



FUTURE OPPORTUNITY

Midfield Heights redevelopment

A compelling re-imagining of a brownfield site featuring a variety of development opportunities in an unbeatable location.

LAND TYPE

Mixed-use transit-adjacent

COMMUNITY

Winston Heights Mountview

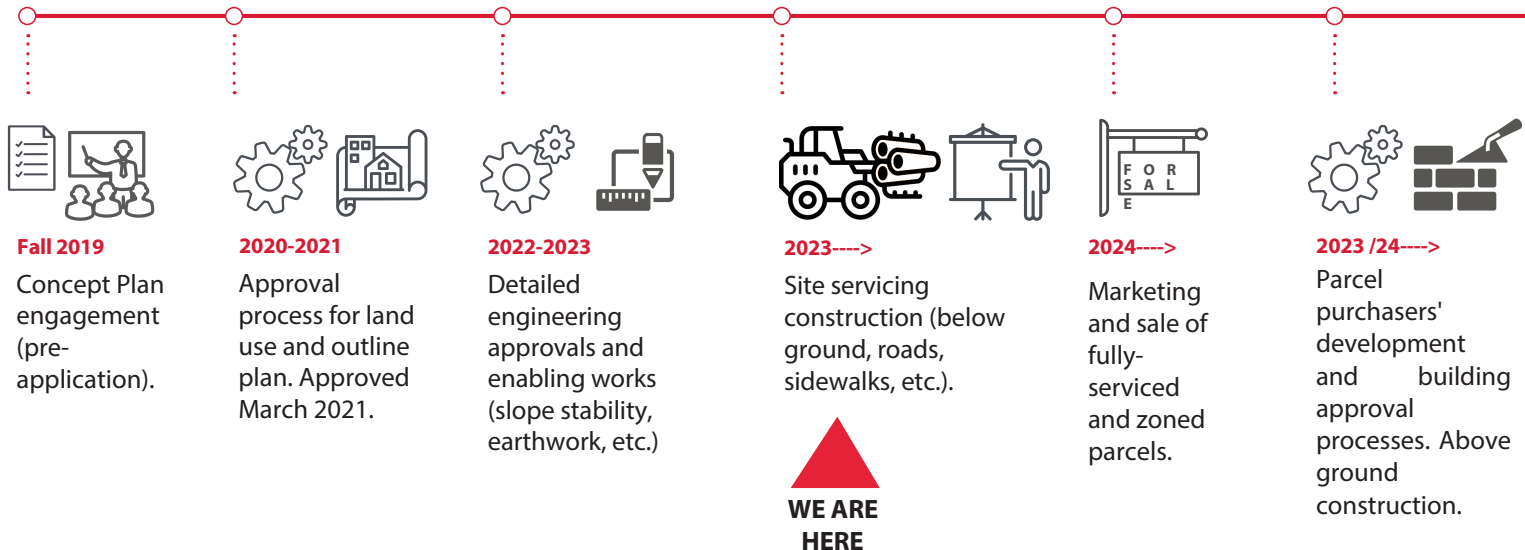
LOT SIZES

Seven lots ranging in size from 0.6 - 4.2 acres

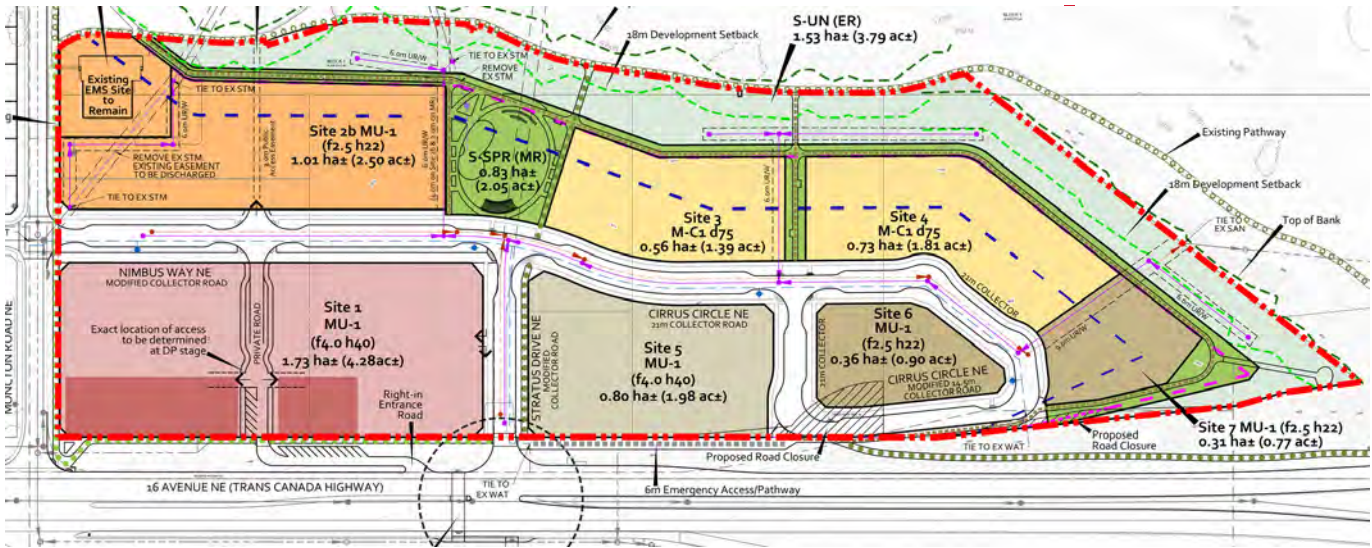
LAND USE

MU-1 and MC-G (Mixed use district 1 and Multi-Residential Contextual Grade-Oriented)

Redevelopment Timeline



Approved Land Use and Outline Plan



Development vision & features

- A higher intensity mixed-use development
- An inclusive and connected transit-supportive development in proximity to a station on the MAX Orange line
- 'Woonerf' style pedestrian priority streets with open spaces and commercial amenities that create gathering places and broader community benefit
- The naturalized escarpment and Point Park, located at the eastern tip, afford expansive views of the Winston and Fox Hollow golf courses
- Sustainability, Architecture and Landscape Design Guidelines to maintain the vision for the site



A unique blend of residential and commercial frontage, Nimbus Way provides the opportunity for urban markets and pop up community events

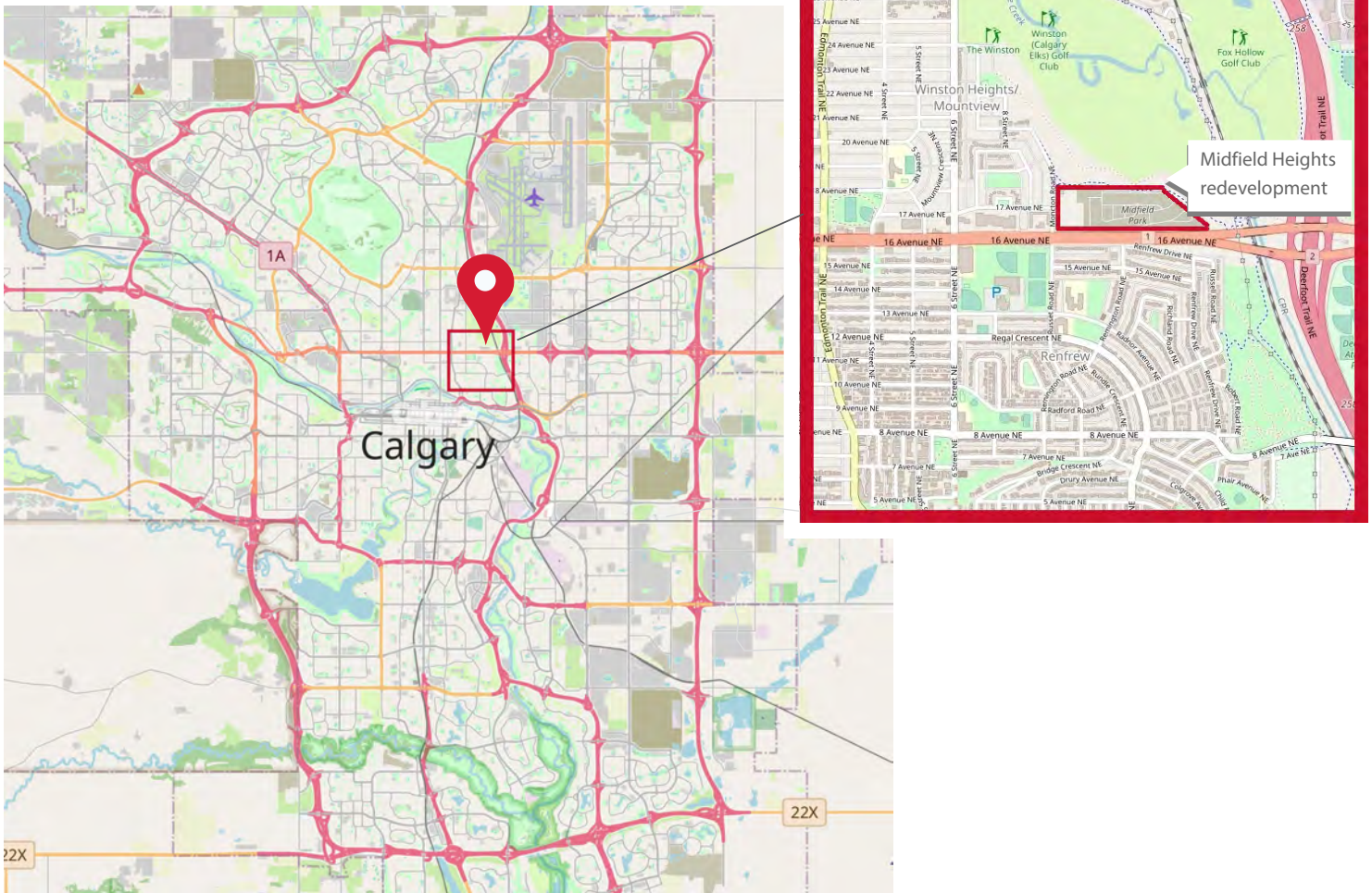


Pedestrian Priority Streets in special pavers and boulevard trees create an environment that prioritizes pedestrians throughout the development, including a comprehensive pathway and bike network that provides for connectivity within Midfield Heights and to the existing Nose Creek regional network



A large tiered public park that provides for a variety of active and passive activities adjacent to the escarpment and the regional network

Context map with inset



Location

Situated on 16 Avenue NE (Highway 1) just west of Deerfoot Trail (Highway 2), minutes from downtown and the airport, overlooking two golf courses, integrated with the Nose Creek regional pathway network and with views of downtown Calgary to the south

Low carbon technology options*

- Solar
- Ground source heat pumps (GSHP)
- Micro CHP
- Building energy efficiency
- Mass timber construction

*LEED/Built Green certification incentives

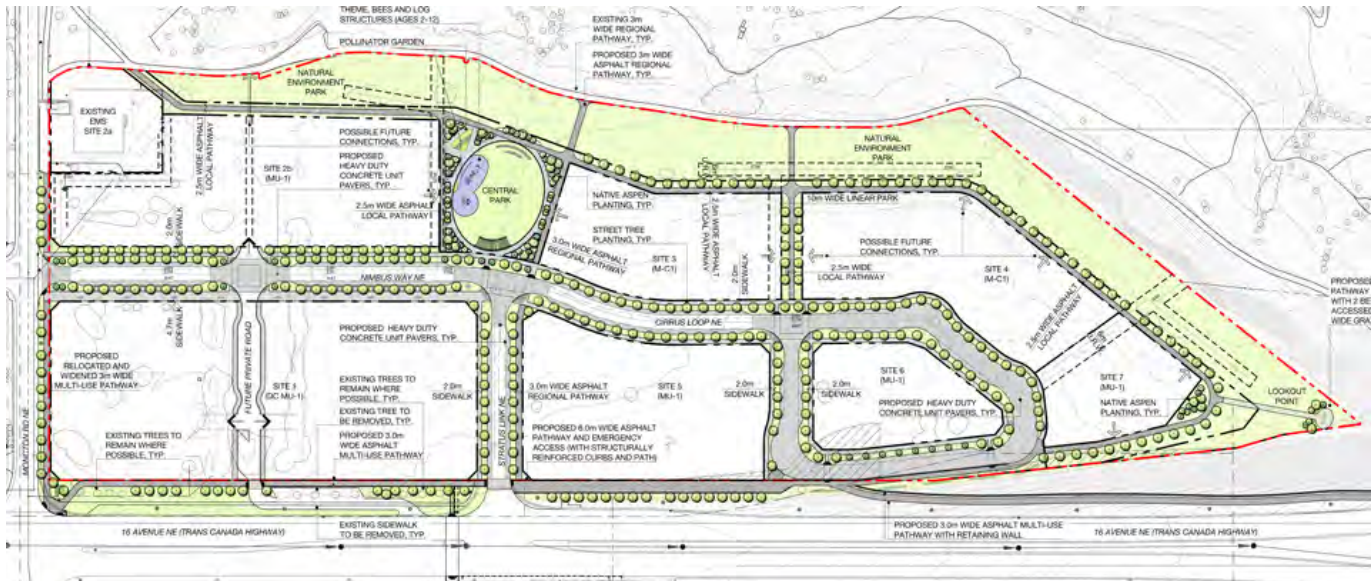
Area, units, open space

Total Area	9.8 ha (24.3 ac)
Mixed-use development	5.76 ha (14.23 ac)
Projected # of units	1063-1552 units
Projected density	128-188 upha (52-76 upa)
Open space dedication	2.4 ha (5.85 ac)

Lot sizes

Site 1	4.28 ac +/- (MU-1 f2.0 h40)
Site 2	2.5 ac +/- (MU-1 f2.5 h22)
Site 3	1.39 ac +/- (M-C1 d75)
Site 4	1.81 ac +/- (M-C1 d75)
Site 5	1.98 ac +/- (MU-1 f4.0 h40)
Site 6	0.90 ac +/- (MU-1 f2.5 h22)
Site 7	0.77 ac +/- (MU-1 f2.5 h22)

Landscape and open space plan



Central Park

Central amenity park and a comprehensive pathway network provide connections and benefits for the broader community

Improved storm water quality

Off-site storm pond will capture storm water from the site and surrounding neighbourhood prior to filtering into Nose Creek to help with the storm water quality

Point Park - a gateway to Calgary

A feature/landmark park perched on the southeast point of Midfield Heights creating an iconic gateway into Calgary along highway 1 (16 Ave NE).

Escarpment reclamation

Approximately 15% of the site area is dedicated to escarpment, which will be reclaimed and restored to its natural state

Sustainable landscaping

Active streets will include double and single rows of trees in keeping with Calgary's Climate and Resilience Strategy - increasing the Urban Tree Canopy

Contact us



Jade O'Hearn
Senior Sales Agent
Real Estate Sales

EMAIL
Jade.O'Hearn@calgary.ca
OFFICE 368-992-2965

City of Calgary Real Estate & Development Services

Administration Building
3rd Floor (#195) 323 7 Ave. S.E.
Calgary, Alberta T2G 0J1

To view all land sales and property listings, visit
calgary.ca/realestate

The information provided herein has been gathered from sources deemed reliable, but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.