

MEDIA KIT

Isn't It About Time We [RE] Think What Community Can Be? So We Did.

Welcome to Harmony, a new community located in the heart of Springbank within Rocky View County. Harmony aspires to be the region's most holistically-planned, sustainably-built mixed use master planned neighbourhood.

Harmony is Springbank's very first lake community, built around a complete 35-acre Village Centre in a true country recreational setting with gorgeous Rocky Mountain views. Harmony brings together the best of urban and country experiences to a remarkable historic place that is neither a suburb nor in a city centre. It's its own complete village-concept community.

What Harmony introduces is the value of re-connection. Re-connecting residents to the ability to walk to school or work, to enjoy family time at the lake, to have shops and markets close at hand, to re-connect to nature, to neighbours, and to what matters most in life. We are restoring what used to work so well in the neighbourhoods and villages we remember but re-imagine them in fresh progressive ways for the future.

Harmony has been thoughtfully and purposefully planned with input from urban planners, architects, engineers, biologists, artists, landscape designers, environmental leaders, health and wellness experts and significant rounds of consultation with the surrounding community, neighbours, and Rocky View County.

The result is a place that gives mindfulness to work-life balance, arts and culture, and infrastructure for active lifestyles. A respect for history and the land is also combined with the most modern, sustainable and responsible development practices.

When all these elements align, things are truly in "Harmony".

Introducing the Heart of Harmony's Vision

At the heart of Harmony are Eight Guiding Pillars that together form the principles for a complete community and better living. These are represented by eight words and eight colours, which people will see again and again. The first four embrace traditional features many communities have. The second four words represent Harmony's more philosophical building blocks.

LIVE. LEARN. WORK. PLAY. CREATE. CONNECT. NOURISH. SUSTAIN

LIVE – A rich diversity of housing is planned that not only fits every generation's need and supports an "age-in-place" model, but will enhance each resident's experiences for a more meaningful authentic sense of community.

LEARN – From the classroom to the great outdoors to inspiring works of art – Harmony will engage and nurture curious minds of all ages.

WORK – Employment opportunities and services within Harmony will be driven by both entrepreneurs and world class corporations, creating diverse economic development, not only in the community but in Rocky View County.

PLAY – Physical fitness, creative play, and active leisure are vital to health and wellness. Harmony inspires play by providing ample indoor and outdoor facilities for all ages.

CREATE – Arts and culture are the cornerstones to every great civilization – so too with great communities. Expressing, appreciating, and experiencing the arts in Harmony will come in the form of investment in public art, community wide arts programs, and a proposed Arts & Music Centre in the Village.

CONNECT – If connections are at the heart of well being, then Harmony will be the place to be. Connections to family and friends, to the land, to each other, and one's inner peace – this is what makes Harmony greater than the sum of its parts.

NOURISH – Nourishing and caring for the soul is as important as care for the body. Through nature, programs, practices, and facilities, residents discover their other paths to tranquil balanced lives.

SUSTAIN—Rethinking what it means to use our resources responsibly as a community and as private citizens can no longer be a debate – it must be a dedicated way of life that's implemented today and sustained well into the future. Harmony's dedication to sustainability includes the environmental, fiscal, and socio-cultural sustainability.

COMMUNITY FACTS & FEATURES

- Harmony is Springbank's very first lake community and is currently the only lake community on Calgary's west side.
- The lake will be the deepest man-made lake in Alberta. The first phase of the lake is 40 acres, which will then be joined by another 100 acres of lake and wetland in future phases. Together it will offer a larger water area than any of Calgary's existing lake communities. It will be stocked with fish and is for non-motorized boats only.
- Harmony is located northwest of Springbank Airport off Highway 1, approximately eight minutes from Calgary city limits with stunning Rocky Mountain views. The community is flanked by Canada's first Phil Mickelson-designed golf course – Mickelson National Golf Club - featuring 18 challenging holes for both amateurs and PGA superstars.
- Harmony is being developed on 1,750 acres belonging to the family of Harriette and Bill Copithorne, part of the region's legacy ranching pioneers. The family remains on as partners in the community and its development.
- Over 30% of the land use will be preserved as open space for parks, trails, sports fields, and water features.
- 17,500 trees will be planted on land that formally only had five. A naturalization program will re-forest and refurbish the land using native Chinook-hardy trees, plants, and grasses.
- Harmony is a co-development between Bordeaux Developments and Qualico Communities, a project that has been over 12 years in the making.
- Over a 10-15 year build out, Harmony will be home to 3,500 households and approximately 10,000 people, offering an entire spectrum of housing options ranging from Estate Homes on premium lots and maintenance-free luxury Villas all the way to waterfront townhomes, funky artist lofts, live/work properties, condos and multi-family options in the Village. A seniors' residence has also been planned in the heart of the Village.

- This marks the first time this range of housing product has been introduced to Springbank, a region well known for large acreages and enclaves of estate homes.
- Upon completion the 35-acre lakefront Village Centre will provide a mix of residential, business, and essential services, as well as provide a vibrant public gathering place for residents and visiting guests. Proposed amenities include shops, boutiques, a fresh market, restaurants, a Central Plaza and Community Centre overlooking the water, a proposed Boutique Hotel, public art, and an Arts & Music Centre. There is a plan for a Beach Club & Wellness Centre, and the planned Boat House off the Plaza invites people to paddle for the afternoon, visit the “Private Island,” or go fishing.
- Harmony’s Village and amenities, including the lake and trails will be open and welcoming to guests from the Springbank area and surrounding communities.
- Approximately 25 km of community pathways will network through and around Harmony with additional proposed mixed-use paths along the perimeter. Harmony plans to build such a dynamic pathway system that is can eventually connect to the larger regional paths, including historic Old Banff Coach Trail, for bikers, hikers, equestrians, and even cross-country skiers who want to push the boundaries out into nature.
- Along the perimeter of Harmony’s pathway system will be a series of fitness stations and interpretive installations making up an “open air museum”. These will be unique places to stop and learn more about the area’s natural and human history.
- Public art will play a significant role throughout community, including an iconic large-scale installation at the entrance to the community and a community-wide Arts Master Plan.
- Harmony is working with local authorities to build a state-of-the-art school within the community on a designated central site. In the meantime, the Rocky View School District is one of the most highly rated and respected in the Calgary region. A variety of public and private schools are only minutes from Harmony.
- Inspired by progressive business campuses the world over, Harmony’s proposed 130 acres of Employment Campuses will be a vibrant and innovative addition to the local economy as well as the community. Corporations and small and medium-sized businesses will be drawn to the state-of-the-art office space nestled in the scenic Rocky Mountain Foothills. Residents will be able to walk or bike to work, and dash home for lunch!

THE HOMES

- Harmony's soft launch included 15 spectacular Show Homes in two different collections.
- In early 2016 the groundbreaking Discovery Centre (that we call a "Connection Centre") will open to exhibit all that Harmony has to offer with museum-quality displays.
- Harmony will also be home to the 2016 Stars Air Ambulance Lotto Home and the 2016 Stampede Lottery Show home.
- Harmony's first builders include Augusta Fine Homes, Baywest Homes, Broadview Homes, Homes by Avi, and Sterling Homes.
- The Aspen Collection, starting in the mid \$600s, introduces "Carriage Homes" with detached garages in back or along the side with optional suite above for an office, teenager, in-law, gym, craft room, or storage.
- The Tamarack Collection, starting in the \$1Ms, features Manor-style homes with triple attached garages and luxury sized lots up to 70' often backing onto green space.
- Both Collections, on 44-55' lots and 60-70' lots respectively are significantly larger than most city offerings.
- The Collections' names – The Aspen and the Tamarack, soon to be followed by the smart, sophisticated Birch Collection of Townhomes and the Willow Collection of Country Villas -- have all been inspired by native trees of the area.
- Architectural Guidelines for this first stage include a rich character mix of traditional and modern, with flexibility to interpret. The themes are: Farmhouse, Arts & Crafts, French Country, Prairie Style, and most uniquely, the opportunity for Contemporary variations.
- More housing diversity, condos, multi-family, and townhomes will be built in the Village Centre.

SUSTAINABILITY INITIATIVES

- The mission statement is to be “the most holistically-planned sustainably-built” community in the region, if not Canada.
- Harmony appreciates that water is a precious resource and as such has created the Harmony Integrated Water Strategy. This strategy includes the Water Treatment Plant and Waste Water Treatment Plant, among the most advanced in Alberta.
- Harmony’s water management program includes the protection and creation of new wetlands, bio swales, and approval for zero-setback irrigation, a first of its kind in Canada.
- Harmony has its own Sustainability Strategist on staff.
- Harmony Developments Inc. has the only known “Sustainability Committee” of its kind, which has brought together representatives from both developers, all five home builders, and the field construction teams which include the earthworks, landscaping and water treatment facility construction teams as well as the golf course developers and their associated teams. The “cross pollination” of ideas that improve and effect sustainability in development has already brought about change, including newly implemented policies on idling times, washing off mud tracks, re-purposing scrap pipes and construction materials to avoid landfills, composting, and making homes even more energy efficient for residents.
- Streetlamps will be energy efficiency and follow “Dark Skies Principles” of design.
- Harmony has produced a series of eight short videos on different aspects of its sustainability work in action. They will be added to the website in installments, with more potential topics to come.

PARTNERS IN HARMONY

Qualico Communities

Qualico started in 1950 as a small home building operation in Winnipeg's River Heights district. Today Qualico is one of the largest fully integrated, privately owned real estate companies in Western Canada, with home building and development operations in cities including Calgary, Edmonton, Fort McMurray, Red Deer, Vancouver, and Austin, Texas.

Bordeaux Developments

Bordeaux Development Corporations (BDC) is a Calgary-based boutique land developer that manages, joint ventures, and partners in land development and housing projects. Bordeaux Properties Inc. owns BDC and home builder Baywest Homes.

Elbow River Land Corporation (ERLC)

The Copithorne family was among the first settlers to establish a homestead in what is now Rocky View County and has played an integral role in the prosperity of the region for generations. The family of Harriette and Bill Copithorne (operating as ERLC) identified an opportunity to build upon their ancestors' legacy and, as a family, chose to repurpose some of their land, helping to pioneer a new era of responsible residential growth. From this dream, Harmony was born.

www.liveinharmony.ca

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Downloads and Visuals [Available on our Dropbox Here](#)