

# DEVELOPMENT LAND FOR SALE

Bearspaw Land  
Rocky View County

Bearspaw  
Golf Club

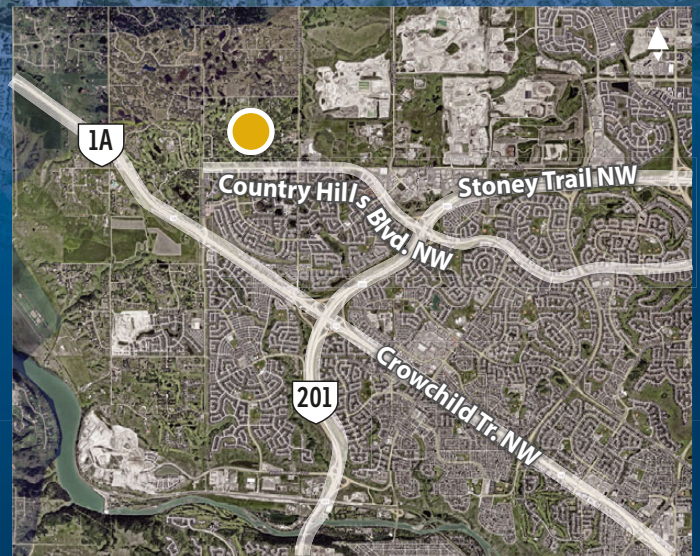
YMCA AT ROCKY  
RIDGE

Country Hills Blvd. NW

**117.25 ac**

Gross  
Area

» Excellent opportunity for a developer/  
homebuilder for Country Residential  
Development and possible Transitional  
Density.



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**BARCLAY  
STREET**  
REAL ESTATE  
LOCAL EXPERTISE MATTERS

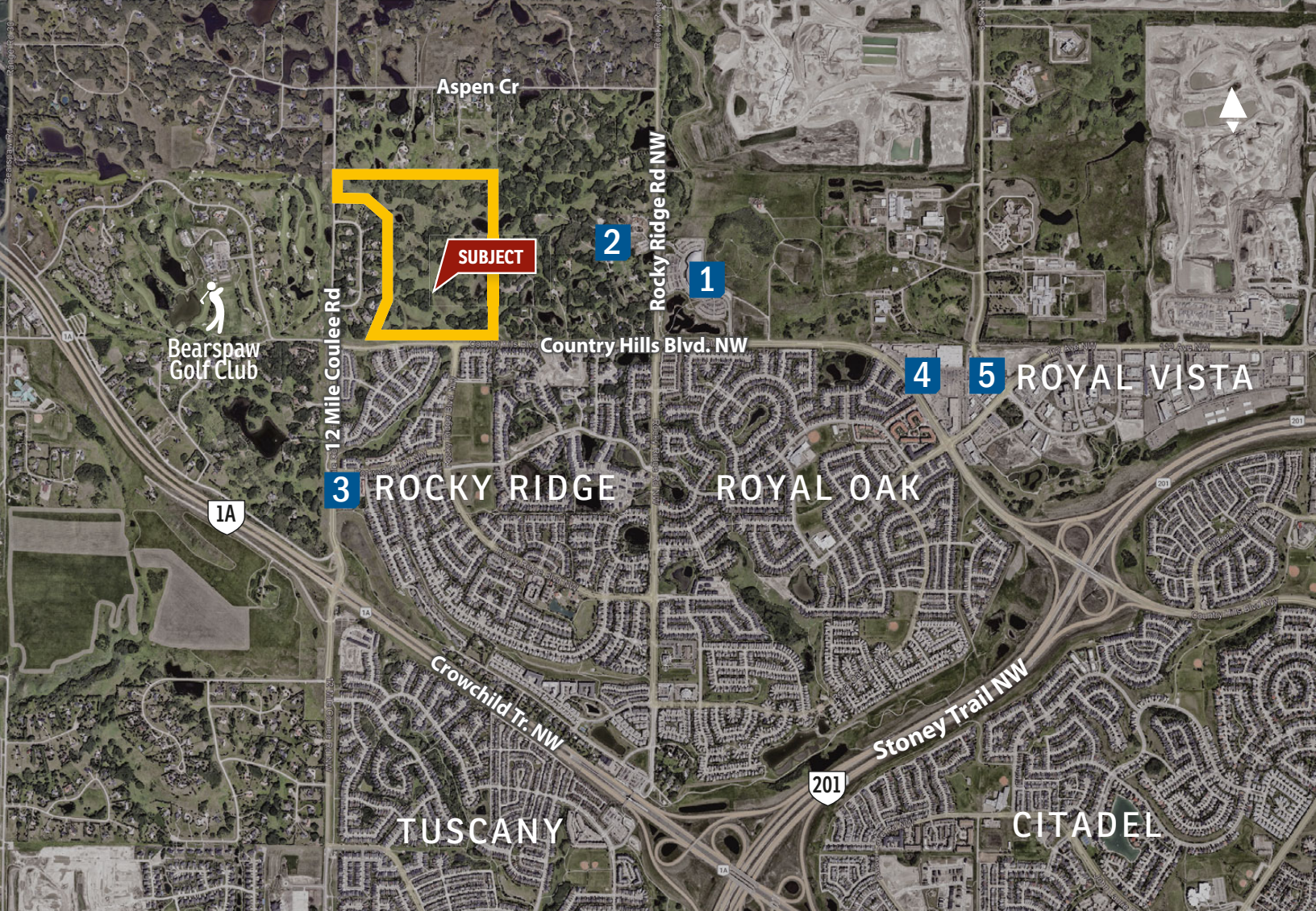
**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES

CELEBRATING

**50**  
YEARS

1973-2023





## 1 YMCA AT ROCKY RIDGE

Shane Homes YMCA at Rocky Ridge offers 284,000 sq. ft. of family-friendly recreational fun, including a world-class fitness centre, triple gymnasium, a feature-packed aquatic centre, the BMO Theatre and a Calgary Public Library. YMCA at Rocky Ridge also has a climbing wall available to all city-wide members for free



## 2 BUTTERFIELD ACRES

Petting Farm, Zoo & Summer Camps



## 3 CO-OP ROCKY RIDGE



## 4 ROYAL OAK SHOPPING CENTRE



## 5 ROYAL OAK PARK CENTRE

**Walmart**  
Save money. Live better.

**Sobeys**

**LONDON DRUGS**

**Bank of Montreal**

**EVOLVE STRENGTH**

**DOLLARAMA**

**A-Mart**

**Tim Hortons**

**ceili's**  
Irish Pub & Restaurant

**FIVE GUYS**  
BURGERS and FRIES

**THE BIKE SHOP**

**the CattleBaron**  
Steakhouse & Bar

**PAROS**  
REAL GREEN

**THE CHOPPED LEAF**  
Meat Market



This property is an excellent opportunity for a developer/homebuilder for Country Residential Development and possible Transitional Density.

Located on city limits and close proximity to neighbouring amenities give this land all the benefits of the city and country living.

### Transitional Density

The density that will transition between the urban densities within the City of Calgary and the existing acerages within Rocky View County.

It will thoughtfully integrate a diverse range of housing opportunities with the natural landscape, through preservation of slopes, wetlands and natural corridors throughout the plan area.

See "Growth Plan" and "Example of Compact and Walkable Communities" on the next page



## SALE INFORMATION

**LEGAL DESCRIPTION:** The South Quarter of Section Twenty Nine (29); Township Twenty Five (25); Range Two (2); West of the Fifth Meridian; SW-29-25-02-W05M

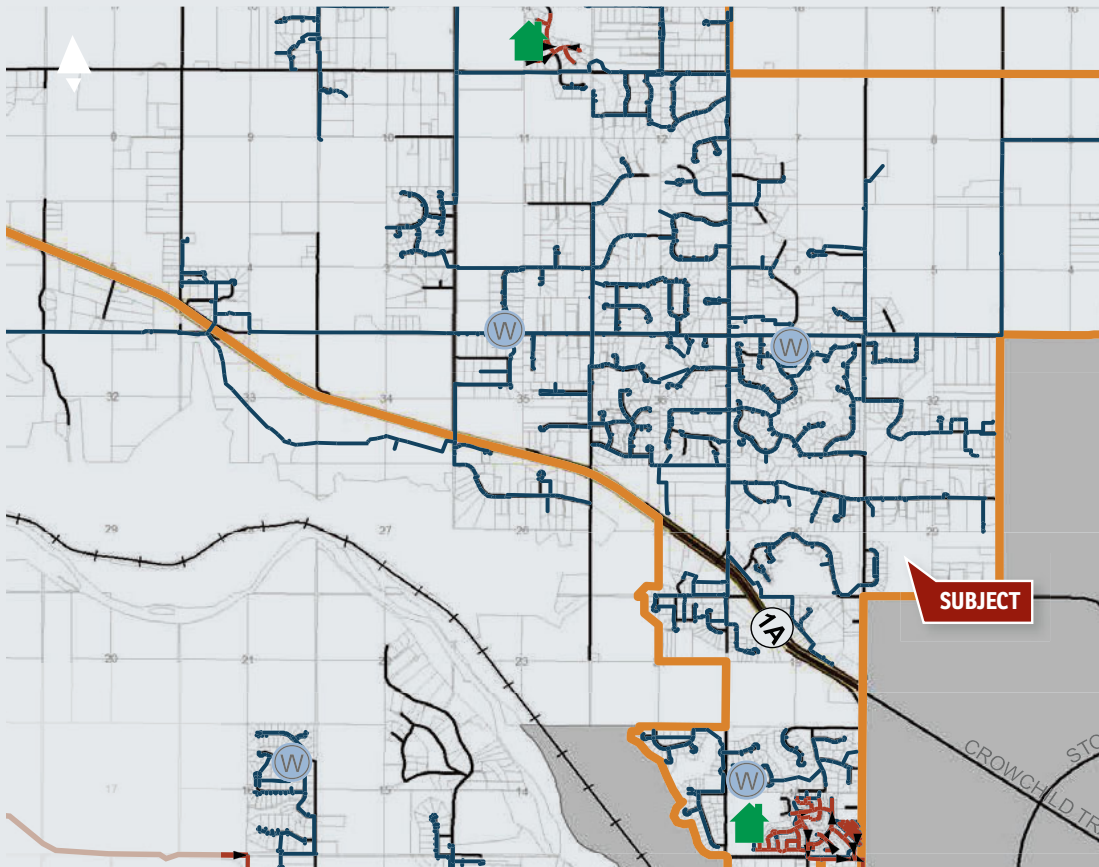
**SITE AREA:** 117.25 ac

## FINANCIAL INFORMATION





**MORTGAGE:** Treat as Clear Title

**PROPERTY TAX:** \$76.47

**PRICE:** \$9,380,000 (\$80,000/ac)



### EXISTING INFRASTRUCTURE WATER AND WASTEWATER

-  Bears paw ASP Boundary
-  Wastewater Treatment Plant
-  Existing Wastewater Lines
-  Water Treatment Plant

CALGARY METROPOLITAN REGION  
GROWTH PLAN

VISION ELEMENTS

We successfully use our commitment to Preferred Placetypes and specified growth areas to accomplish our vision while reducing water consumption, vehicle mileage, carbon emissions, land consumption and the cost of infrastructure.

The Region is built on a backbone of excellent integrated multi-modal transportation which ensures efficient and effective movement of people and goods.

GROWTH PLAN OBJECTIVES

- a) Create opportunities for each municipality to grow and develop in a way that contributes to balanced regional growth.
- b) Promote a range of housing and neighbourhood types within each municipality.
- c) Strengthen the importance and livability of existing urban and rural centres.
- d) Provide adequate land area for a variety of employment opportunities in appropriate areas.
- e) Focus future urban growth in suitable locations where land use, infrastructure and servicing are aligned.
- f) Promote compact and walkable communities.
- g) Reduce the amount of land consumed by achieving higher densities and more efficient and mixed-use development patterns.
- h) Limit or discourage new auto-oriented residential communities that are dominated by single-detached housing with limited amenities.
- i) Encourage country residential development in a clustered form of development which promotes land conservation for ecological and open space purposes.
- j) Reduce the cost of infrastructure to support growth compared to past practices.
- k) Focus regional service delivery in areas that take advantage of existing services, collaboration and plans.

BEARSPAW ASP PHASE 1 ENGAGEMENT  
FEEDBACK

*This panel summarizes the feedback received from the Phase 1 Open House, Coffee Chats, and several individual letters and emails.*

Residential Lot Sizes

- » Supportive of country residential lots (2-4 acres).
- » Expressed that higher densities should be adjacent to existing developed areas and match existing development patterns.
- » Indication that cluster development may be useful to enable natural area preservation.
- » General desire to allow for seniors development, to encourage aging in place.

EXAMPLE OF COMPACT AND WALKABLE COMMUNITIES

ASCENSION

BEARSPAW ASP

ASCENSION

CALGARY

Bears paw Area Structure Plan

Calgary Rocky View County Intermunicipal Development Plan Area

DENSITY	
City of Calgary	8 units per acre
Country Residential	2 units per acre
ASCENSION	3.76 units per acre, including 300 units of Multifamily for Senior Housing.

Single Residential

Market Place

Municipal Reserve

Environmental Reserve

PROJECT OBJECTIVES

- » Sustainable living with plenty of open space
- » Marketplace
- » Respect natural environment & features
- » Diverse housing styles & lots
- » Open space network