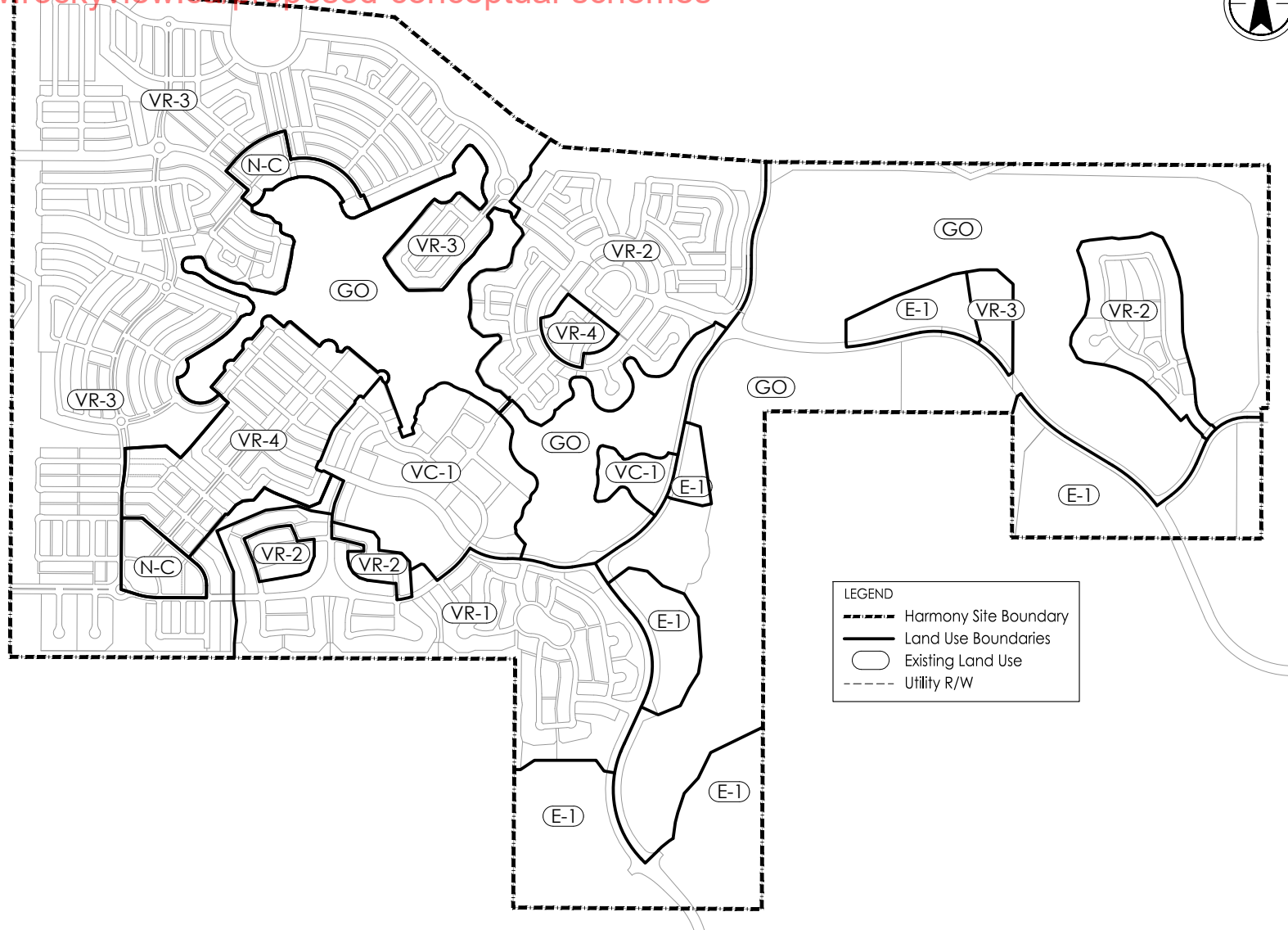


FIGURE 1.0 | HARMONY

# Schedule A



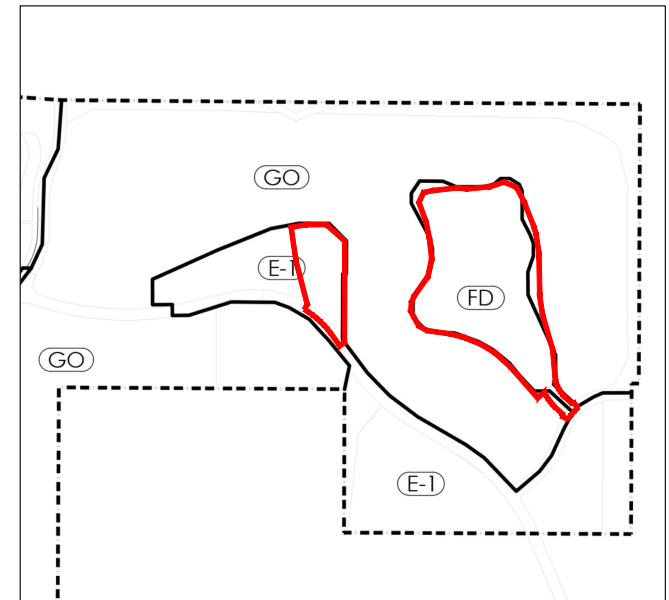
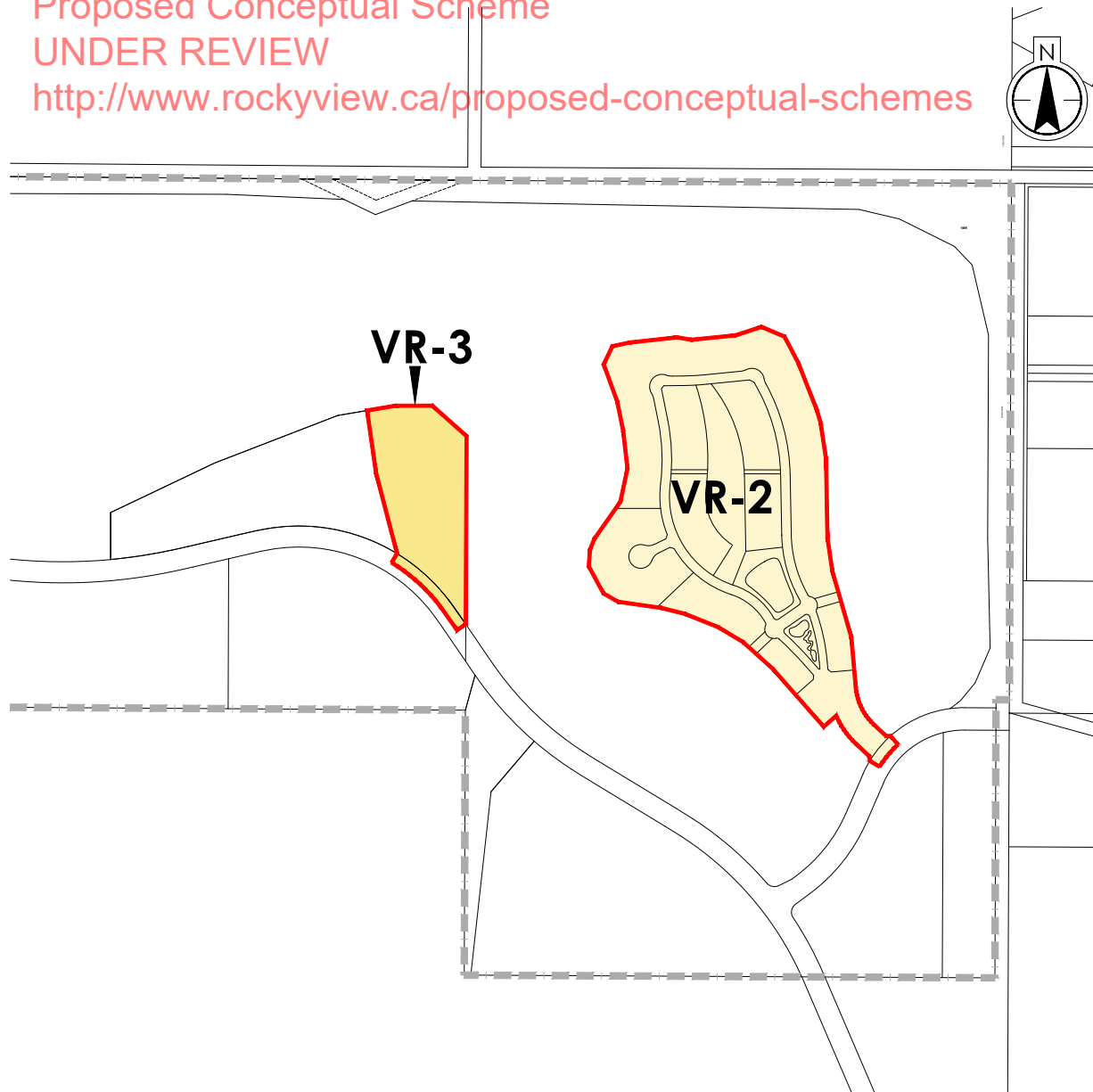
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Existing Land Use

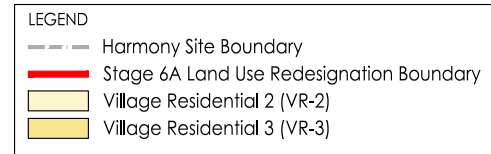


FIGURE 1.0 | HARMONY

## Stage 6A Proposed Land Use Redesignation



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