

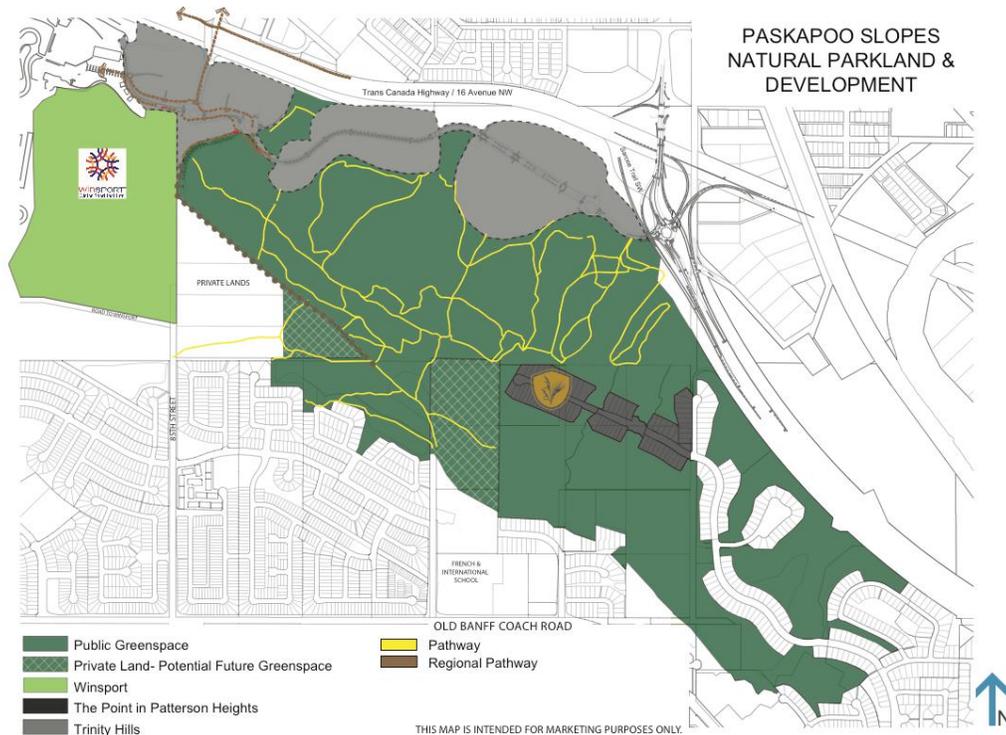


# THE POINT

IN PATTERSON HEIGHTS

## Paskapoo Slopes and Natural Area

Along the western boundary of Calgary, rising above Sarcee Trail and the Trans-Canada Highway is an escarpment known as the Paskapoo Slopes. The area is a significant natural, environmental and cultural feature of the Bow River Valley, as well as the gateway to the Rocky Mountains. Most of this area is now designated as an Environmental Reserve, which includes the greenspace between Winsport and The Point in Patterson Heights, an exclusive enclave of luxury homes perched on the Bow River escarpment overlooking the city and downtown Calgary. The Point in Patterson Heights dedicated 70% of its development area as an Environmental Reserve (35 acres) and Trinity Hills (a mixed use district at the base of the Paskapoo slopes) donated approximately 170 acres to the City as a regional preservation park.





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### Preservation

The designation of a large contiguous area as Environmental and Municipal Reserve, protects it as an open space for all Calgarian's to enjoy. Environmental Reserves (ERs), must be left in their natural state or be used as a public park. The reserve is characterised by an abundance of natural features including natural ravines, unique stands of aspen and balsam poplar, and dense dogwood. Numerous biking and walking trails provide stunning vistas to residents of The Point in Patterson Heights. Abundant wildlife is another feature of the slopes, including deer, small mammals, and a large variety of migratory and breeding birds.



The Point in Patterson Heights follows defined development, architectural and landscaping guidelines in keeping with the areas location. Residences are clustered in low density “phases” or “pods”, nestled into the serenity of the south hillside contours and stepped down along the northern terrain, maintaining ravines and tree stands. The ravines offer a natural separation of the residential pods and provide an extra source of privacy and natural surroundings for the residents. Being the terminal development in the escarpment area, and through its dedication of natural reserves, The Point in Patterson Heights has ensured that no further encroachment into this environment will occur, in this community.



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The architectural theme at The Point in Patterson Heights is of the Modern Prairie style, a style closely associated with Frank Lloyd Wright, one of the most influential architecture styles of the last 100 years. Similar to the Craftsman style, the simple asymmetric form of Prairie homes allow them to adapt to the site and emphasize the surrounding landscape. Each homesite at The Point in Patterson Heights is designed to protect the natural topography, and residential landscaping includes non-invasive and native plant species. The homes feature natural wood and brick or stone exteriors in smooth sandy finishes that blend beautifully with the natural surroundings.

### History & Geology



The area's name was taken from the geological Paskapoo Formation, which covers most of southwestern Alberta and was formed some 60 million years ago. Glacial lakes and erosion that carved out the landscape left behind major outcrops of sandstone in the escarpment; the source used for the fire-resistant reconstruction of some 40 buildings in Calgary after a fire in 1886 nearly destroyed all of downtown. Many of these buildings still stand today, and include iconic Calgary landmarks from the 'Sandstone City' Era; 19 inner-city schools, The Palliser Hotel, old City Hall, The Grain Exchange and Knox United Church.

### **Patterson Heights: Community Profile**

Named after the Patterson family, who owned much of the land, the area was annexed to the city of Calgary in 1956 and Patterson Heights was established as a neighborhood in 1983. The Point in Patterson Heights, was established and began construction at the end of 2015.

Well-established, in close proximity to downtown, and one of the most geographically unique areas of the city, Patterson Heights boasts an active Community Association with many features and amenities. Within the community, you will find tennis courts, soccer fields, skating/hockey rinks, ball diamonds, walking paths, as well as a number of playgrounds. Whether it is the rolling hills, bubbling waterfalls, sloped ravines, natural fauna, interesting bike paths or friendly people that make Patterson Heights their home, the community has much to offer.

Fun fact: Originally, the University of Alberta was to be located on the site of the present day community; however, Edmonton was ultimately chosen as the site of the campus.

### Population and Density



The Point in Patterson Heights is a unique site within the community, boasting a population density of only 3-5/units per acre (approx. population density  $\sim 1,000/\text{km}^2$ ); nearly unheard of in the City of

Calgary. Similar densities can be found in the communities of Upper Mount Royal, Bel-Aire and Pump Hill, which reported population densities between  $1,410/\text{km}^2$ - $1,960/\text{km}^2$  in the 2012 census.

With no further development to occur in the community, the population is predicted to remain constant, with the greenspace and parkland surrounding the site to remain in its natural state.



## THE POINT IN PATTERSON HEIGHTS

### Shopping and Dining

Patterson Heights is surrounded by plentiful shopping and dining options. To the West, you will find renowned shopping districts such as Aspen Landing, West 85th, West Market Square and Strathcona Square. Westhills Shopping Center is only 5 minutes away, offering every big box store one could possibly need, as well as a movie theatre. Mercato, Vin Room, Diner Deluxe, Redwater, Sunterra, Crave Cupcakes and many more offer outlets within minutes of Patterson Heights. If shopping is your thing, Mariah Clothing, Shoe Muse and Apt22 are just a few of the boutiques at your fingertips.



### Recreation

In addition to the Paskapoo Slopes Regional Park and Environmental Reserve, the Winsport Facilities and Westside Recreation Centre are just minutes away, and you can be in the mountains in 45 minutes.

### Schools

West Calgary offers some of the highest-ranked schools in the city, including renowned private schools, language programs and a number of Separate School Board options including Rundle College, Webber Academy, Calgary Academy, Waldorf School, Calgary International & French School.



For a full list of schools, please visit The Point in Patterson Heights website.