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Harvest Group Jump Starts Cimarron Project

MEDICINE HAT – Harvest Group of Companies Inc. announced today that the Cimarron project it acquired from Medican last spring is moving forward.

John Henricks, a consultant retained by Harvest, says the project provides a unique opportunity to employ new principles for sustainable development or “smart growth” that makes the best possible use of urban land.

“The Cimarron project,” says Henricks, “involves population densities higher than traditional development.”

The area’s community plan calls for approximately 96 people per hectare. It will eventually house some 16,000 people, with about 2,600 single family and semi-detached homes, a little more than 800 townhomes and some 2,600 condominium suites. As well, the plan calls for about 300 main-street residential units planned with commercial uses.

“This plan,” according to Henricks, who is acting as project manager for Harvest, “is designed to make the best use of land while limiting impacts on the environment.”

At the heart of the project is a “top-notch” water management system that provides for manmade wetlands.

“We must manage our water resource in this region,” says Henricks. “By controlling run-off, and re-using for irrigation where possible, we will achieve livable, environmentally responsible neighbourhoods.”

Also unique to Cimarron is the new owner’s intention to advance planning for state-of-the-art recreation facilities designed to support Cimarron as well as other residential communities in Medicine Hat.

“Harvest wants this development to be a subdivision for the 21st Century,” says Henricks. “We’ve put a lot of thought into making this development walkable. It really is just a matter of investing appropriately in public places, spaces and facilities that will support higher population densities.”

“We intend to be engaged as much as possible in the City’s recently announced Recreation Master Plan to ensure that Harvest’s planned recreation facilities meet the City’s long term needs, particularly for residents in the south portions of Medicine Hat. Harvest is prepared to support development of a number of amenities, ensuring that families have indoor rinks, sports fields, courts and other needed facilities available, perhaps even a curling facility or swimming pool if needed”.

“This only makes sense,” says Henricks. “We’ve got about 70 per cent of the population living in the south and it fits well with current thinking on how best to meet the recreation needs of our communities. Cimarron is a big part of the future of this City and Harvest wants to do this right”. Harvest’s acquisition of the Cimarron area affords an opportunity to put a lot of its experience developing land across the country to its fullest use, says Henricks.

“This is where growth occurs in Medicine Hat. You have access to both major highways – the Trans-Canada and the No. 3 – and there’s already a number of complementary businesses in the area.”

In the next few weeks, Henricks plans on meeting with project engineers, architects and designers to begin implementation of the area’s first phases of growth.

“With Harvest on board,” says Henricks, “the project has moved into high gear. We plan on breaking ground later this spring and we’ll likely see roof-tops in a year’s time, with commercial development coming in the form of a large grocery store chain and drugstore.”

Henricks says these are exciting times for Medicine Hat. “We have a real opportunity here to create a village or small town lifestyle in the very heart of our city.”

Harvest Group is a Canada-wide developer of land and properties, with offices in Lethbridge, Calgary and Vancouver. It also has holdings in the oil and natural gas sector. To learn more about the Harvest Group, visit www.foundationcapital.ca.

For more information or to schedule an interview, please contact:

John Henricks
Vice President, Corporate Development
Medican General Contractors
Office: 403-581-5557

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Lindsay Perry
Marketing & Communications
Medican General Contractors

1870A-6th Ave. SW.
Medicine Hat, AB
T1A 7X5
p: 403.526.3477 ext. 227
f: 403.526.3843
e: lindsayp@medican.com