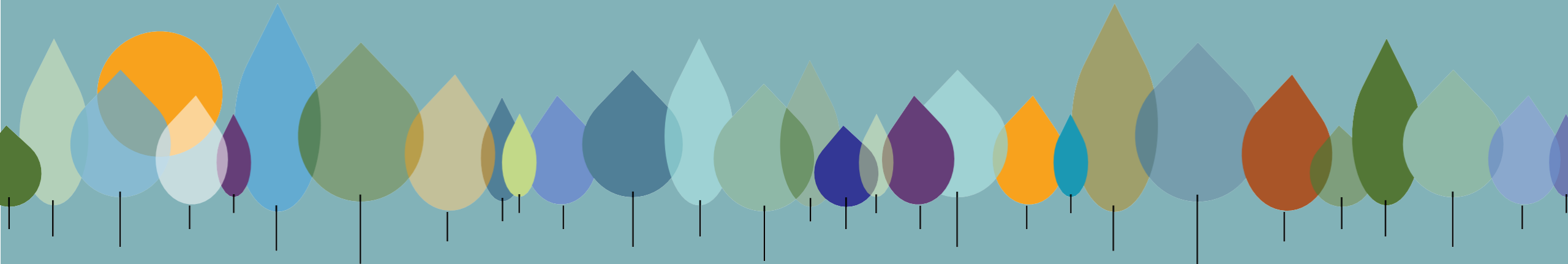


welcome  
to Midfield Heights



[calgary.ca/midfieldheights](http://calgary.ca/midfieldheights)





Nose Hill Siksikaitstapi Medicine Wheel — Calgary, Alberta

## Ancestral Land Acknowledgment

We appreciate and acknowledge that we are gathered on the ancestral and traditional territory of the Blackfoot Confederacy, made up of the Siksika, Piikani, Amskaapipiikani and Kainai First Nations; the Îlethka Nakoda Wîcastabi First Nations, comprised of the Chiniki, Bearspaw and Goodstoney First Nations; and the Tsuut'ina First Nation. The city of Calgary is also homeland to the historic Northwest Métis and to the Otipemisiwak Métis Government, Métis Nation Battle River Territory (Nose Hill Métis District 5 and Elbow Métis District 6). We acknowledge all Indigenous people who have made Calgary their home.

# agenda

## **1. Sales overview – Tamara Benson, Coordinator Real Estate Sales**

- Introduction to Midfield Heights
- Sales application process and timelines

## **2. Development Services insights – Malcolm Dort, Development Engineer**

- Site revitalization and new infrastructure
- Investment in public spaces within the development

## **3. Approvals process – Tanya Williams, Affordable Housing Coordinator**

- Prioritizing the development application process for projects providing housing options for different income levels

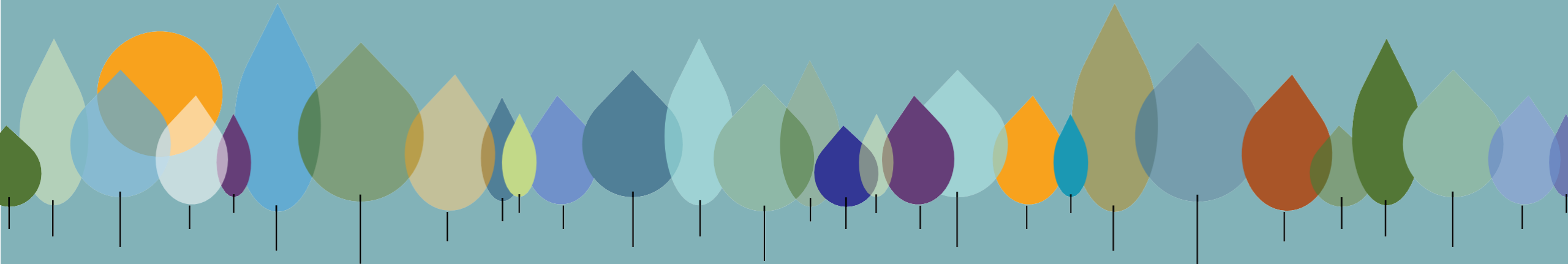
## **4. Q&A session – Please enter your questions into the Q&A.**

# RE&DS sales team



## Sales Overview – Tamara Benson, Coordinator Real Estate Sales

- Introduction to Midfield Heights
- Sales application process and timelines

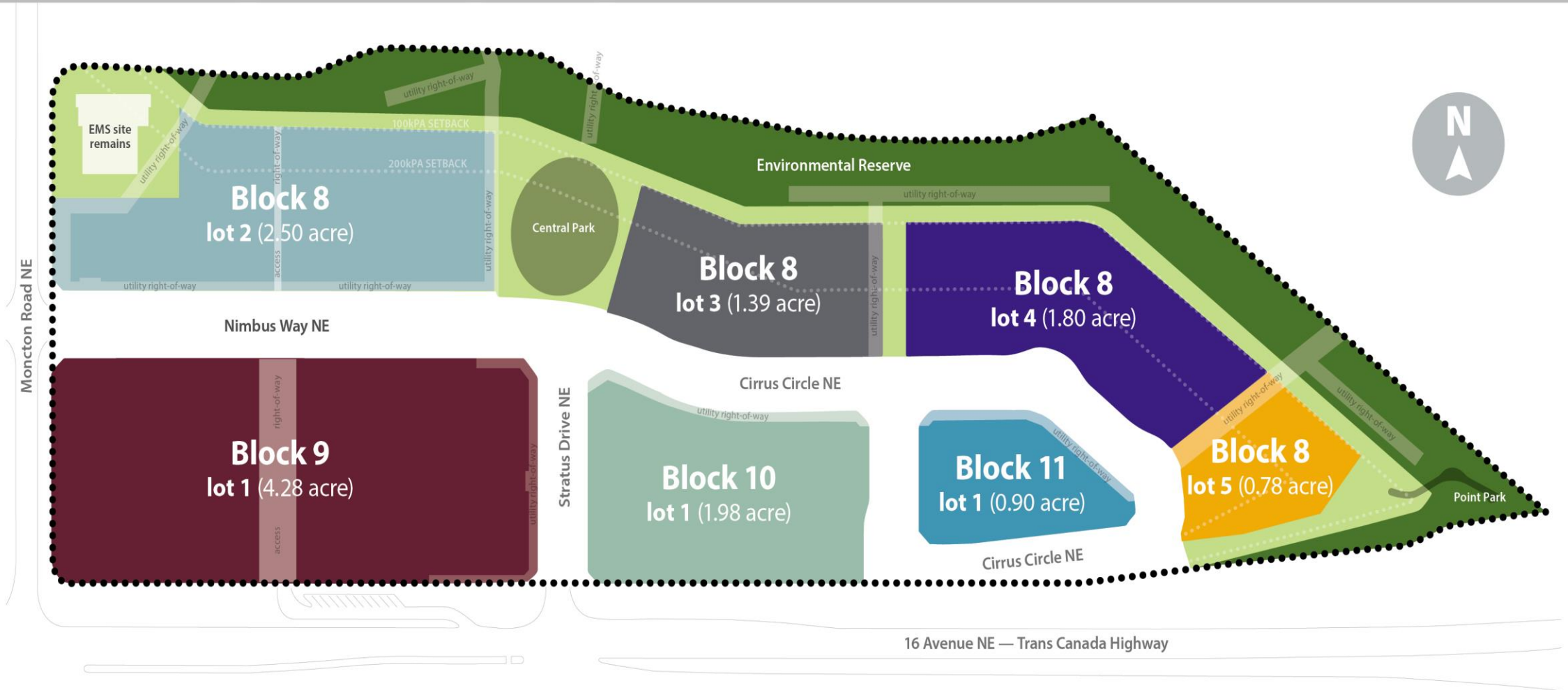


# sales launch

Submissions - June 4 to July 9, 2024

- **Unlock the potential of Midfield Heights**
- **Opportunities for exceptional mixed-use properties**
- **A neighbourhood close to nature and schools**
- **The best of urban living**

# site plan



# submissions



## Midfield Heights

Lot sales to mixed-use, multi-family developers from June 4 to July 9, 2024

Brochure



Purchaser  
Application Form  
(PAF)



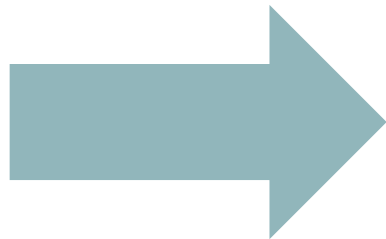
### All documents

We are packaging our most requested documents for easy download:

- Property brochure, Purchaser Application form, Architectural guidelines, Technical documents
- For copies of other engineering reports, studies and larger format documents please email Malcolm Dort at [malcolm.dort@calgary.ca](mailto:malcolm.dort@calgary.ca) for access to One Drive
- Midfield Heights Launch Presentation

Download all documents

Download the presentation



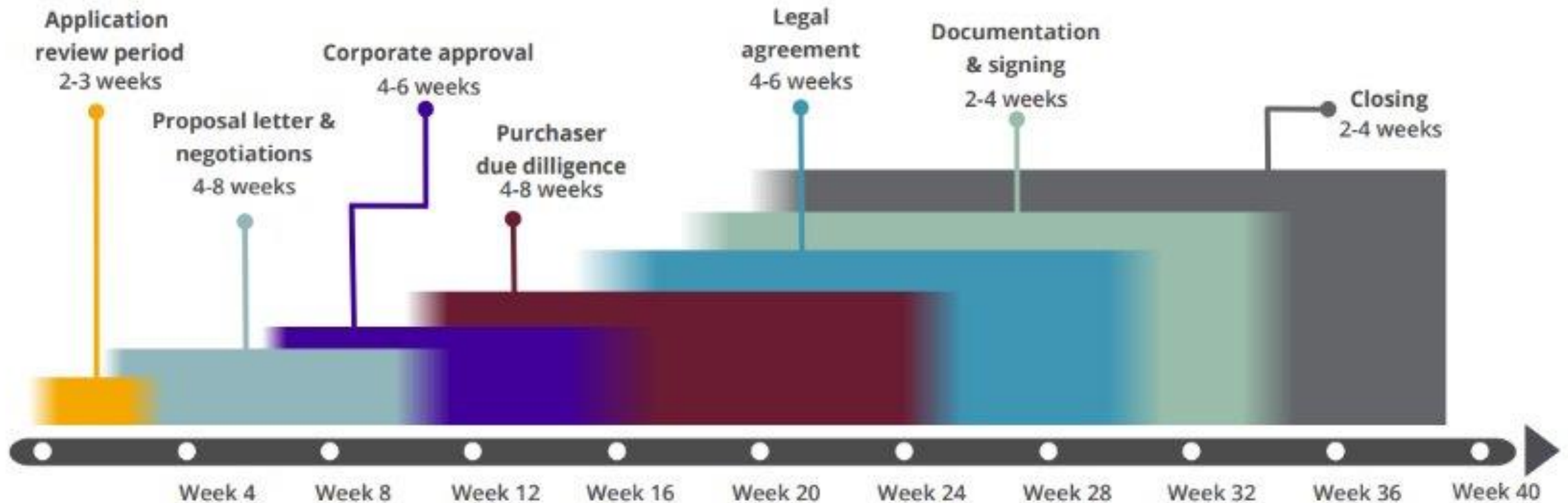
[calgary.ca/midfieldheights](https://calgary.ca/midfieldheights)

# sales process



## Estimated real estate sales process timeline\*

\*Subject to change based on complexity and purchaser timelines





# here to help

For questions regarding the future redevelopment of this site, contact:



Angela DeCaria  
Senior Sales Agent  
[angela.decaria@calgary.ca](mailto:angela.decaria@calgary.ca)

Call 403-818-8459



Nagibali Mohamed  
Sales Agent  
[Nagibali.Mohamed@calgary.ca](mailto:Nagibali.Mohamed@calgary.ca)

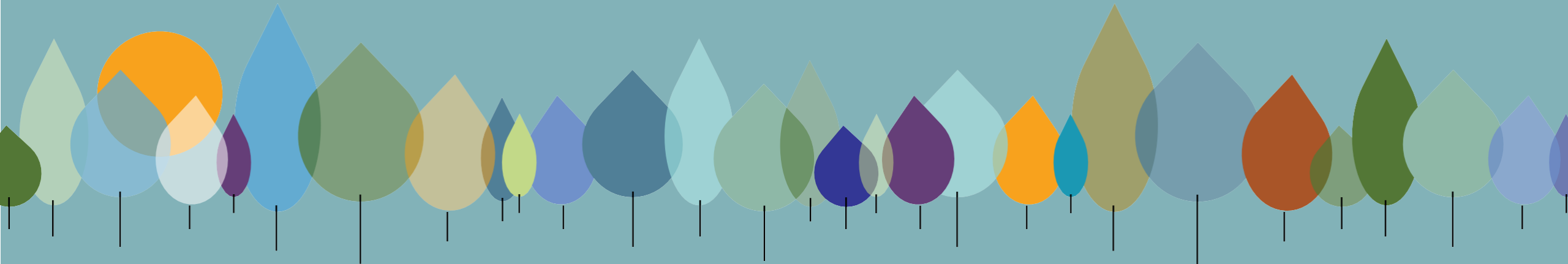
Call 368-995-4462

# RE&DS development services



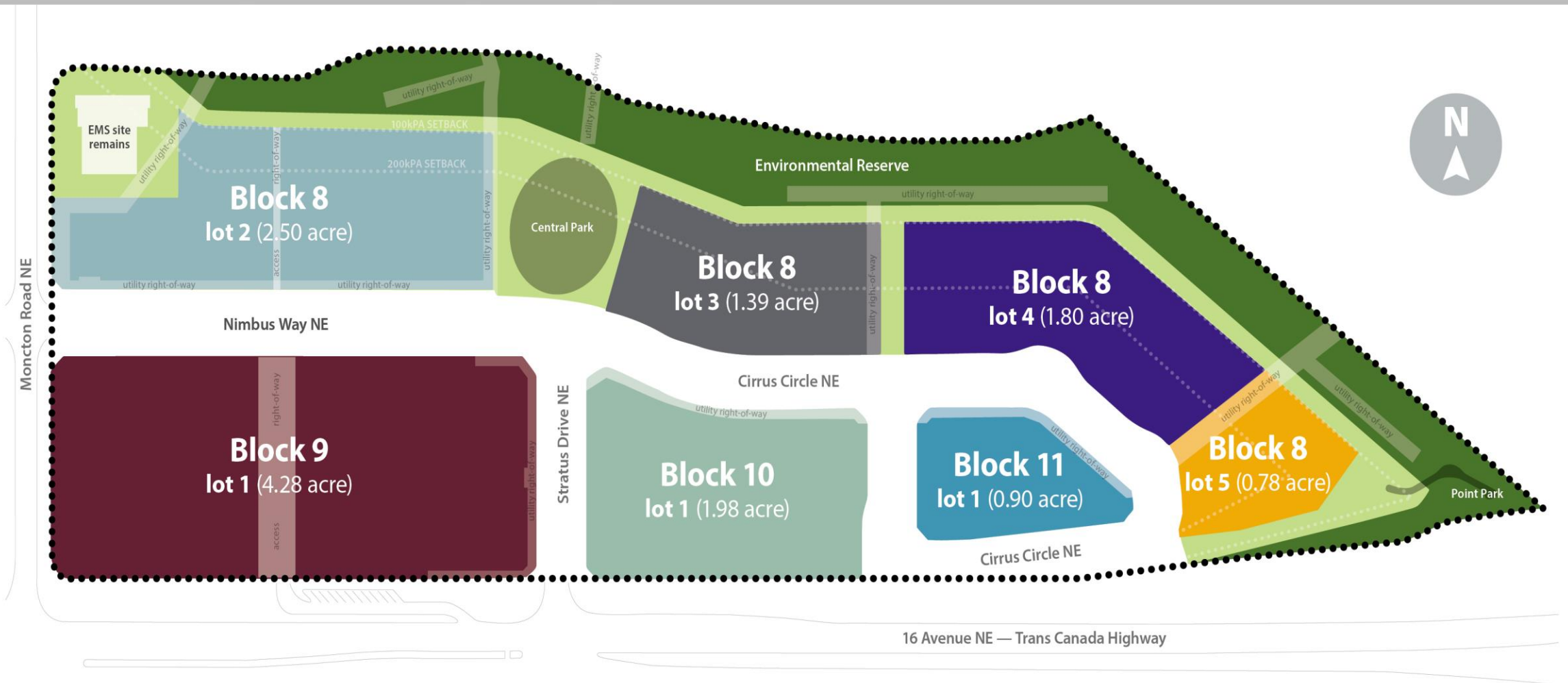
## Malcolm Dort, Development Engineer

- Site revitalization and new infrastructure
- Investment in public spaces within the development





# site plan

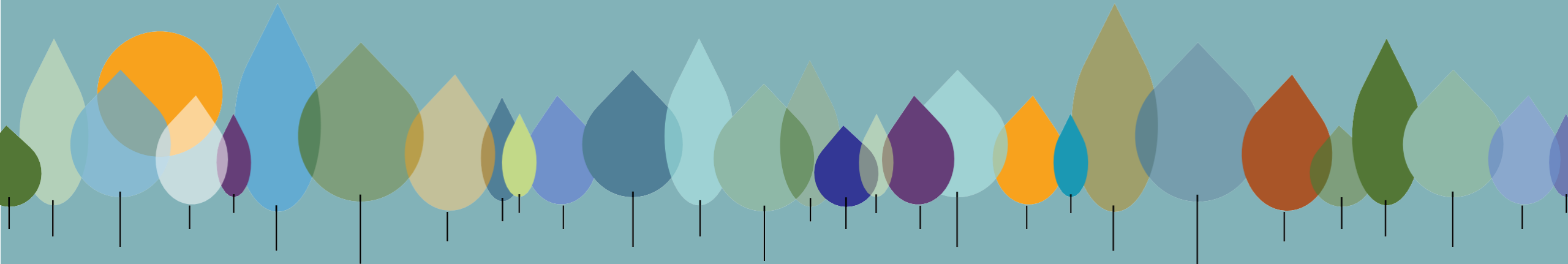


# approvals



## Tanya Williams, Affordable Housing Coordinator

- Prioritizing the development application process for projects providing housing options for different income levels



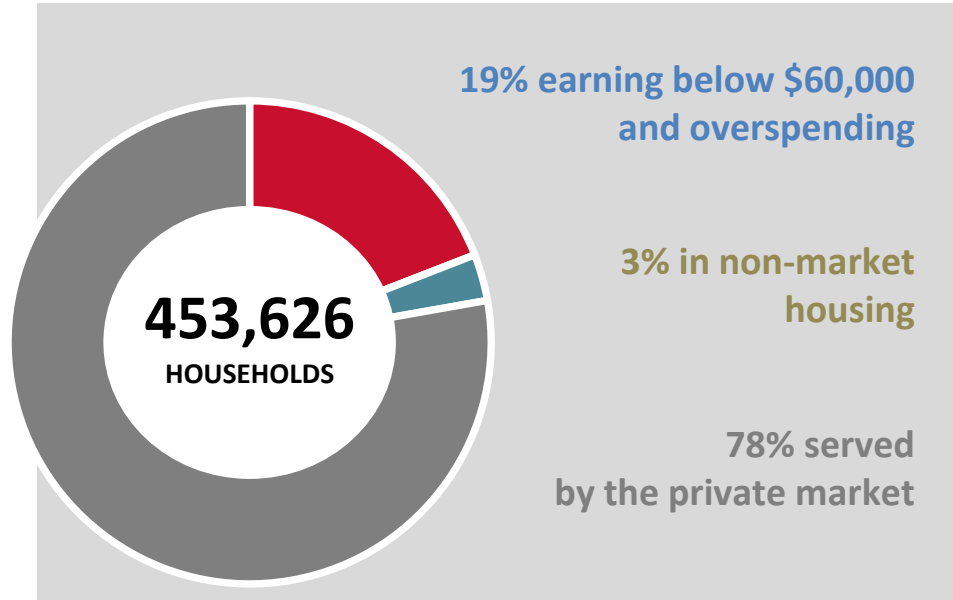
# affordable housing coordinator

- Serve as a customer service resource to both internal and external partners throughout the planning approval process.
- Work with housing providers using an expedited timeline for proposals.
- Assist in facilitating and mediating toward issue resolution when necessary.
- Build and sustain trusting relationships and positive outcomes.



# The City's vision

## Increased Housing Supply



Non-market housing supply sufficient to provide homes to a minimum of **6% of households in Calgary**, consistent with the national average.

In 2016, meeting this standard would require **15,000 new units**.

## Improved Housing System



A transformed housing system in Calgary, where collaboration between stakeholders drives **better outcomes for individuals and communities** through safe, affordable housing solutions.

# housing strategy



## Outcome 1

Increase the supply of housing to meet demand and increase affordability



## Outcome 2

Support affordable housing providers to deliver services that make a positive impact



## Outcome 3

Enable The City's housing subsidiaries to improve service delivery



## Outcome 4

Ensure diverse housing choice to meet the needs of equity-deserving populations



## Outcome 5

Address the affordable housing needs of Indigenous people living in Calgary

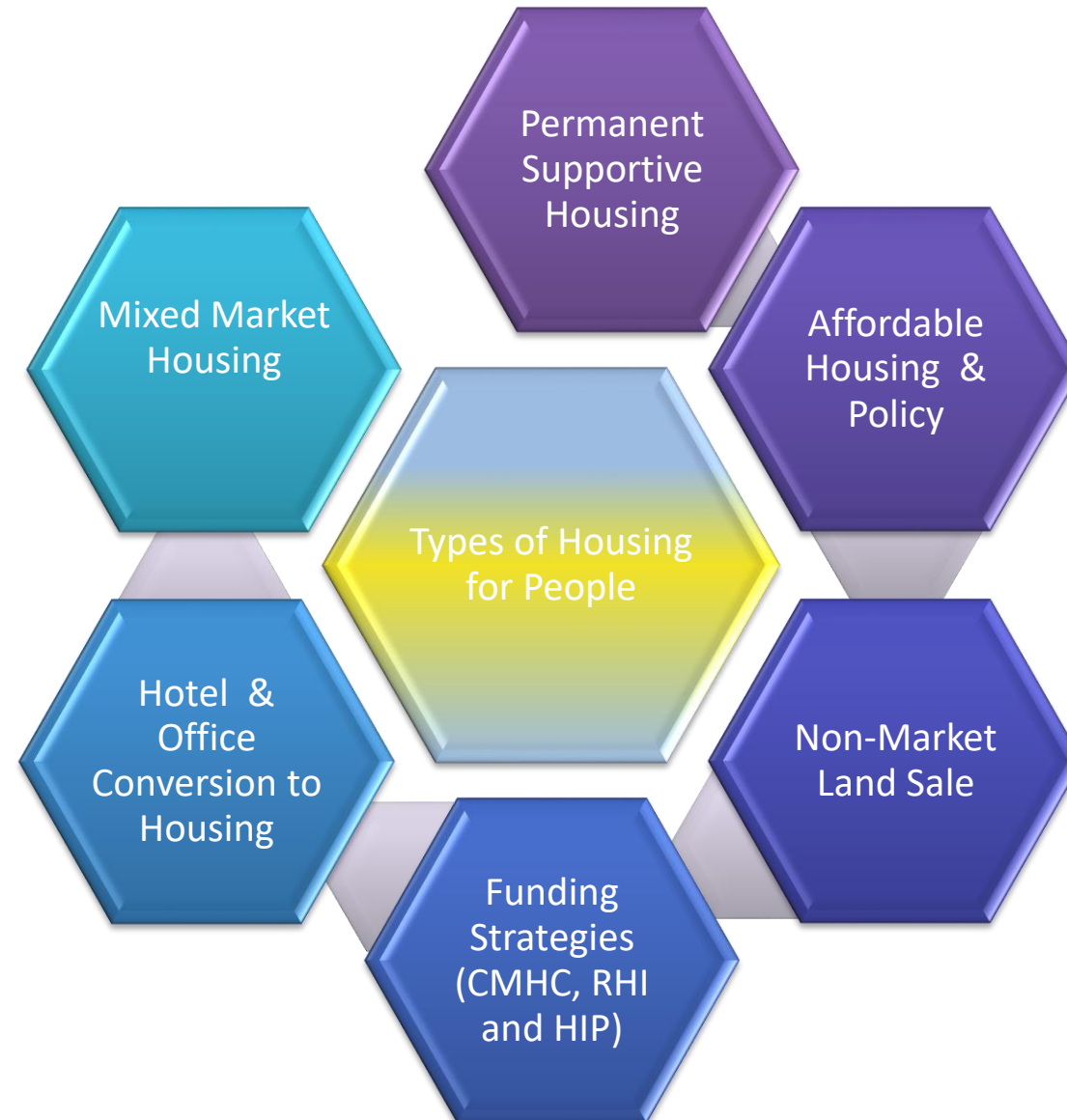


# what is affordable housing?

## THE HOUSING CONTINUUM



# key strategies and actions



# PLANNING APPLICATION PROCESS



From this

*What to expect!*

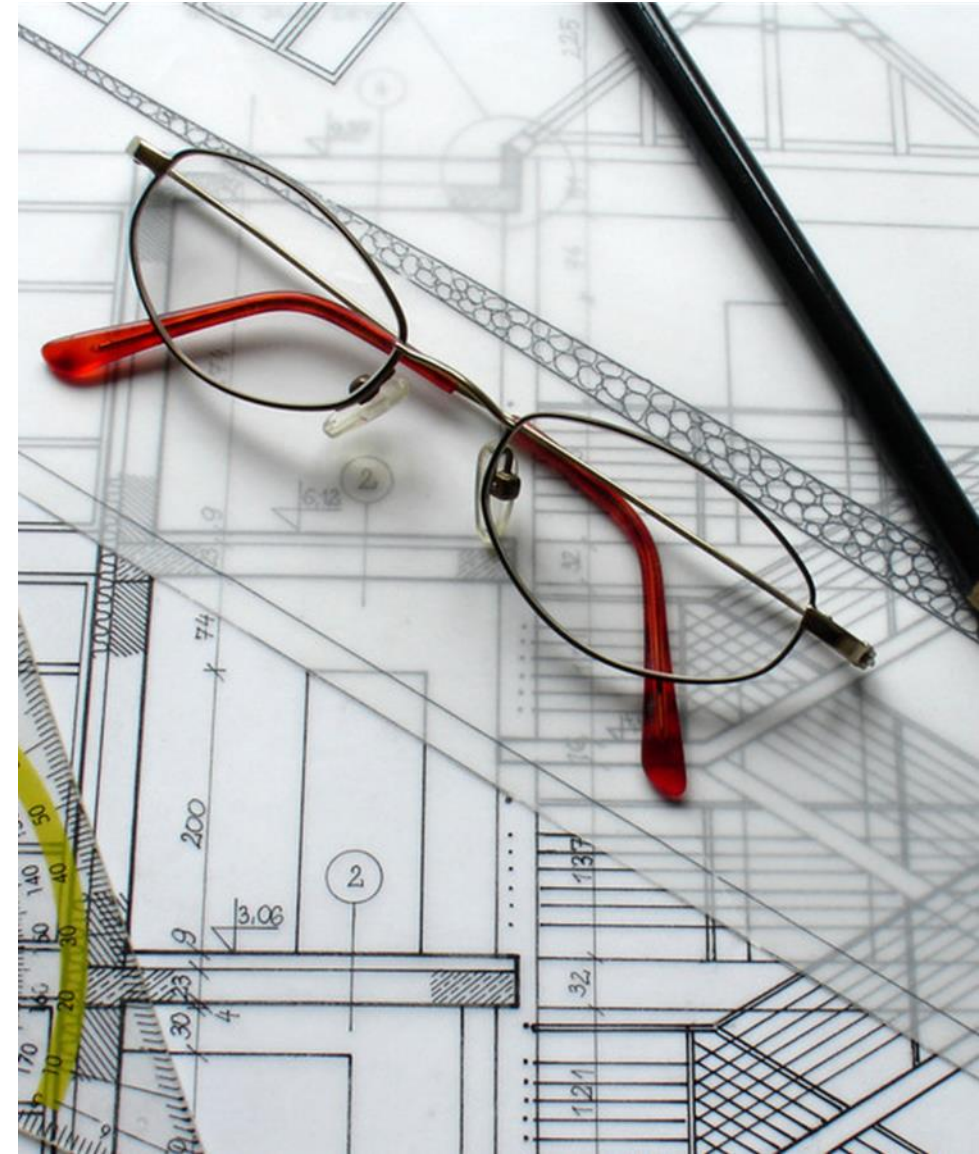


To this



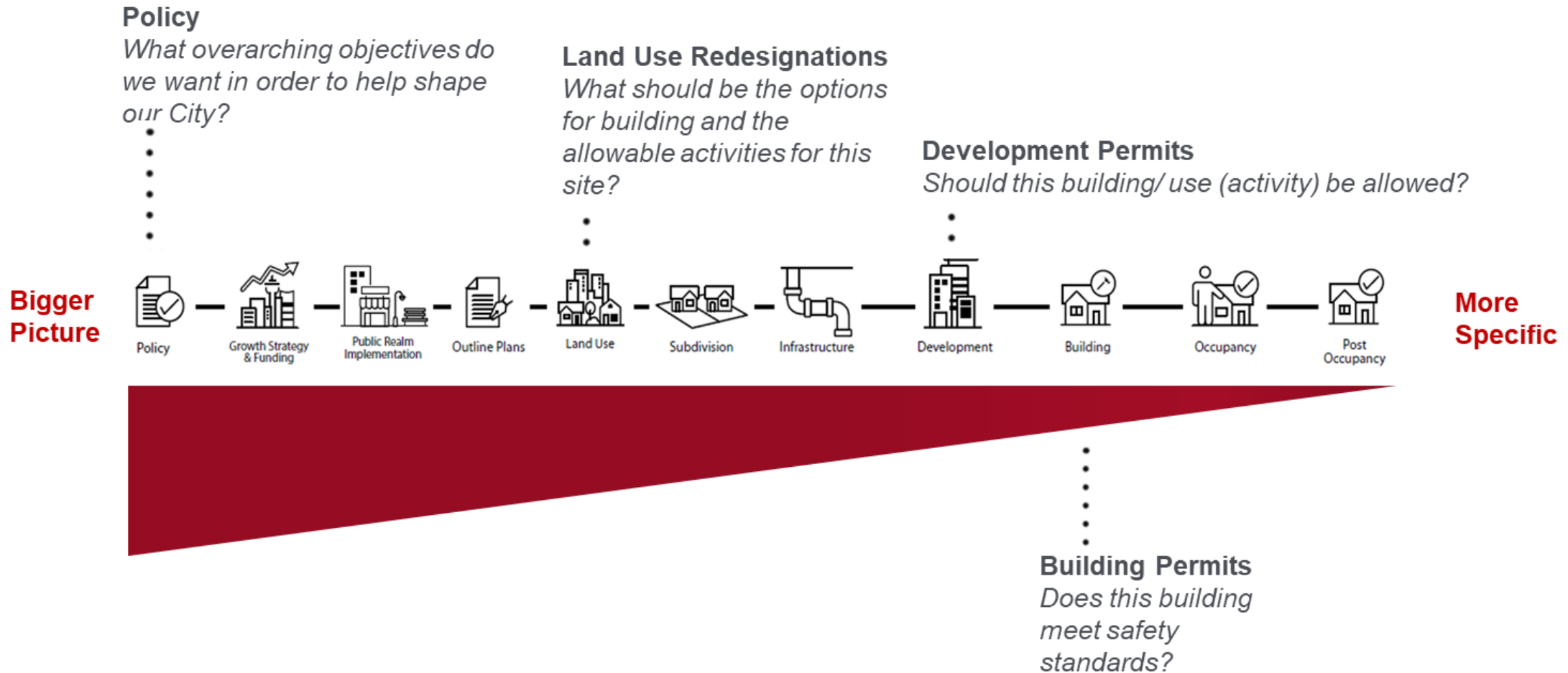
# pre-application process/meetings

- A pre-application is a free, voluntary process where a prospective applicant may present a development proposal to The City for review and comment, prior to a formal application being submitted.
- The Affordable Housing Coordinator & Planning Staff will meet with the Development Industry and those interested in getting input on their proposed development.
- Proposed project ideas should be well developed prior to the meeting and come with an initial list of questions prior to the meeting.

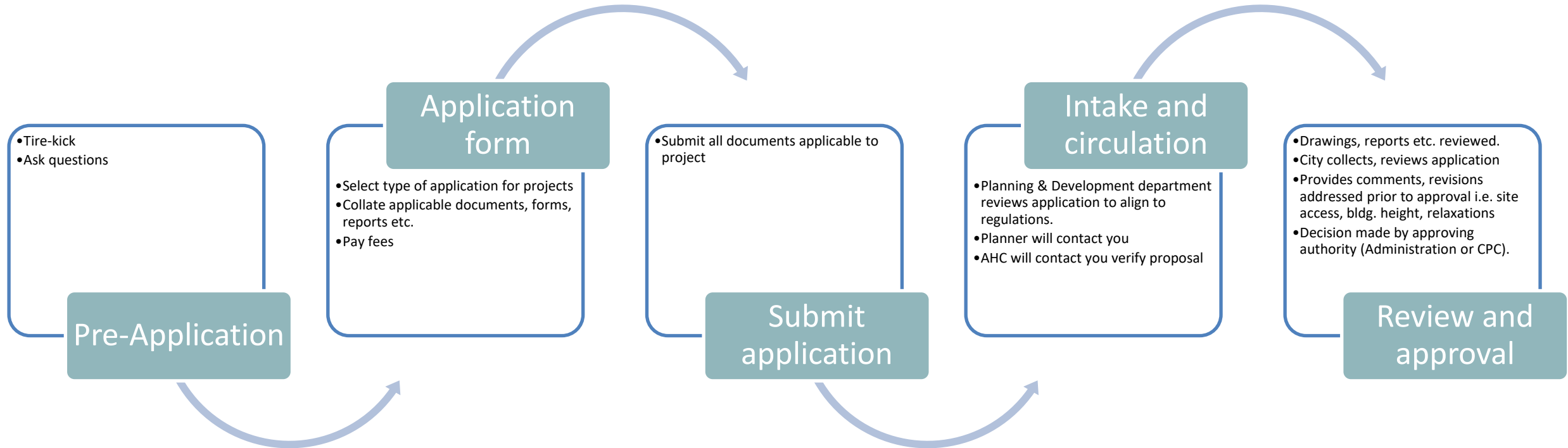


# who makes the decision on the applications?

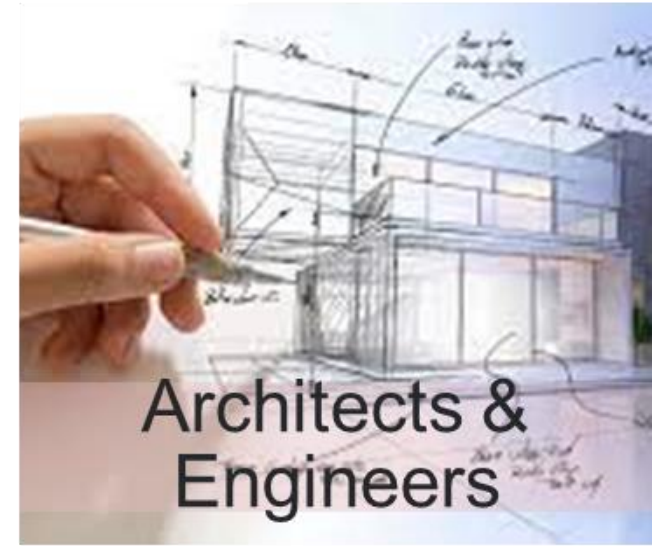
*As you move through the continuum, opportunities for input become more focused.*



# applicant involvement in planning application process



# who is backing you up at The City?



# prioritization criteria

1. Timeline to Development Permit\*
2. Secured Capital Funding/Financial Partnerships\*
3. Affordability – Number of Units and Depth of Affordability
4. Accessibility
5. Climate and Environmental
6. Supporting Priority Populations
7. Social Inclusion (Providing supports/services for residents)
8. CMHC Signed Integrity Declaration



# CMHC housing solutions



# CMHC partnership

**Successful Applicants are eligible to receive additional funding to assist in the development of the site as part of the application process (if funding is available):**

- **SEED funding** - Interest-free loans and non-repayable contributions to develop and preserve affordable housing up to \$5,000 per unit for pre-development costs
- **Preservation Funding** - Financial assistance to help complete preservation activities and sustain existing community housing projects.
- **National Housing Co-Investment Fund**— Repayable loans/ forgivable loans to create new or repair existing AH.
- **Affordable Housing Innovation Fund** —Flexible financing options will be considered to encourage new funding models.
- **Federal Lands Initiative**

# CMHC partnership continued

**Successful Applicants are eligible to receive additional funding to assist in the development of the site as part of the application process (if funding is available):**

- **Rental Construction Financing Initiative**
- **Mortgage Loan Insurance (MLI)**
- **MLI Select**

**Note: This material is provided for informational purposes and provides product highlights only. Availability of these products are subject to available funding at the time or statutory caps on insured loan amounts not being reached.**

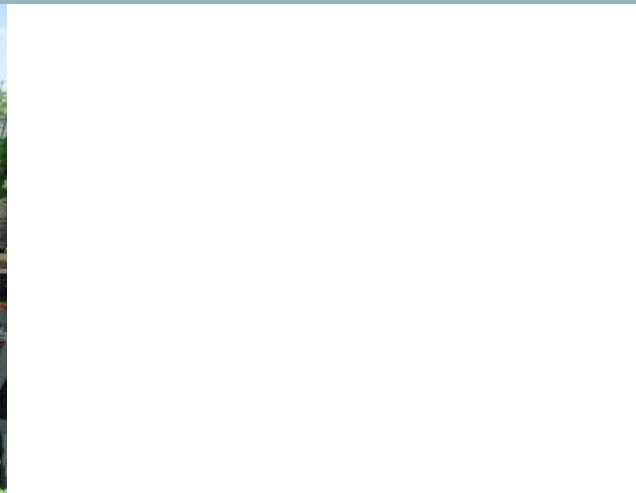
# recent projects

## Sierra Place (Downtown conversion)

- 82 Units converted from office to residential
- Rapid Housing Initiative funding
- 16.6M Federal, 2M Provincial, 5.5M Downtown Strategy



# Bridlewood



# Bridlewood



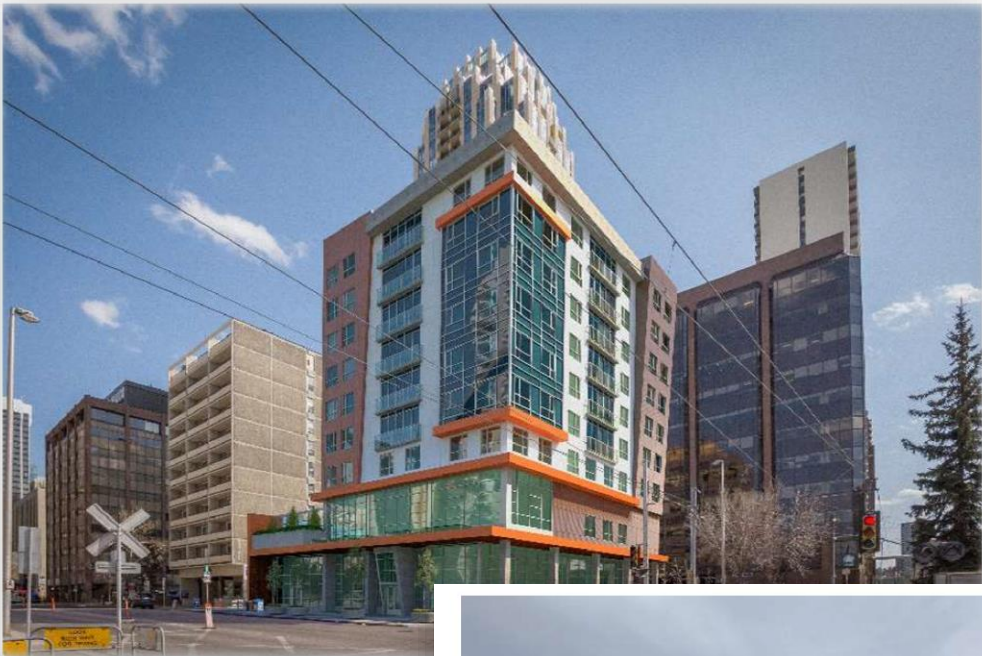
# alternate housing forms/functions

shipping containers: Rosedale



# Homespace

Downtown



Seton



Boreal Place Lodge





# Resources

- [Accessible Housing Calgary](#) and [www.radrenovations.ca](http://www.radrenovations.ca)
- AISH - [Living Allowance \(alberta.ca\)](http://alberta.ca)
- Canadian Rental Index [Canadian Rental Housing Index](#)
- Fifth Estate - <https://youtu.be/LSKOfmrHfQ4>
- [9 Things You Probably Don't Know About Mixed-Income Housing — Norfolk Housing Association](#)
- PUSH - <https://www.imdb.com/title/tt8976772> (The film Push shows how housing has become a commodity for the benefit of the wealthy)
- Data set-Accessible to groups who have, or who sign up for a membership with the consortium. See [Join the Community Data Program | Community Data Program](#) for more information.  
[Jasmine Ing](#), Research Social Planner, Strategic Services, Calgary Neighbourhoods, City of Calgary
- [Calgary Housing For Independent Seniors - Silvera for Seniors](#)
- [Overview of Affordable Housing in Calgary](#)
- [Affordable Housing \(calgary.ca\)](http://calgary.ca)
- [Affordable Housing Facts \(calgary.ca\)](#)
- [Land for non-market housing \(calgary.ca\)](#)
- [Services, resources and grants available to non-market housing providers \(calgary.ca\)](#)
- [Affordable housing programs | Alberta.ca](#)

# thank you



**Tanya Williams**

Affordable Housing Coordinator  
Calgary Approvals Coordination  
403-510-9228

[tanya.williams@calgary.ca](mailto:tanya.williams@calgary.ca)

**Sara Alinaghi Pour**

Affordable Housing Coordinator  
Calgary Approvals Coordination  
587-229-3196

[sara.alinaghipour@calgary.ca](mailto:sara.alinaghipour@calgary.ca)

# Questions – Q&A

thank you



[calgary.ca/midfieldheights](http://calgary.ca/midfieldheights)

