



FOR IMMEDIATE RELEASE

Big Reveal: First Showhomes Open in New Urbanist Neighbourhood

Dream launches Alpine Park with Season of Reveal

CALGARY, Oct. 22st 2021 – With the launch of Alpine Park, homebuyers will finally be able to get up close and personal with a next- generation Calgary community decades in the making.

Dream Unlimited (TSX:DRM) will reveal the first seven of 13 showhomes in the grand opening of its “new west” neighbourhood on Saturday Oct. 30.th

This is the public’s first chance to see how a next-generation greenfield development – on the forefront of the new urbanism movement – will improve the way neighbourhoods feel.

“Great cities across North America have welcomed new urbanist developments into their community fabric, like Austin, Salt Lake City or Denver, and to have a community of this scale and calibre in our own backyard is exciting as a Calgarian,” says Tara Steell, general manager of Dream’s Calgary Land division.

“It’s such an inherently appealing concept and residents are going to absolutely fall in love with the tree-lined streets, charming porches, and incredible public spaces,” she said. “It all just sort of comes together and clicks when you experience it for yourself.”

Calgary-inspired, the architectural styles of the showhomes range from Craftsman and Contemporary to Farmhouse, Châteauesque, Prairie and Urban Mountain. ([See photos.](#))

New urbanism is an urban-planning alternative to the sprawling, single-use, low-density developments typical of post-war construction in North America. One of the founders of that movement, San Francisco-based urban planner Peter Calthorpe’s firm HDR | Calthorpe helped design the 646-acre, mixed-use Alpine Park, the largest of such projects of theirs in Canada.

Alpine Park’s ambitious new urbanist vision sets a high bar for what residents should expect from greenfield development, the company promised in a news release Thursday.

Toronto-based Dream is the visionary behind some of Canada’s most vibrant and transformative mixed-use communities, including Toronto’s popular pedestrian-oriented Distillery District. Dream considers Alpine Park one of the ‘signature properties’ in its asset portfolio.

Momentum has been building for this unique neighbourhood. Saturday’s showhome reveal comes weeks after the opening of the last leg of the Southwest Calgary Ring Road, establishing pivotal access to the community. It also follows council’s unanimous approval of Stage 2 of the



project, which includes the construction of the community's Village Centre, an innovative naturalized stormwater wetland, and a proposed sports and wellness campus.

"The Village Centre is the hub of Alpine Park and a big part of our community vision," adds Steell. "To clear that hurdle was a milestone. It was the previous council's final session which also made for a bittersweet moment as well."

Calgarians can also expect more street festivals from Alpine Park, as the Village Centre plan incorporates Dream's continued ownership of the high street as a private roadway. This allows the community builder to host pedestrian-only events and festivals throughout the year without having to seek permitting approval each time it wants to shut down the road.

Overall development of Alpine Park will create 1,700 direct and indirect jobs per year, for a total of more than 20,000 new jobs over the 15-year lifespan of the project. Upon completion, the community will be home to more than 12,000 residents and will create a projected 4,000 ongoing jobs throughout the commercial, retail, industrial and institutional areas integrated within the neighbourhood.

Builders in the community include Calbridge Homes, Cardel Homes, Genesis Builders, and Homes by Dream.

For more information on Alpine Park, including its Season of Reveal, please visit alpinepark.ca or follow @alpineparkcalgary on Instagram. Media kit can be found [here](#).

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About Dream:

Dream is one of Canada's leading real estate companies with approximately \$12 billion of assets under management in North America and Europe. Across the Dream platform there are approximately 22,000 units under development and more than 9,100 acres of development land in Western Canada. The scope of the business includes residential land development, housing and condominium development, retail and commercial development, ownership of stabilized income generating assets in both Canada and the United States, asset management for three Toronto Stock Exchange ("TSX") listed trusts, a private asset management business, and numerous partnerships. Dream expects to generate more recurring income in the future as our urban development properties are completed and held for the long term. Dream has an established track record for being innovative and for our ability to source, structure and

execute on compelling investment opportunities. Locally, Dream has developed some of Calgary's more popular communities, including Richmond Hill, EvansRidge and West Springs.

BACKGROUNDER

Timeline

- Large scale community servicing work on Alpine Park began in 2020 and was completed on schedule, with the show homes launching in the fall of 2021, coinciding with the opening of the southwest portion of Stoney Trail.
- The Southwest Ring Road project finished on schedule and opened in the fall of 2021. Combined with approvals secured in 2019, the potential of these lands has been unlocked. They are now some of the closest greenfield lands to Calgary's core of all approved new developments.
- In 1997 Dream purchased its first 320 acres in the area and has been steadily accumulating land within the future community. The land is within the City of Calgary and provides mountain views to the west and views of the downtown skyline toward the northeast.
- In 1989, the land was annexed by the City of Calgary. It remained without effective transportation access for more than four decades, creating a pocket of undeveloped land that borders the Southwest Ring Road to the east, Highway 22X to the south, and the Tsuut'ina Nation to the north. A future planning area is to its west.

By the Numbers

- **2,016:** Number of acres of greenfield within the Providence Area Structure Plan. Dream is the largest landowner, with 646 acres under ownership and some 1,650 acres total within current and future planning areas.
- **Two:** The Southwest Ring Road project brought two major provincially-funded interchanges to Alpine Park's doorstep, making it one of the best-connected new communities in Calgary with access to the City's downtown in under 20 minutes while remaining less than 30 minutes from daycamping in Kananaskis.
- **12,000:** Alpine Park will be home to over 12,000 residents at build-out.
- **2 million:** The 2.2 km ring road frontage will support over 2 million square feet of commercial area within the community in total.
- **20,000:** Total jobs forecasted to be created from direct and indirect development activities.
- **32,000:** Total population according to the area structure plan for the total developed area.
- **Eight** – Total walking time in minutes to the Village Centre from nearly all residences.

Concept

Inspired by the natural and architectural history of Calgary with mountain, urban, and prairie influences converging, Alpine Park's new urbanist design was built around a dynamic mix of housing choices that put people first, strengthening social fabric and encouraging neighbourliness. Situated across a 646-acre development site along a 100 km/h route leading straight into Calgary's bustling inner city, yet with the pristine Albertan wilderness just a half hour away, this strategically planned expansion to the west of the city is destined to become one of the most desirable places to live in the region.

Alpine Park features extensive networks of tree-lined boulevards as well as multi-use pathway systems through naturalized and manicured park environments, like the green courts. Civitas, the Denver-based landscape architecture firm, worked on the project, which envisioned the area to feel like one large connected park system. Civitas has an extensive portfolio of award-winning work across North America, including St. Patrick's Island in Calgary.

Comprehensive architectural guidelines were developed with Jenkins Architecture, which had previously worked on Canada Lands Company's (CLC) Currie Barracks development, drawing from styles symbolic of and authentic to the city. Homes in Alpine Park will feature modern and classic Farmhouse, Craftsman, Mountain Craftsman, Urban Mountain, and Contemporary styles, as well as a unique Châteauesque architecture inspired by the grand railway hotels familiar to Calgarians. Architectural quality is high, with premium materials like hardieboard and stucco and complete detailing required throughout. Garages have been designed to be accessed from the side or rear laneways, making way for the return of character-rich front porches that allow residents to better connect with each other and nature.

The vision for sustainability within Alpine Park was built into the foundational design principles of the community, encouraging walkability, social connection, and healthier community life. Solar orientation is required on all detached garages, and conduits and all supporting servicing are included. The intentional planting of thousands of large-calibre trees along every single roadway paired with the preservation of a five-acre existing tree stand as an environmental reserve creates an extensive new urban canopy, and the integration of 18 acres of reconstructed and existing wetlands into an innovative 'stormwater kidney' management facility places an emphasis on ecosystem and biodiversity conservation.

Alpine takes advantage of its incredible location between the mountains, the city, and the prairies to pull together the best elements of Calgary into one place. It attempts to provide



three key criteria of community and establish an aspirational-to-all, walkable and family-friendly place to live. Most Calgary neighbourhoods have historically offered just two of these three things.