

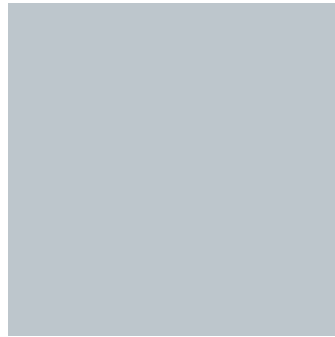
Calgary



Sunnyside Transit Oriented Development

Development opportunity in the heart of Sunnyside

Visit calgary.ca/sunnysideTOD to learn more



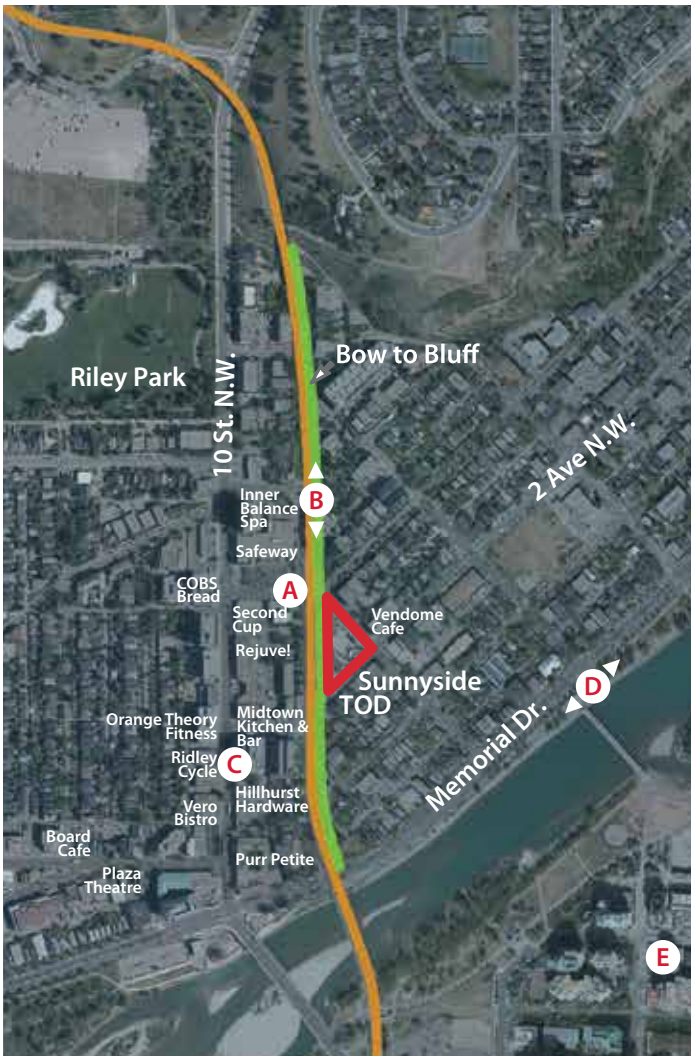
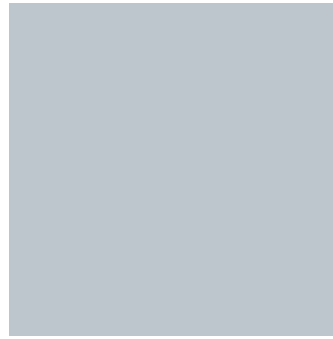


Build in the heart of Sunnyside

A unique development opportunity is set to become the new focal point in the eclectic community of Sunnyside. Adjacent to the Sunnyside LRT station, proximity to Kensington's retail and walking distance to downtown makes this an ideal site for a mixed market multi-residential development. This community is popular for young professionals, families, and local artists.

- Leverages the site into a much larger development through collaboration with industry in a mixed market model.
- Facilitates The City to purchase and retain between 35 and 40 units for affordable housing.
- Creates a showcase development through high design, contemporary architecture and leading-edge sustainability.
- Focuses on interactive public realm around the pedestrian, cyclist and transit users.
- Aligns with the "Bow to Bluff" corridor for an exciting public open space along the LRT.





Welcome to the neighbourhood

1020 – 2nd Ave. N.W.

This mixed-market opportunity in the eclectic community of Sunnyside is an opportunity to achieve an innovative showcase development integrating affordable and market units. Sunnyside was ranked as one of Calgary's top 10 communities by Avenue Magazine in 2016.

Easy access

- A** Sunnyside LRT station
- B** Bow to Bluff corridor
- C** Main Street shops, services and restaurants
- D** Bow River Pathway
- E** Walking distance to downtown core

Learn more

The application process is a two-stage engagement requiring an applicant to firstly qualify prior to submitting a bid proposal. Contact our sales team for more details and the full Invitation for Development package.

Ivan Stark, Sales Agent

Real Estate & Development Services

T 403-268-8979 ext.4 E ivan.stark@calgary.ca

WEB calgary.ca/sunnysideTOD

About us

The City develops and sells City-owned land to create vibrant communities, attract diverse and quality employers, support the development of affordable rental housing and fund the purchase of land needed for future infrastructure.

To view all land sales and property listings offered by The City, visit calgary.ca/realestate.

Property details

1020 – 2nd Ave. N.W.

- Triangular shaped parcel
- 3,598 sq. metres (38,724 sq. ft.)
- City will purchase and retain 35 – 40 units for affordable rental housing
- Land-use amendment to medium-density mid-rise, or mixed-use, potential for up to FAR 5.0 Height 32 m
- Opportunity for retail uses
- Public access easement for Bow to Bluff corridor
- Built to LEED standards
- Purchaser has additional time for land-use amendment prior to sale closing
- Price: Market

