

ROWAN PARK and MARQUIS LANDS BUSINESS CASE

BLUERIDGE MOUNTAIN Glenbow Ranch Provincial Park ESTATES Rd. 0 Haskayne Legacy Park WATERMARK BOW River BEARSPAW TREE FARM (e)/II TUSCANY Stoney Tr. Calg DAMKAR FAMILY LYNX RIDGE 5 BLAZER ESTATES ROWAN PARK MARQUIS Nose Hill Dr. NW DEVELOPMENTS BON River Appendix A BROOKFIELD MAP OF Bearspaw Dam Rd. NW HASKAYNE ASP AREA VALLEY RIDGE

CONTEXT PLAN

ROWAN PARK and MARQUIS LANDS A CASE FOR INVESTMENT



No leading city capital investment required for development



Over \$80M in levies paid to the City of Calgary by Brookfield and Marquis



No lagging City capital investment required until over 93% of the area is built out (2027-2030 budget)



Over **4,100 new homes**, and over **25 acres of commercial and mixed use development** delivered by Brookfield and Marquis



The missing 'link' in **pathway and trail connections from Calgary to Cochrane**, including Haskayne Park and Glenbow Ranch Provincial Park

ILLUSTRATIVE PLAN - ROWAN PARK & MARQUIS

