

Applicant's Submission

MIDFIELD HEIGHTS LOC2020-0041

APPLICANTS SUBMISSION

December 29, 2020

Midfield Heights is a 24.3 acre parcel on the eastern edge of the established Community of Winston Heights / Mountview. Owned by the City of Calgary, this parcel was previously occupied by the Midfield Mobile Home Park, established in 1968 and officially closed in 2018.

The City of Calgary RE&DS has been tasked with transforming this site into a complete and forward-looking development. The proposed Midfield Heights Outline Plan and Land Use:

- Is an inclusive and accessible plan with an estimated 1060 residential units in a diversity of housing forms and types, including affordable housing;
- Contains 40,000 square feet (3700 square meters) of local commercial providing amenities within Midfield Heights, fostering opportunities for connections with surrounding neighbourhoods;
- Is a mixed-use design which transitions from higher intensities of development in proximity to the MAX Orange Transit line to lower intensities adjacent to the northern and eastern edges to address the escarpment;
- Interlaces 24% of the area into vibrant and engaging open space within the built environment, to provide a series of pathways and experiences from urban parks to the expansive natural landscape along the Nose Creek escarpment;
- Provides special pavement and street furniture creating pedestrian priority streets that are meant for people, bikes and scooters, as well as cars;
- Fosters active spaces and opportunities for social connections through high quality urban design and a public realm with an emphasis on place-making, legibility and connectivity;
- Offers opportunities to create an iconic development on an important gateway along 16 Avenue (Highway 1) entranceway;
- Embraces the City's commitment to sustainable principles and practices including implementable low carbon energy solutions;
- Is flexible and adaptable with a land use that allows it to respond to the current and future market conditions;
- Facilitates connections between Midfield Heights and the surrounding residential neighbourhoods of Winston Heights / Mountview and Renfrew through enhanced pedestrian crossings across 16th Avenue; and
- Improves the water quality of Nose Creek through instillation of a comprehensive storm pond, located in the Winston Golf Club, which will filter storm water from Midfield Heights and the surrounding Winston Heights / Mountview community.

Midfield Heights contributes in a meaningful way to the already long-established community of Winston Heights / Mountview. The design of Midfield Heights has been created through a hands-on approach and engagement with the surrounding community and with respect for the history of the site. The diversity of housing product, commercial amenities, open space and transit promote an urban environment where the streets are activated by residents, reinvigorating the vibrancy of the established community.

Through the Midfield Heights development, RE&DS will create a valuable asset and sustainable tax uplift that is expected to provide larger community benefits. We respectfully request Calgary Planning Commission and City Council's support for this promising proposal.

CORE IDEAS & VISION

MIDFIELD HEIGHTS



Higher intensity mixed-use development in proximity to the MAX Orange Station



'Woonerf' style pedestrian priority streets create a high quality public realm and gathering places



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



Diverse housing types including non-market housing is available making Midfield Heights an inclusive community



The naturalized escarpment and Point Park, located at the eastern tip, affords expansive views of the Winston and Fox Hollow Golf Courses

CORE IDEAS

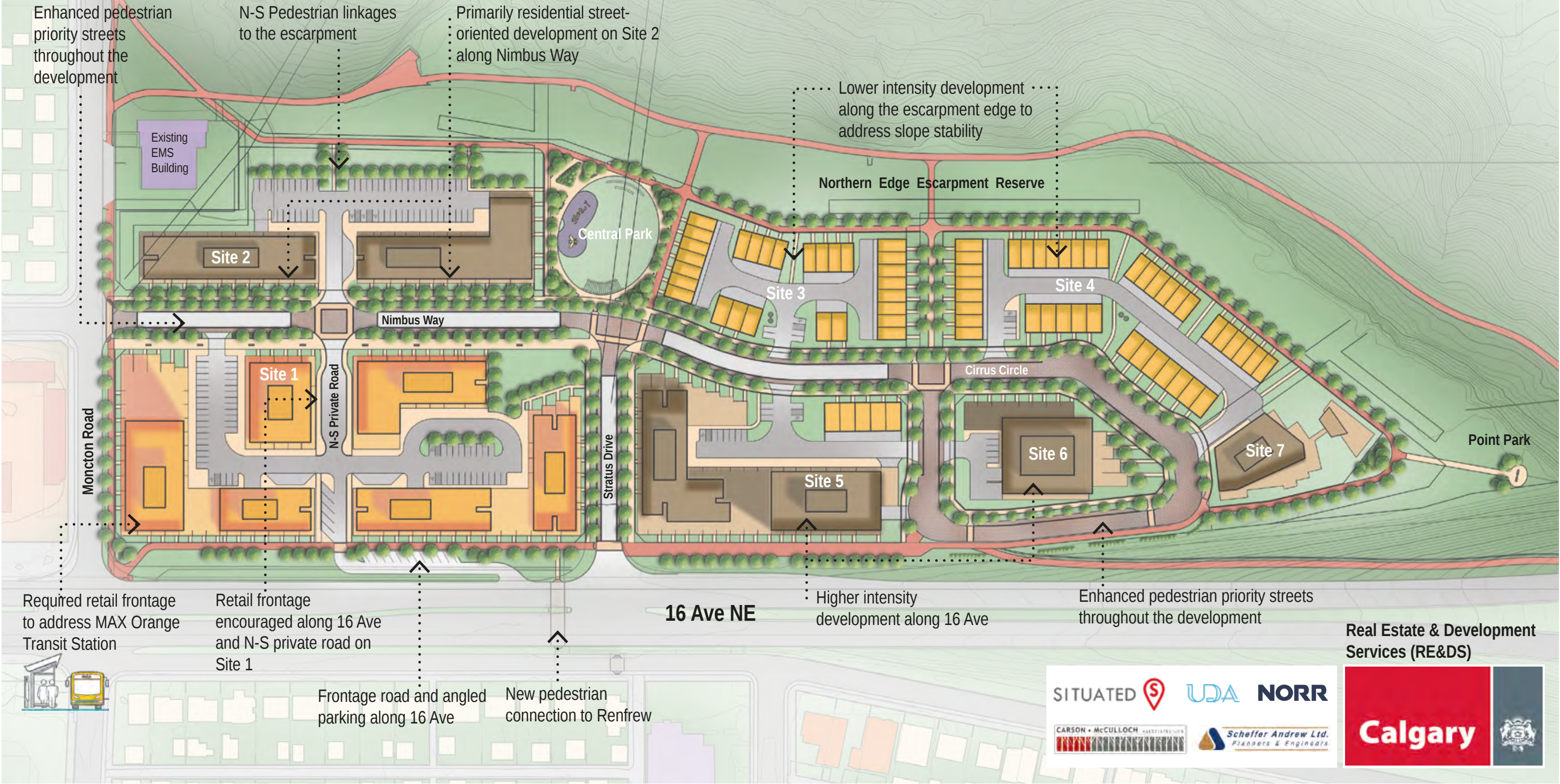
- ★ Provide a variety of development opportunities and a mix of housing options including affordable housing
- ★ Create a high quality urban design public open space amenities and strong connectivity
- ★ Create an iconic gateway into Calgary along Highway 1 (16 Avenue)
- ★ Promote inclusive and accessible development
- ★ Express The City's commitment to sustainability, resilience and addressing climate change
- ★ Develop a transit-supportive development for the MAX Orange line
- ★ Create broader community benefits through connections with adjacent communities, open spaces and commercial amenities



CONCEPT PLAN

MIDFIELD HEIGHTS

Total Area	9.8 ha (24.3 ac)
Net Developable Area	8.3 ha (20.5 ac)
Projected Number of Units	1065 - 1550 Units
Projected Density	128-188 upha (52-76 upa)
Public Open Space Dedication	2.4 ha (5.85 ac) 24% of total area



Real Estate & Development
Services (RE&DS)

SITUATED

UDA

NORR

CARSON • McCULLOCH

Scheffer Andrew Ltd.



LANDSCAPE PLAN

MIDFIELD HEIGHTS

1 NIMBUS WAY

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



2 CENTRAL PARK

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



3 NATURAL EDGE ENVIRONMENTAL RESERVE

Includes a comprehensive pathway and bikeway network that provides for connectivity within Midfield Heights and to the existing Nose Creek regional network



4 PEDESTRIAN PRIORITY STREETS

Pedestrian Priority Streets in special pavers and boulevard trees create an environment that prioritizes pedestrians throughout the development



5 POINT PARK

Feature/landmark park perched on the southeast point of Midfield Heights



Real Estate & Development
Services (RE&DS)



ENVIRONMENTAL SUSTAINABILITY

MIDFIELD HEIGHTS

MOBILITY



TRANSIT ORIENTED DEVELOPMENT

The higher intensity mixed-use commercial and residential site is located adjacent to the existing Max Orange Station on 16 Avenue and Moncton Road



MULTI-MODAL TRANSPORTATION

The proposed pedestrian priority streets and a comprehensive network of pathways to encourage walking and cycling



BROWNFIELD IMPROVEMENT – SMART GROWTH

Brownfield site will create broader community benefits through connections, open space and commercial amenities and upgrade of current infrastructure to improve longevity and prosperity



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

LANDSCAPING



RECLAIMING ESCARPMENT

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



IMPROVE 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

LOW CARBON TECHNOLOGY OPTIONS



SOLAR



GROUND SOURCE HEAT PUMPS (GSHP)



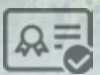
MICRO CHP



BUILDING ENERGY EFFICIENCY

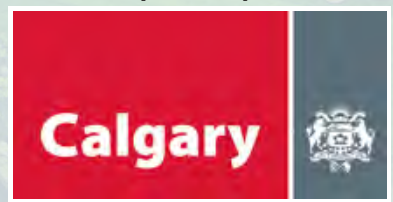


MASS TIMBER CONSTRUCTION



RE&DS LEED/BUILT GREEN CERTIFICATION INCENTIVES

Real Estate & Development Services (RE&DS)



SOCIAL & FISCAL SUSTAINABILITY MIDFIELD HEIGHTS



PUBLIC REALM

Enhanced public realm will include 'woonerf' style pedestrian priority streets, which will facilitate multi-modal barrier-free connectivity

SOCIAL SUSTAINABILITY



INCLUSIVE COMMUNITY

A range of housing types including non-market housing for a broad socio-economic group



MIXED USE FACILITIES

Mixed-use retail and services in proximity to the MAX Orange Transit Station and existing residential area



OPEN SPACE AMENITIES

Open space amenities, gathering spaces and interconnected pathway network will create larger community benefits



ASSET CREATION

\$300M⁺ Investment in Economy



JOB CREATION

3140 Jobs created during construction phase

147 Permanent Jobs



CITY BENEFITS

\$2M in taxes generated annually

\$3M in offsite levies

Real Estate & Development
Services (RE&DS)

Calgary

