

Newsletter

Shawnee Park

A Note from the Developer

Hello, My name is Will Hoes and I am the Vice President of Land Development for the Shawnee Park project. Our process as a development company is nothing like the traditional. We strive to design unique, niche communities, which provide quality of life for their residents and enhance the overall landscape of our city. We embarked on the Shawnee Park project because we saw an opportunity to enhance and transform an existing private golf landscape to a shared landscape – from isolated to integrated. I believe we've planned a community that honours the beauty of the site and its value to the larger community through "Contribution Development" - adding value and appeal to the neighbourhood by creating an experience that reinforces belonging.

At the beginning of our development process in late 2008, we reached out to the Shawnee Evergreen Community Association to involve them in the project. The invitation to engage was declined and so we held open houses in January of 2009 and more in April of this year to inform the community at large of our plans and receive feedback. We deem two-way, good faith communication as important. We added a website and now have introduced this newsletter as just another tool to keep you abreast of the project as we move through the planning and approval process.

We're currently adjusting the plan in response to comments received. We encourage your feedback and will continue to share information, as it unfolds. Please continue to contact us at anytime with your comments at info@shawneepark.ca.

Sincerely,

Will Hoes

*Will Hoes, VP Land Development
Geo-Energy Enterprises Ltd.*

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WHO IS GEO-ENERGY ENTERPRISES?

Geo-Energy Enterprises Ltd. ("Geo-Energy")

is a specialised developer of niche communities within Calgary. In addition to the Shawnee Park development, Geo-Energy is currently developing a multi-million dollar project on the westside, in Springbank Hill. This development boasts the largest single-family lots currently available within Calgary.

From its inception, Geo-Energy resolved to focus on developing unique land opportunities with quality, high-end housing. To ensure they have the best development and planning team for each of their distinct communities, they engage consultants who are able to draw upon the specific talents required for each proposed community.

With the introduction of the Shawnee Park project, Geo-Energy is helping to redefine suburban living. Shawnee Park is an example of a new urban community, which will provide residents with generous natural surroundings, interesting architecture and options for being less vehicle-reliant. It's following an international trend in urban planning and it's contributing to Calgary's emergence on the map as a progressive and trend-setting city.

PRINCIPLES TO DO BUSINESS BY

Shawnee Park is a different kind of development for Calgary. It is "Integration Development" — defined as introducing into and engaging with a mature, landscape and surrounding community with thoughtfulness and respect. Six principles guided us in the preparation of the Shawnee Park Plan:

- 1** We believe that place affects well-being, and that landscapes with character can enhance well-being for all.
- 2** We believe that homes are a critical piece of our personal identity, and exist as much in the mind as they do on the land.
- 3** We believe in people-oriented development. We have considered the lives of our future residents, their homes, their surroundings, their experience and their mobility.
- 4** We believe in learning from history. Canadian and international cities have integrated useful and tested planning principles into developments that can inform the design of Shawnee Park.

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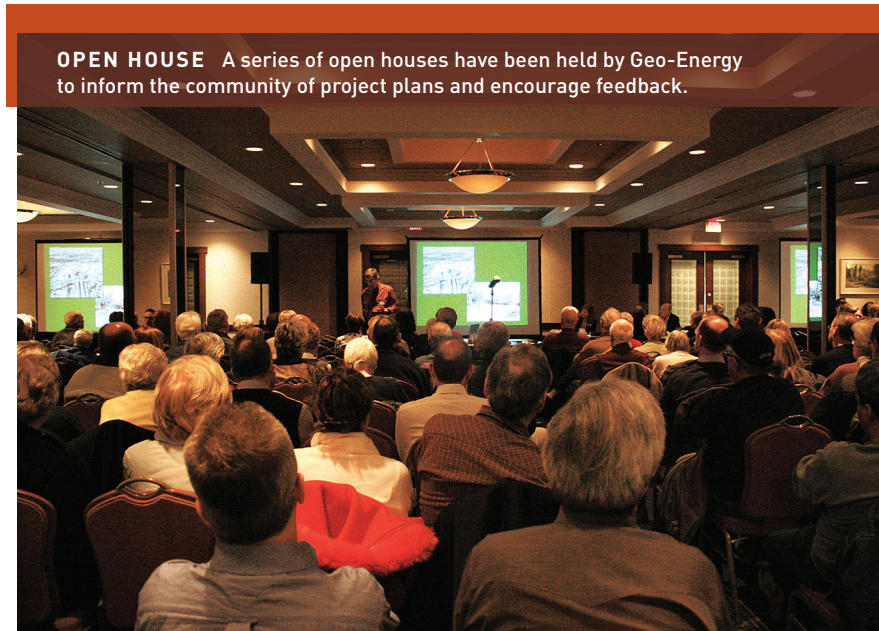
PRINCIPLES TO BUSINESS BY CONTINUED:

- 5** We believe that the principles found within the Municipal Development Plan are making Calgary a more livable and vibrant city, and that the proposed Shawnee Park plan incorporates and advances key ideas about community density, walkability and sustainability.
- 6** We believe developers can and must be a force for good. Our work is never performed in isolation, but is part of a bigger story of the city and its surroundings. We believe every project is a legacy project.

DID YOU KNOW?



- 📌** In 1883 the Shaw family set up their first home – a tent, alongside Fish Creek in Midnapore. A woolen mill was set-up and operational by 1889, in what is now Fish Creek Provincial Park.
- 📌** According to a 2009 inventory count 2,543 trees exist in the existing 131-acre Shawnee Slopes Golf Course. Geo-Energy proposes retaining not less than 80% of this inventory.
- 📌** In the 60s, 200 acres of Shaw’s lands became a golf course. It became a smaller golf course after 1977 to accommodate more than 80 acres of new residential development. In 1982, a restrictive covenant placed on the new residential lots “required that the land be maintained as a golf course and country club ... for a period of ten years”. In 1992, the covenant expired and is no longer in force.
- 📌** The ‘cluster’ concept, as referred to in the Shawnee Park plan, actually fosters stronger social opportunity and networks between neighbours who enjoy the common “yard” – the open space gained by clustering.
- 📌** Shawnee Park will provide more green space per residence, and preserve a greater percentage of open space per acre, than any suburban development in Calgary.



OPEN HOUSE A series of open houses have been held by Geo-Energy to inform the community of project plans and encourage feedback.

SHAWNEE PARK INFORMATION GOES TO COMMUNITY

The proposed Shawnee Park development was presented for a second time to the public and community at large for three days of open houses in late April 2010 (the first open house was January of 2009). This occasion showcased the updated plans which had been presented to the City for the planning and land use redesignation application. Forty story-boards gave a clear vision of the developed plans of “living in the park”.

The event was well attended by hundreds of interested and curious residents of the surrounding area. The relaxed format of the open house and the extended hours afforded residents the opportunity to study the proposal and extra time for one on one discussions with members of the planning team.

To continue to keep up to date on project progress, current information will be available online at www.shawneepark.ca and via newsletter.

SHAWNEE PARK UPDATE

Visit www.shawneepark.ca to learn about project news and progress.

CONTACT

info@shawneepark.ca
www.shawneepark.ca

