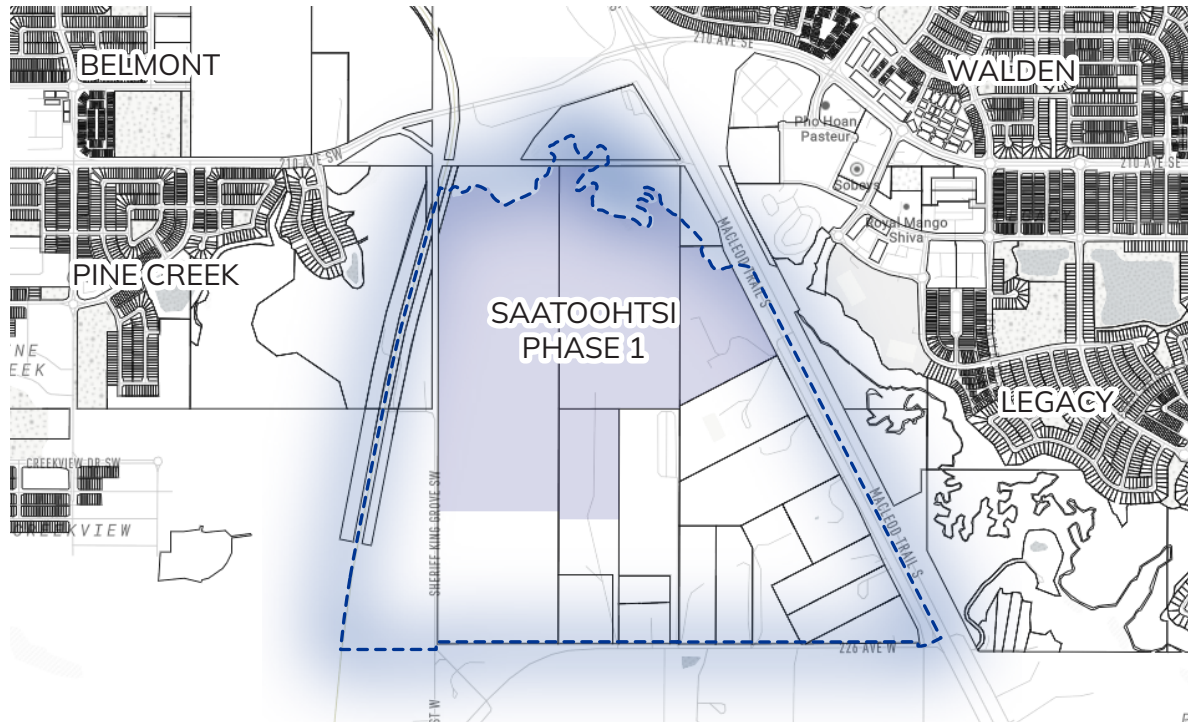


Saatohtsi Phase 1

GROWTH APPLICATION • IPC • APRIL 2026

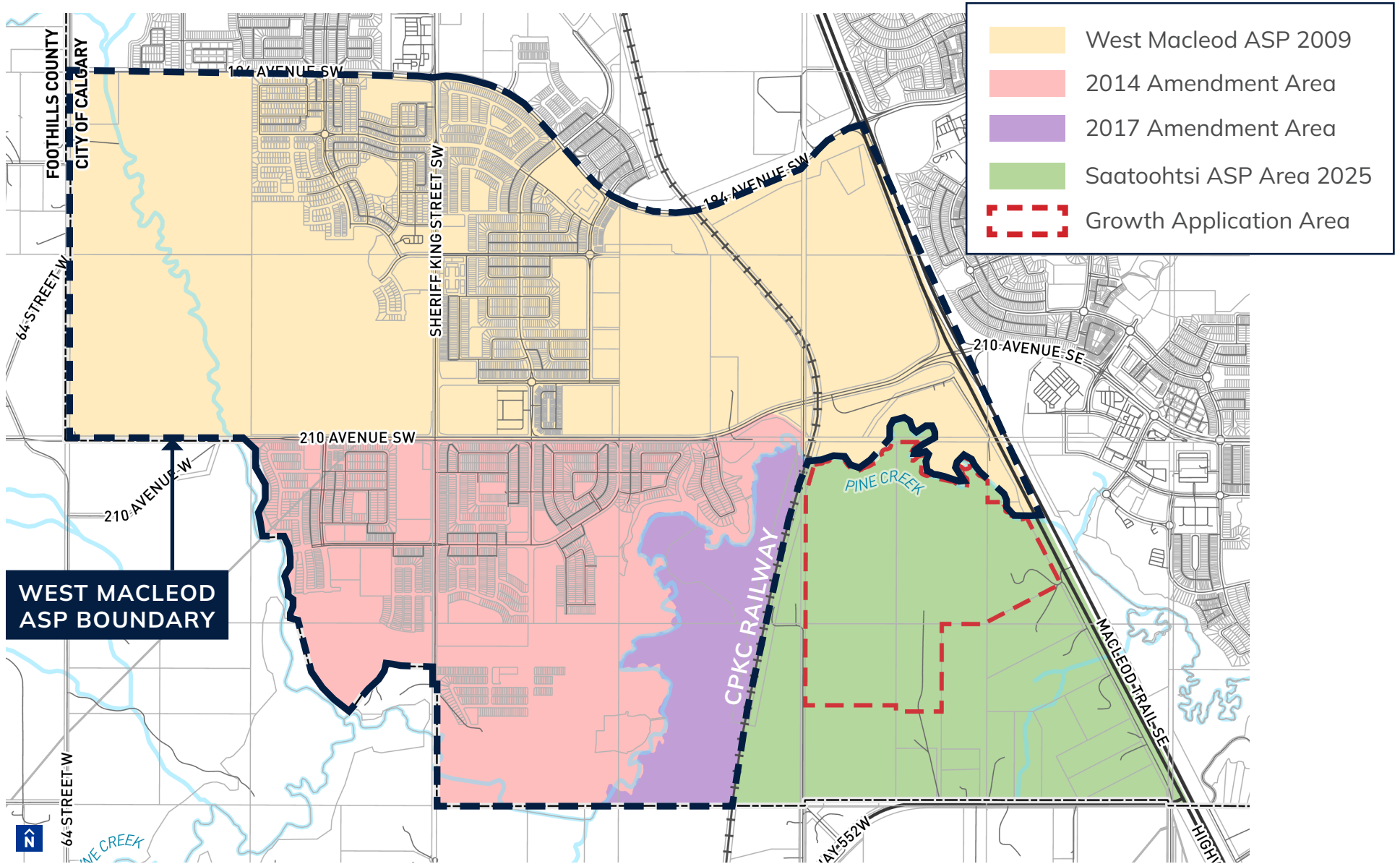


Saatohtsi Phase 1 is bordered by the actively developing communities of Legacy, Belmont, and Pine Creek. It will provide higher densities than seen in other suburban communities with a 60% ratio of multi-family residential.

Saatohtsi Phase 1 requires relatively limited upfront capital investment while delivering significant returns, including approximately \$6.8M in annual tax revenue and nearly \$45M in Stage 1 levies.


























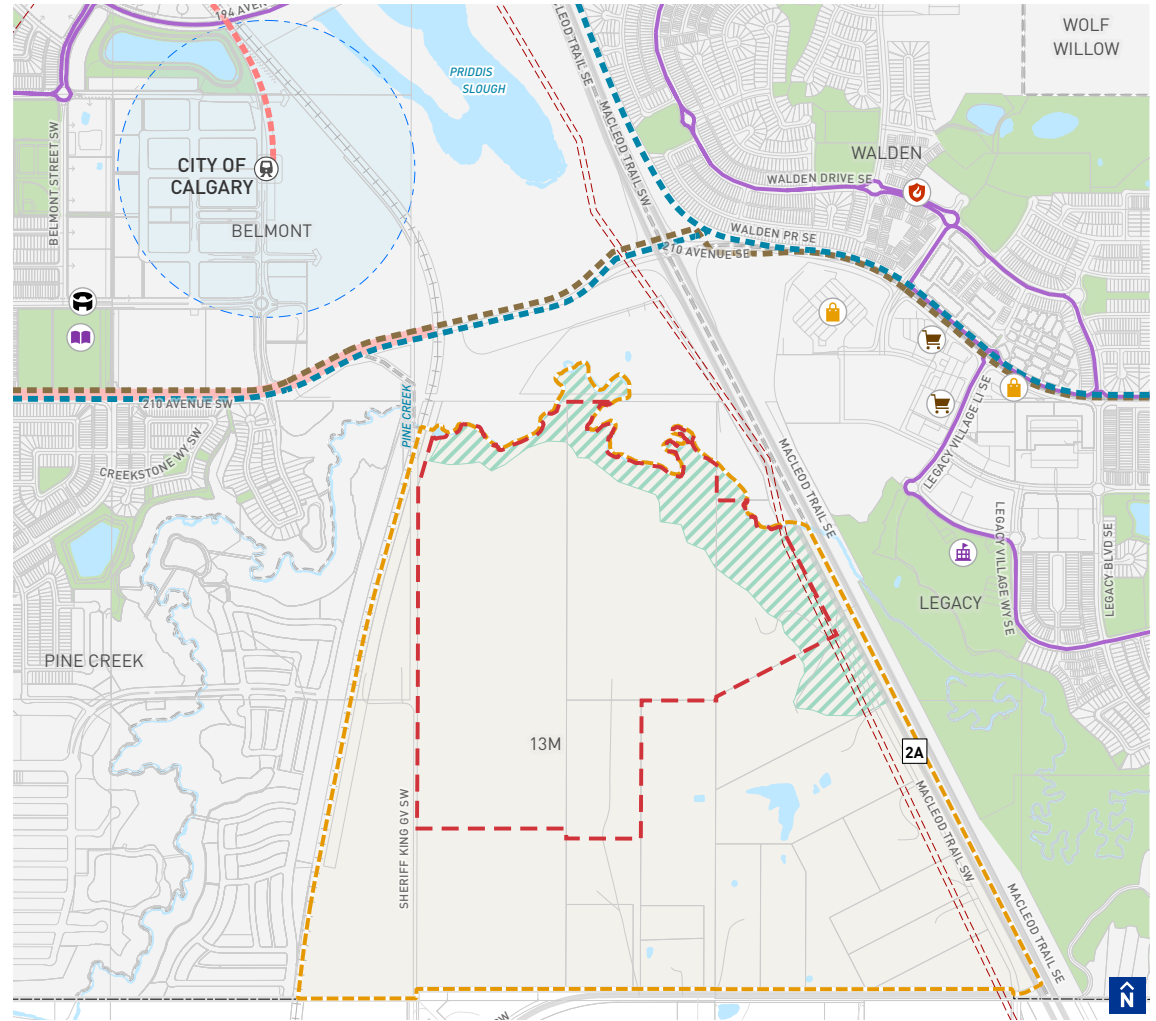
West Macleod Growth Progression



Growth Context

Enabling Phase 1 maintains development continuity, provides certainty for future infrastructure upgrades and stages of development, and formalizes safe mobility connections to Pine Creek, Belmont, and Legacy.

-  Subject Site
-  Saatohtsi Area Structure Plan
-  Fire Station
-  Grocery Store
-  Library
-  Recreation Centre
-  School
-  Shopping Center
-  Proposed LRT Station
-  Existing Bus Route
-  Proposed LRT Route (Red Line)
-  Proposed Transit Corridor
-  Sanitary Main
-  Water Feedermain
-  Major Road
-  Road
-  Railway
-  LRT Walkshed (400m)
-  Parcel/Outline Plan
-  Municipal Boundary
-  Pine Creek Natural Area
-  Parks - Calgary
-  Waterbody



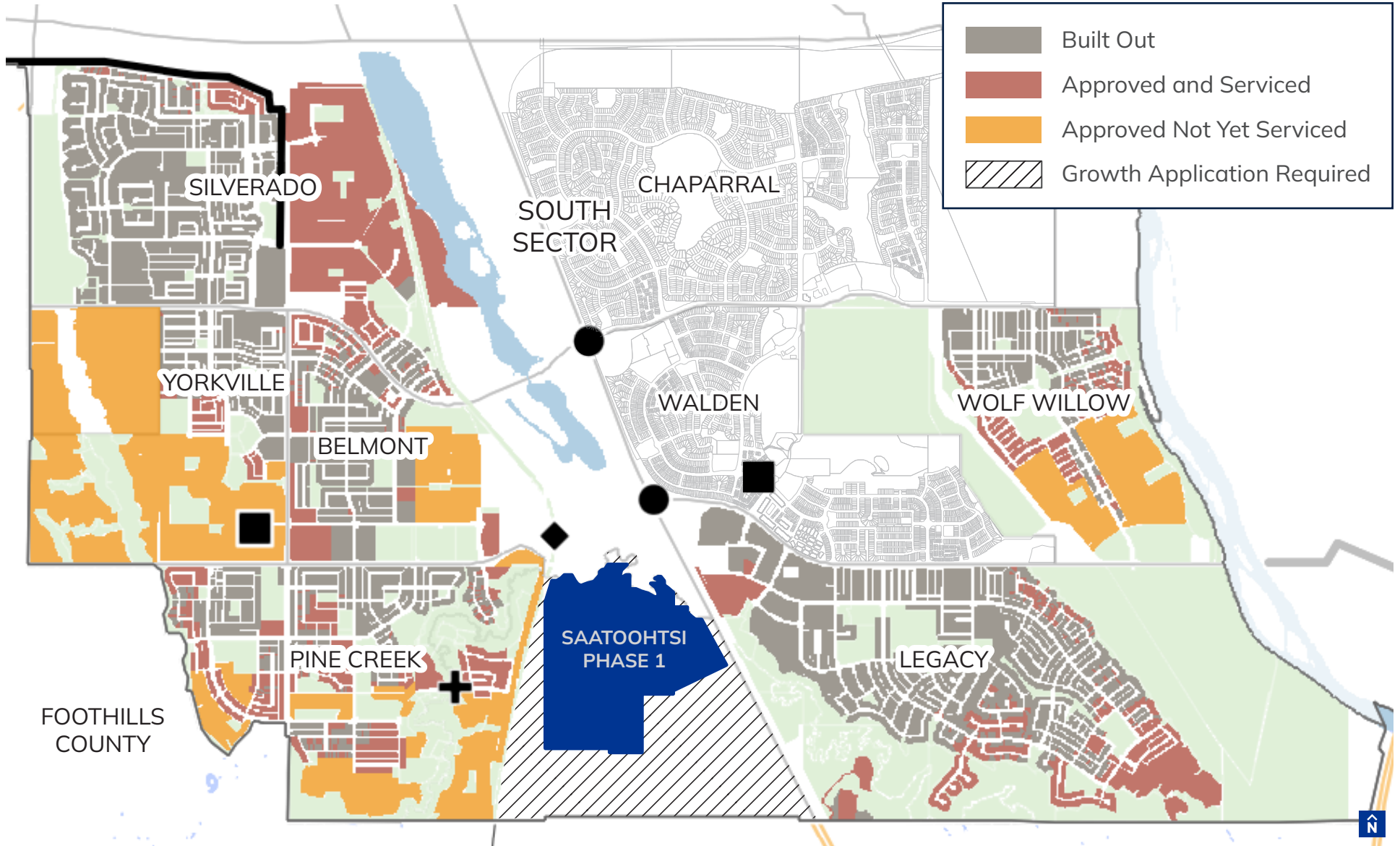
Anticipated Development Timeline

Cidex has initiated the Outline Planning process and is committed to delivering supply in the south sector.

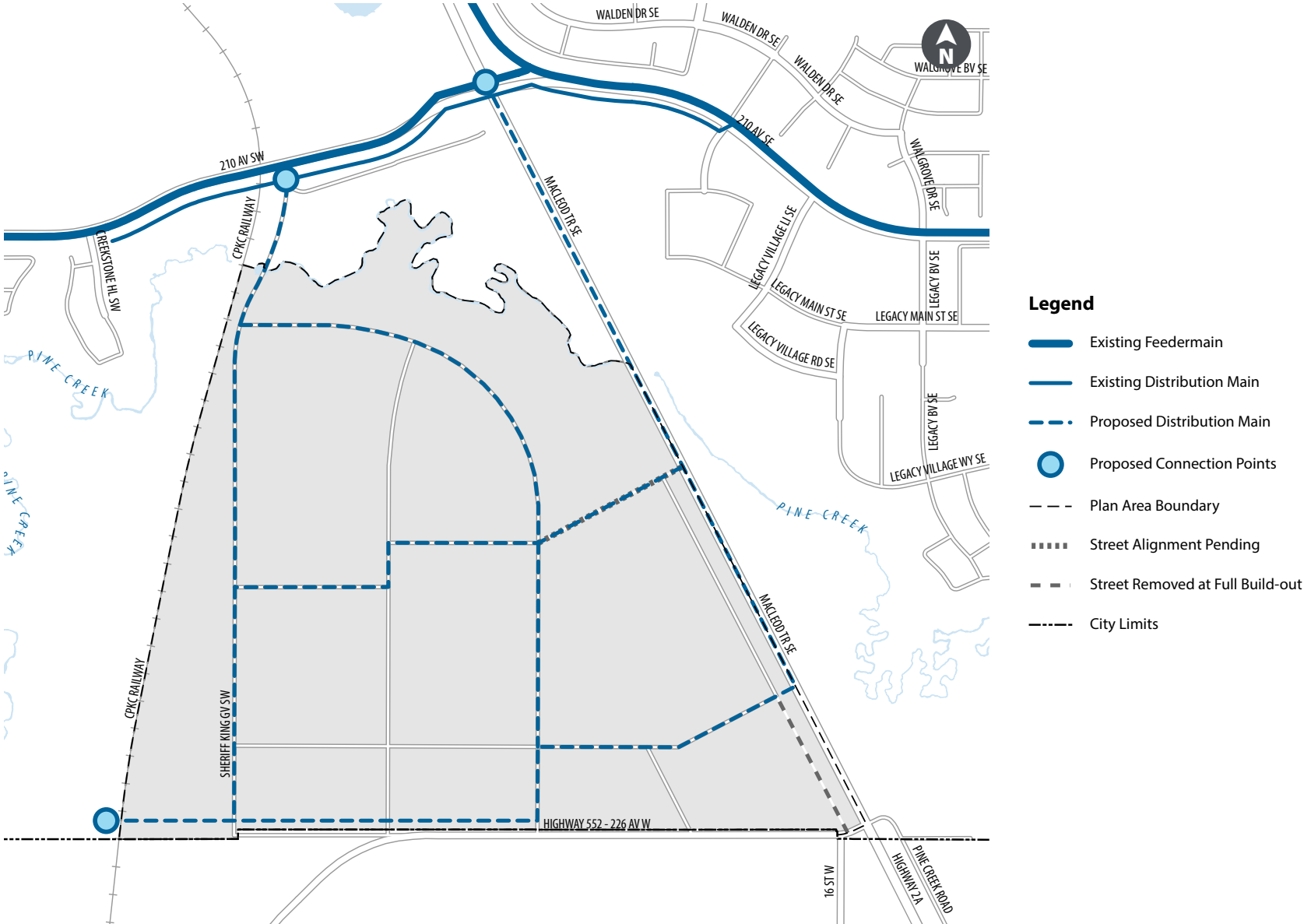


Contiguous Development

Suburban Residential Growth 2025-2029

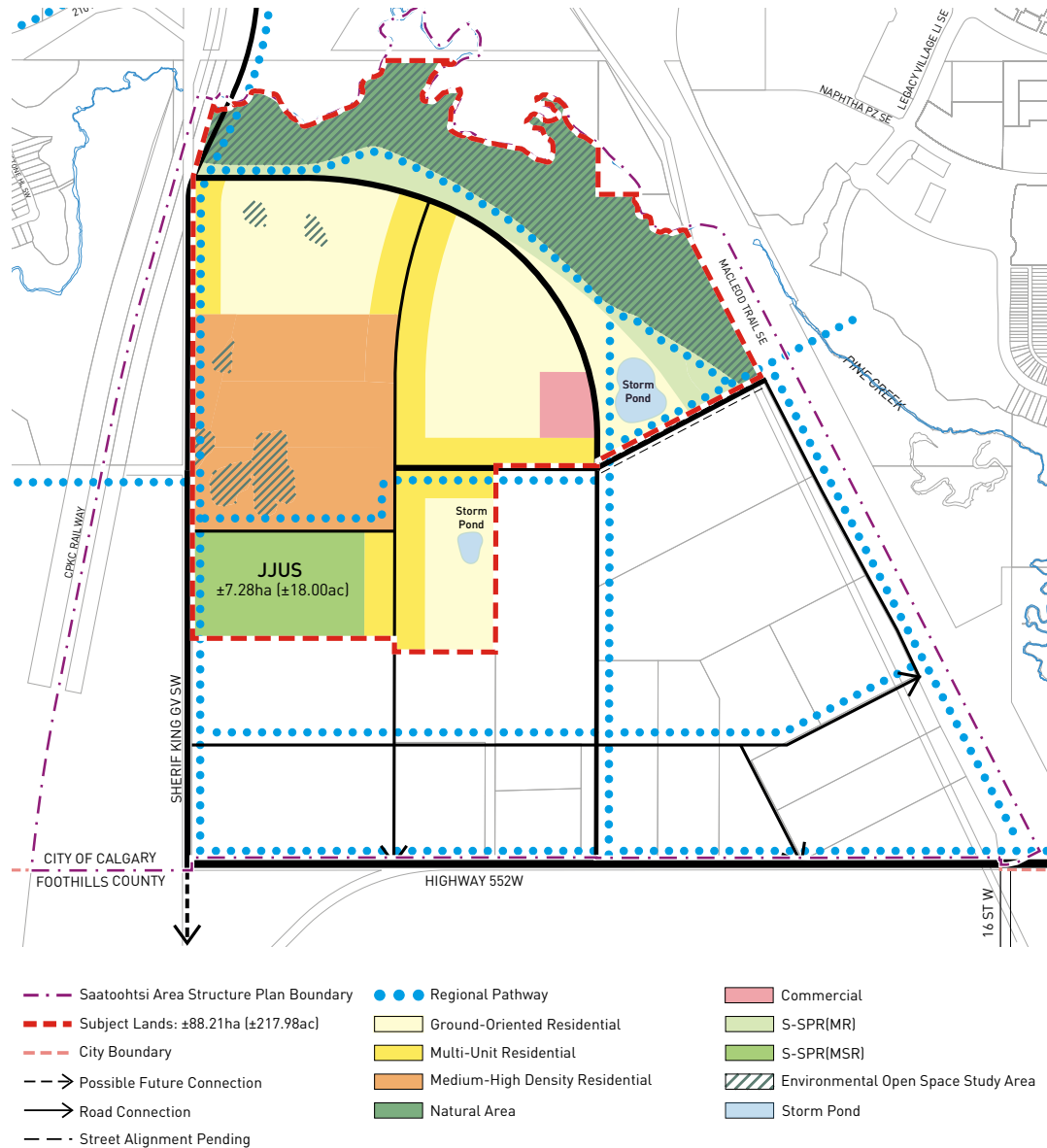


Saatohtsi ASP Water Servicing



- Legend**
- Existing Feedermain
 - Existing Distribution Main
 - - - Proposed Distribution Main
 - Proposed Connection Points
 - - - Plan Area Boundary
 - Street Alignment Pending
 - - - Street Removed at Full Build-out
 - · - · - City Limits

Our Ask to Committee



This application delivers a compact, contiguous, and cost-effective growth opportunity that aligns with Calgary’s broader planning and financial objectives.

We are requesting Committee to overturn Administration’s recommendation and consider this growth application in the upcoming budget to:

- Avoid leapfrog development and creating an isolated pocket in the south
- Correct a pattern of deferral and minimize risk of additional delay and lost momentum
- Break the cycle of constraint-driven inaction on these lands
- Maximize return on minimal upfront investment

Visioning Saatoohtsi





Supplemental Slides

Map 10: Street Network

