



**AREA AMENITIES**

**Food And Drink**

- 1 The Cattle Baron Alberta Steakhouse & Bar
- 2 Co-op
- 3 Gold Bistro Chinese Restaurant
- 4 lbby's lounge and Restaurant
- 5 Kildares Ale House
- 6 Mimosa Vietnamese Restaurant
- 7 Phoenix Grill
- 8 Real Canadian Superstore
- 9 Save On Foods
- 10 Shawnessy Village
- 11 Sobeys

**Arts & Entertainment**

- 1 Landmark Cinemas
- 2 Shawnessy Public Library/YMCA
- 3 Spruce Meadows
- 4 Cavalry FC

- 5 Granary Road
- 6 Treehouse Indoor Playground

**Schools**

- 1 All Saints High School
- 2 Bridlewood School
- 3 Centennial High School
- 4 Chaparral School
- 5 Dr. EP Scarlett High School
- 6 Evergreen School
- 7 Harold Panabaker
- 8 Holy Child School
- 9 Marshall Springs School
- 10 Midnapore School
- 11 MidSun School
- 12 Our Lady Of Peace School
- 13 Ron Southern School
- 14 Sundance Elementary School

**Transit**

- ★ Somerset Bridlewood Terminal

**Sports & Outdoor Recreation**

- 1 Blue Devil Golf Club
- 2 Cardel Rec South
- 3 Mckenzie Meadows Golf Club
- 4 Sirocco Golf Club

**Worship**

- 1 St. Paul's Anglican Church
- 2 The Church of Jesus Christ of Latter Day Saints
- 3 Kingdom Hall of Jehovah'
- 4 SouthGate Baptist Church & Witnesses
- 5 Southview Alliance Church
- 6 St. Patrick's Parish Church
- 7 SunWest Church

This plan is for marketing purposes only, and is subject to errors and omissions. May 2023

# Sirocco

AT PINE CREEK

## COMMUNITY BROCHURE

# Frequently Asked Questions

## How many homes will be in Sirocco at Pine Creek?

Sirocco at Pine Creek will be a community of over 1,200 homes once complete.

## What is the expected time frame to complete Sirocco at Pine Creek?

We anticipate that the community will be fully developed by 2028.

## Will there be a Residents' Association in Sirocco at Pine Creek?

To keep Sirocco's parks, landscaping and other features beautifully maintained, there will be a Residents' Association. Residents will be responsible for a mandatory fee of \$150 per year, per single family home.

## What is the difference between a Community Association and a Residents' Association?

A Community Association is a voluntary organization formed by residents of an area to:

- Manage and direct its social and recreational activities
- Act as an intervener in civic matters (planning and development)
- Plan, develop and maintain community facilities and amenities

A Residents' Association is a compulsory organization created by a land developer to:

- Manage and maintain community amenities (entrance signage, ornamental parks and ponds, boulevard landscaping and building) that the City will not maintain
- Membership in a Residents' Association is compulsory and the annual fee is collected by the association through a caveat on title.

## Do I get a fence included with my home?

Chain link fencing is provided for lots that share a property line with a municipal reserve or municipal school reserve. Some lots that share a property line with multi-family parcels will have developer installed wood screen fencing.

For more information, talk to a sales team (<https://experiencesirocco.com/showhomes/>), as they can walk you through the details lot by lot.

## Does Anthem plant trees on my property?

Anthem, the community developer, does not plant trees on private property. However, Sirocco at Pine Creek is part of the City's Complete Streets initiative, where trees are planted in the road right of way along each street.

The road right of way (or boulevard) adjacent to your property is land that is actually owned by the City and maintained by you. The City uses this land for snow stock piling, road maintenance or other items as required.

## What is the Complete Streets Tree Planting Program?

Complete Streets is one of the many reasons why Sirocco is the perfect place to call home. It's an initiative designed to enhance residential streets with added colour, shade and natural protection by planting and caring for trees along public roads.

Anthem, and then afterward the City of Calgary, will maintain these trees - but not the grass below, which will grow wild and free until you rein it in with your expert mowing skills.

To find out more, email [calgary@anthemproperties.com](mailto:calgary@anthemproperties.com), or get more information about the program on the (<http://www.calgary.ca/Transportation/TP/Pages/Planning/Calgary-Transportation-Plan/Complete-Streets.aspx>)

## Can I use my own builder?

We do not allow homeowners to use their own builders, as we have carefully selected a group of skilled and trusted builders to craft each home and maintain a curated aesthetic throughout the community.

## When will ridge lots become available?

The desirable ridge lots that look west over the creek bed or southwest onto Sirocco Golf Club are expected in phase five and beyond with sales to begin as early as 2024.

## What schools can Sirocco residents attend?

The community of Sirocco is currently part of the Calgary Board of Education. To find which school is designated, please visit the Calgary Board of Education and Calgary Catholic School District website. However, homeowners can contact the Ron Southern School in Silverado about registering as an out-of-boundary student. For up to date information, please refer to the following websites:

- Foothills School Division: <https://www.fsd38.ab.ca/>
- Calgary Board of Education: <https://www.cbe.ab.ca/Pages/default.aspx>
- Calgary Catholic School District: <https://www.ccssd.ab.ca/Pages/default.aspx>

## What amenities can residents expect in Sirocco at Pine Creek?

Residents will be able to enjoy a variety of amenities in and around the community, including:

- Fully landscaped storm pond with walking paths
- Four parks
- Middle School site with sports field
- Golf at Sirocco Golf Club
- Equestrian activities and the Cavalry FC at Spruce Meadows
- Nearby shopping in Silverado, Legacy, Walden and Shawnessy
- A future recreation centre and library in Belmont
- Granary Road Market

## When will the green spaces, pathways and playgrounds be completed?

There is a fully completed playground in phase one and remaining parks will be completed with their accompanying phase.

## Will there be commercial amenities in the community?

There will be a small neighbourhood commercial area in phase three and a larger scale commercial site is planned within walking distance in neighbouring communities.

## Who maintains the parks?

As the community developer, Anthem is initially responsible for building and maintaining all park spaces, but the City of Calgary and the Residents' Association will take this on once we hand the community over.

## Who is responsible for street cleaning and snow removal in the streets of the community?

Anthem is responsible for regular snow removal and street sweeping of the roads in active phases for approximately two years. Once complete, please refer to the City's bylaws.

# Community Plan

- Single Family Front Drive
- Laned Single Family
- Townhomes
- Paired Homes
- Villas Front Drive
- Multifamily
- Commercial

