

Calgary



CITY OF CALGARY
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IN COUNCIL CHAMBER
MAR 22 2021
ITEM: H.2.1.5 LOC2021-0041
CITY CLERK'S DEPARTMENT

Midfield Heights Land Use Outline Plan Road Closure Application LOC2020-0041

City of Calgary Real Estate & Development Services

SITUATED
LET'S MAKE IT REAL



NORR



Scheffer Andrew Ltd.
Planners & Engineers

UDA

CARSON • McCULLOCH ASSOCIATES



JANA SINCLAIR inc.

Midfield Heights CORE IDEAS & VISION

1. **Balanced Triple Bottom Line (TBL) Approach** – Social, Environmental & Fiscal Sustainability
2. **Public Realm Creation & Broader Community Benefits**
3. **Design Excellence**
4. **Exemplary Community Engagement**



Midfield Heights TBL - SOCIAL

Inclusive Community

- At least two parcels for Non-Market Affordable Workforce Housing
- Housing diversity – range of housing types

Broader Community Benefits

- Open space amenities
- Pathways connections
- Commercial amenities

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

Slide 3



ASSET CREATION

\$300M+ Investment in Economy

Midfield Heights

TBL – ENVIRONMENTAL – Brownfield, Transit Supportive

Improved Stormwater Quality

Offsite stormwater pond

Reclaiming Escarpment

25% of the area in open space

Climate Resilience Strategy Alignment

25% better than NECB 2020

Low Carbon Technology Options



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Midfield Heights
TBL – ENVIRONMENTAL
25% better than NECB 2020

→ **Midfield Heights**
25% better than NECB 2020

→ **Columbus Court**
CMHC Affordable Housing Funding
20% better than NECB 2017



→ **University District - Aria**
Built Green
20% better than NECB 2011



→ **Canadian Blood Services**
LEED Gold Solar PV Array
50% better than NECB 1997



**The Bridges
Aqua & Vento**
LEED Platinum



Midfield Heights TBL - FISCAL

Asset Creation - \$300M

Job Creation -

- 3,000+ Construction jobs
- 147 Permanent jobs

Tax Uplift - \$2M Annual

Off-Site Levies - \$3M

**Overall Positive Return
for Calgarians**



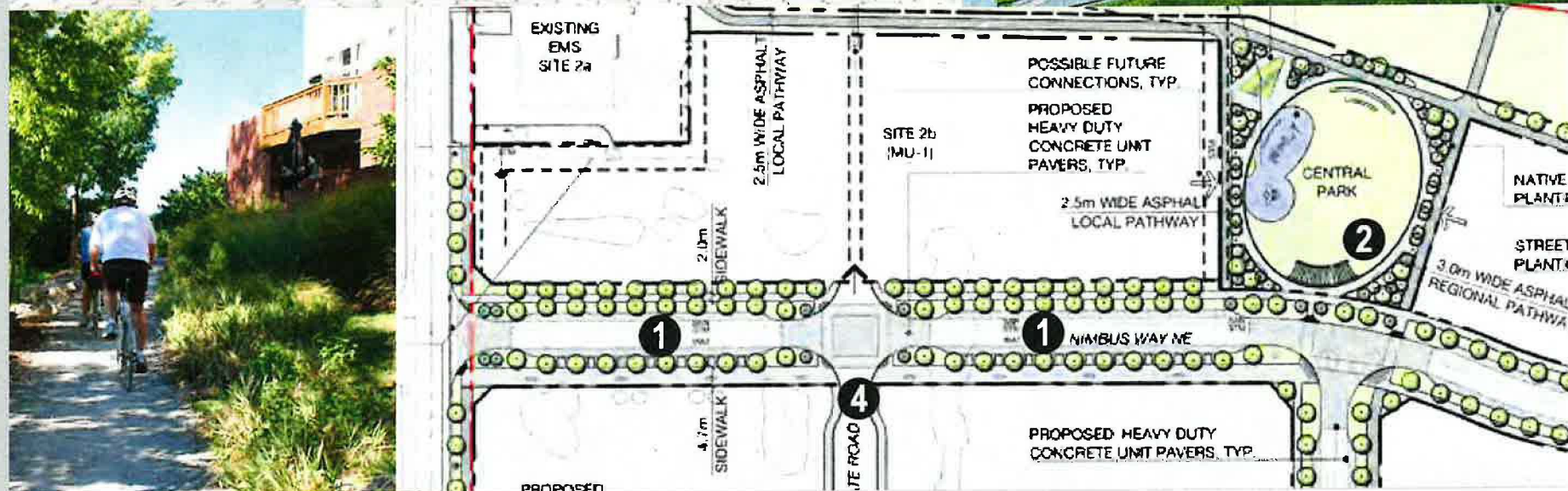
Midfield Heights Public Realm & Broader Community Benefits

Pedestrian Priority Streets

Mixed Use Amenities

Open Space Amenities & Connectivity

- Central Park
- Point Park
- Pathway Connectivity
- Generous Tree Canopy



Midfield Heights Design Excellence through Execution

Design Guidelines registered on Title

- Architectural Design
- Sustainability Design
- Landscape Design
- Public Realm Interface
- Escarpment Interface



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Exemplary Engagement Process led by UDA

Sept –Oct 2019

2 Design Charettes

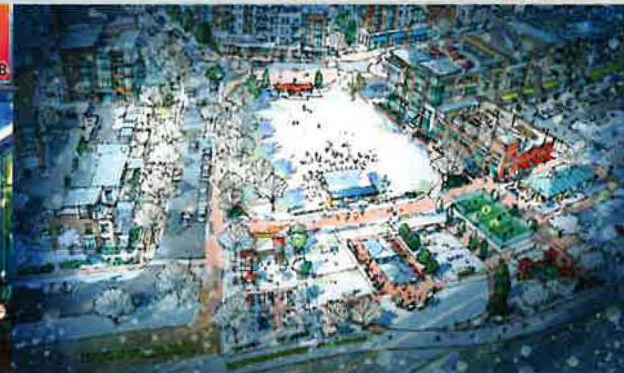
Dec 2019

Information Session

Nov-Dec 2020

Online Engagement

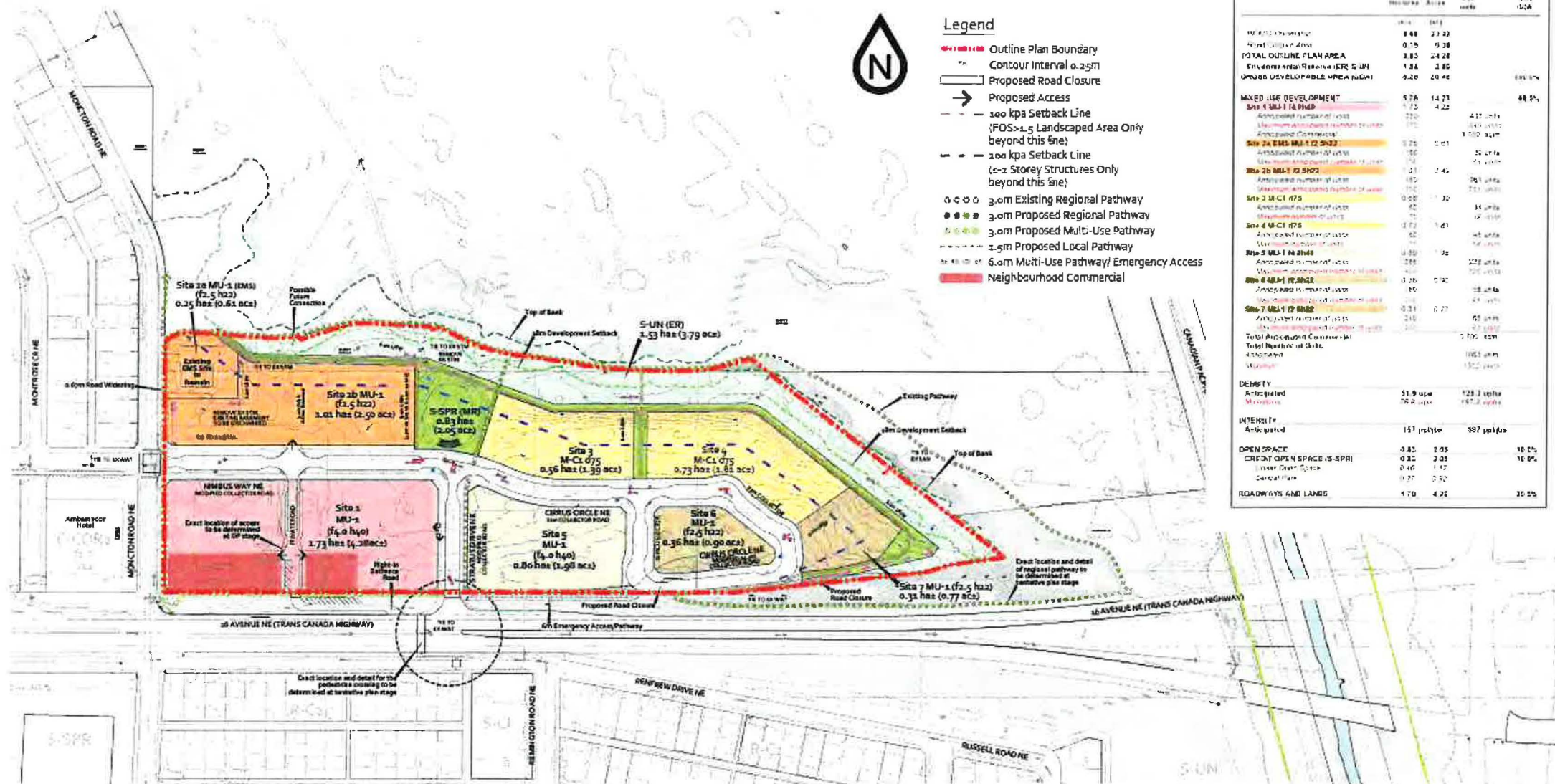
What We Heard Report



Additional Slides for Q&A only

PROPOSED OUTLINE PLAN

Slide 11



Real Estate & Development
Services (RE&DS)



SITUATED

Midfield Heights
Outline Plan & Land Use Redesignation

January 2021

OFF-SITE STORMPOND

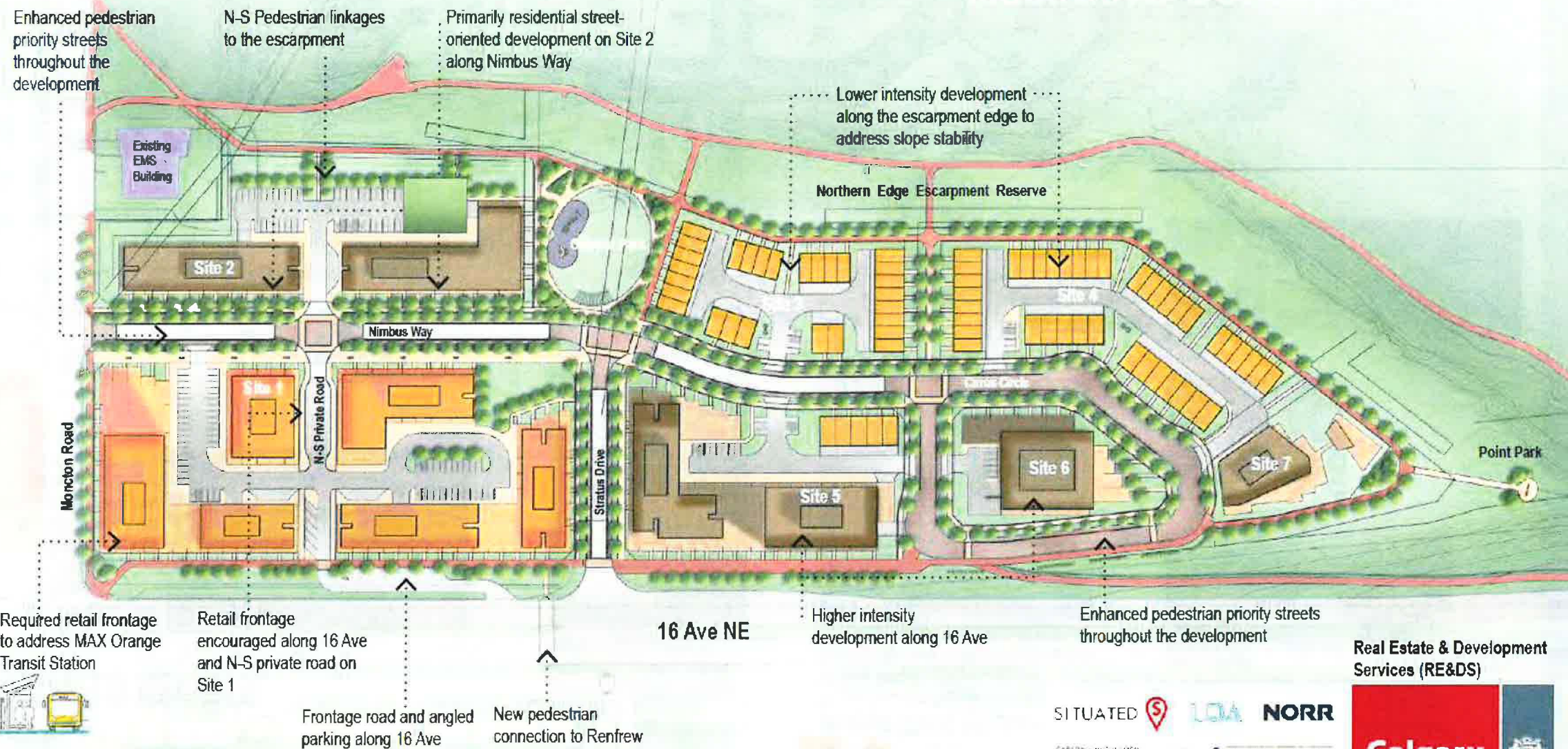


CONCEPT PLAN

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

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Real Estate & Development Services (RE&DS)



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)**

SITUATED **NORR**

CARSON, McCLELLON

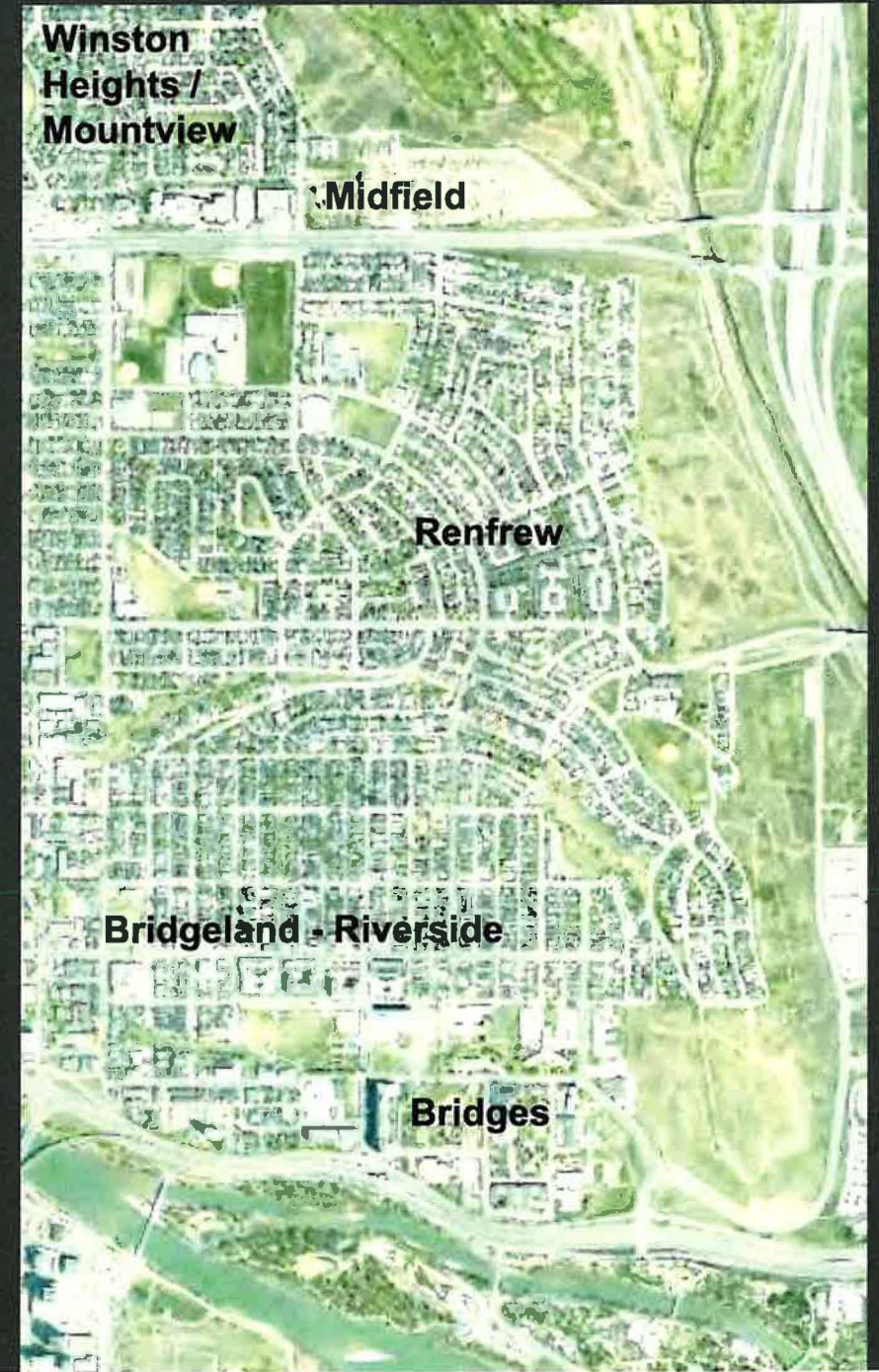
Scout for Andrew (10)

Calgary



Remington Road Connection: Cost-Benefit

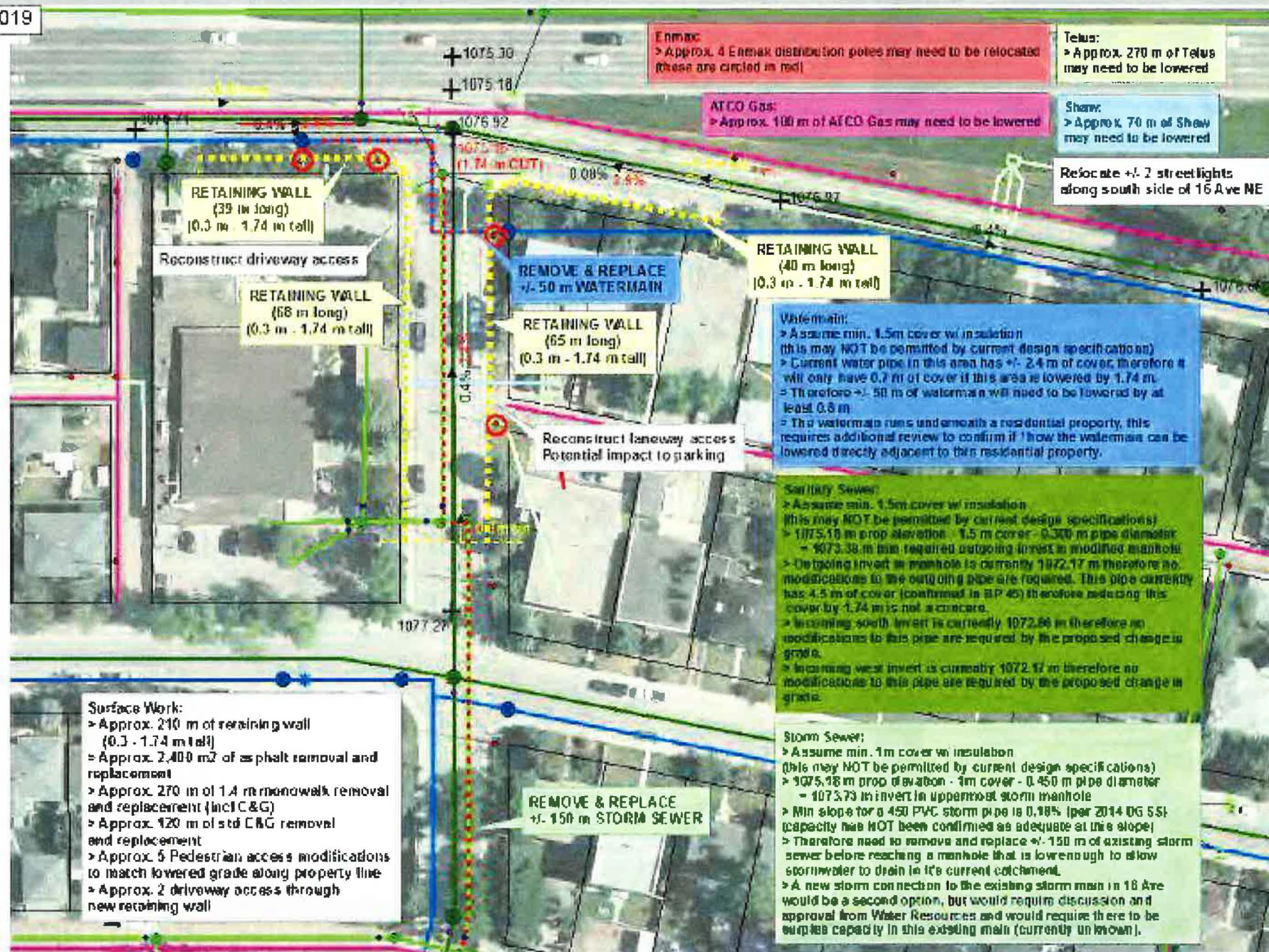
Slide 15



Remington Road Connection: Cost-Benefit

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Map updated: Jan 4, 2019





#1 - Existing Utility Conflicts	\$610,000
#2 - New Construction	\$123,100
#3 - Street Closes & Relocating Work	\$290,000
Total	\$1,023,100



PROPOSED SCHEMATIC 16 AVE NE PATHWAY ALIGNMENT