

CALGARY WEST LANDS

BEST OF CLASS DEVELOPMENT SITE
36 ACRES OF DEVELOPABLE LAND (103.38 GROSS ACRES)
ZONING IN PLACE THAT PERMITS RESIDENTIAL OR COMMERCIAL DEVELOPMENT



TRANS-CANADA HIGHWAY

THE OFFERING

CBRE Limited (“CBRE” or the “Advisor”) on behalf of its client is pleased to offer for sale an excellent opportunity to acquire the Calgary West Lands (the “Property”). The Property contains 36 acres of developable land and unrivalled exposure and access to the Trans-Canada Highway and the West Calgary Ring Road. The Property is located within the Calgary West Area Structure Plan, specifically at the gateway to Calgary’s residential community of Crestmont and is nestled along an elevated backdrop of green space that provides unobstructed views to the Bow River and Calgary’s Downtown skyline. Conditional Subdivision Approval is in place to create two development parcels and dedicate the undevelopable lands to The City as Municipal and Environmental Reserve.



PROPERTY DETAILS

Parcel	1	2A	2B	Total
Net Developable Size	25.2 Acres (1,101,632 SF)	5.8 Acres (255,262 SF)	5.0 Acres (221,720 SF)	36.2 Acres (1,578,614 SF)
Land Use Designation	DC 102D2014*	DC 101D2014**	DC101D2014**	DC 101D2014 & DC 102D2014
Current FAR	1.75	4.0***	4.0***	2.4
Potential Density	1,927,857 SF	1,021,046 SF	886,882 SF	3,835,785 SF

* Following C-C2 Guidelines. The DC bylaw does not require the ground floor of buildings to have commercial premises

** Following MH-1 Guidelines

*** Maximum Density 275 units per acre. Minimum Density 75 units per acre

INVESTMENT HIGHLIGHTS

HIGHLY DESIRABLE LOCATION

Strategically located on the west side of Calgary at the entrance of the rapidly developing residential community of Crestmont, with outstanding views from all of the parcels.

UNRIVALLED EXPOSURE AND ACCESSIBILITY

Excellent visibility to the Trans-Canada Highway and the Stoney Trail Ring Road, a 100-km free-flowing highway providing convenient access to all parts of the city. It’s a mere 20 minute drive to downtown, yet only just one hour to Banff.

FLEXIBLE LAND USE

The existing zoning on the lands north of Crestmont Boulevard (Parcel 1) permit either residential or commercial development or a mixture of both. The existing zoning on the lands south of Crestmont Boulevard (Parcel 2A & 2B) permit various multi-family development forms.

SPEED TO MARKET

Zoning is in place and the construction drawings for the remaining off-site servicing requirements have been approved by The City.

COMMUTE TIMES

BANFF	70 Minutes
DOWNTOWN CORE	23 Minutes
UNIVERSITY OF CALGARY	11 Minutes
MARKET MALL	9 Minutes

Calgary Farmers' Market West

Winsport Arena

Calgary Climbing Centre

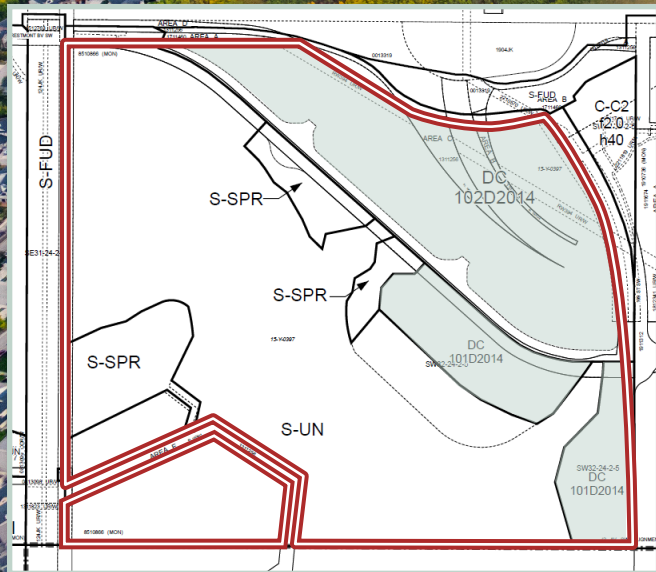
STONEY TRAIL NW (55,000 VPD)

TRANS-CANADA HIGHWAY (34,000 VPD)

PARCEL 1

PARCEL 2A

PARCEL 2B



DEVELOPMENT STATUS

LAND USE DISTRICT

Currently Parcel 1 is designated DC102D2014, under The City of Calgary's Land Use Bylaw 1P2007. This is a Direct Control Bylaw that permits a wide range of retail, commercial, office and residential uses based on the C-C2 District. There are no maximum use areas within the District and no restrictions to the location of uses within the buildings. The Vendor is currently in the process of amending the District to remove the requirement to construct office (currently 0.11 FAR). This is the only minimum use requirement. Accordingly, development could then be entirely residential or entirely commercial or a mixture. In addition, the amendment would remove the requirement for a single Development Permit for the District, thus allowing Development Permits to be phased along with the build out. Development density would be set to a maximum FAR of 1.75 across the site (File NO. 2023-0122).

Parcels 2A and 2B are designated DC101D2014, under Bylaw 1P2007. This Direct Control Bylaw provides for a wide range of multi-family building forms based upon the MH-1 District.

PLAN OF SUBDIVISION

The Vendor has received conditional subdivision approval to create the development parcels (i.e. Parcel 1, Parcel 2A and Parcel 2B). This approval included City review and approval of the construction drawings related to the required subdivision servicing works. The Vendor has also obtained City approval for the acquisition of two stranded land remnants owned by The City that are situated within Parcel 1.

DEVELOPMENT COSTS

A significant portion of the required off-site improvements have already been constructed by the Vendor or others. The remaining required improvements are detailed in the construction drawings approved by The City as part of the subdivision process currently underway. A copy of the Construction Drawings and the Vendor's estimate of these costs is available for qualified purchasers. Acreage Assessments will be required to be paid for Parcel 1 at the time of the subdivision enactment and for Parcels 2A and 2B, they will be required with the Development Permit.

NEARBY AMENITIES



DEMOGRAPHICS

2022 DEMOGRAPHICS	3KM	5KM
2022 ESTIMATED POPULATION	19,899	78,049
2027 PROJECTED POPULATION	27,118	91,552
PROJECTED POPULATION CHANGE	31.25%	17.30%
2022 ESTIMATED HOUSEHOLD INCOME	\$195,344	\$182,939
MEDIAN AGE	40.8	40.1

RAPIDLY DEVELOPING NODE



GREENWICH VILLAGE

Inspired by the Greenwich Village in New York, Greenwich is a 59-acre, master-planned community comprising of mixed residential, retail and office space with urban living at the centre of its design. The community features many local boutique shopping establishments, restaurants and coffee shops and is anchored by the 55,000 SF Calgary's Farmers' Market, which is home to more than 67 local and regional vendors.



ROCKLAND PARK

Rockland Park is the latest master-planned community situated in West Calgary spanning across 383 acres and is slated to feature a mix of single-family homes and duplexes. The community is perched a top a ridge that overlooks the Bow River and is planned to include 85,000 SF of shops, restaurants and an outdoor plaza. Upon completion, the community is expected to be home to more than 8,900 residents and over 120 acres of green space.

TRINITY HILLS

Located along the iconic Paskapoo Slopes in Southwest Calgary, Trinity Hills is expected to feature a diverse mix of 4,000 residential units comprising of luxury apartments, modern townhomes and seniors housing. The community is nestled within 160 of green space with 17 kilometres of hiking and biking trails. The development also features total over 290,000 SF anchored by Save-On-Foods, PetSmart, and Goodlife Fitness among others.



CALGARY WEST LANDS

OFFERING PROCESS

Calgary West Lands is comprised of three development parcels totaling 36 acres of net developable area. The Vendor has transaction flexibility and will consider offers on an individual or collective basis. Following the execution of the Vendor's form of confidentiality agreement, CBRE will provide qualified prospective purchasers with access to detailed information on the Properties. The Vendor will respond to offers as received but reserves the right to set a bid date.



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