

September 30, 2019

Committee Members
Priorities and Finance Committee
City of Calgary
PO Box 2100 Stn. M #8001B
Calgary, AB T2P 2M5

**RE: PFC2019-1062: Growth Strategy Monitoring Report
West View Business Case**

Dear Committee Members:

We have been made aware that the City Administration is amending the previous direction provided to them from Council regarding the submission of business cases for new development areas. Please accept this letter as Qualico Communities formal request to submit a Business Case for our lands within the West View Area Structure Plan, as shown on the attached plan. These lands are located south of the Trans-Canada Highway, immediately west of the existing community of Crestmont. Qualico kindly requests that the Priorities and Finance Committee direct administration to accept and review this Business Case. The opportunity to review business cases allows City Council to make thoughtful, informed decisions regarding the City's growth and ultimately, its economic development.

As you are aware, the City administration indicated throughout the 2018 Growth Management Overlay Business Case review that there would be the opportunity for a mid-budget cycle review in 2020. Council supported this approach, directing administration to complete a full evaluation of Business Cases for March 2020. Given this guidance, Qualico made the business decision to invest in planning its contiguous, serviceable lands, funding the City lead/developer-funded West View Area Structure Plan. These lands are in a position, both in terms of timing and location, to be developed in the immediate future. Qualico offers the following as rationale as to why these business case for these lands should be accepted by the City and then considered for GMO removal:

- City Administration and Council have shown continual support for the West View Area Structure Plan. The ASP was given first reading in July, with second and third are anticipated in November.
- The existing community of Crestmont will be fully built out in 2020, there is no future land supply.
- Qualico is proposing that the GMO be removed only for lands that require zero capital outlay from the City.

- Development of these lands will provide additional tax revenue to support infrastructure investments the City has already made.
- Development of these lands will generate levies to fund future infrastructure projects required to complete the existing communities along the Trans-Canada corridor.
- The development of this area would leverage existing infrastructure investment in the West Memorial San Trunk. The City benefits from generated tax and utility revenue if the use of capacity is maximized.
- Emergency services for the area would be provided via the existing Valley Ridge Fire Station. The result is increasing the station's service coverage without increasing its operating costs, thus making more efficient use of tax-funded operating costs already attributed to the area.
- Qualico will fund an Outline Plan that would extend to the western limits of the City, beyond the proposed GMO removal area. This ensures thoughtful planning for the future completion of this community, including planning for a future regional rec centre.
- The OP/LU application fees (\$125,000) are ample to cover administrative costs associated with the file review, including the business case and GMO removal.
- Fee simple land supply in this area is very limited, despite strong demand. Fee simple residential product is not the focus of any of the developments currently underway in this corridor.
- Qualico has been a key contributor to Calgary's economy, having been continually active in the City since 1955. Qualico has developed 27 communities in the City of Calgary, employs 400 staff in Calgary and supports thousands of jobs directly or indirectly.
- There continues to be steady demand for housing throughout the City. Qualico has now developed the final phase in each of Crestmont, Evanston, Redstone and Silverado, and has a team ready to rejuvenate the supply of desirable housing in areas where the market demands.

Qualico strongly believes that the City should accept new Business Cases as per the previous direction from Council. In addition, Qualico believes that there is merit in reviewing the Business Case to develop our immediately serviceable land in the West View ASP at no additional cost to the City, while utilizing previously funded City infrastructure and services with our application.

We would request that the Priorities and Finance Committee direct administration to honour the direction given by Council in July 2018, accept our Business Case for GMO removal review, and allow Council the opportunity to make thoughtful and informed decisions about Calgary's future growth.

We will be present at Committee to answer any questions that you may have at that time.

Thank you for your consideration.

Regards,



Claudio Palumbo
Vice President, Community Development Southern Alberta
Qualico Communities

Cc Ben Mercer, Qualico Communities
Clark Piechotta, Qualico Communities

Enclosure: West View ASP Site Plan

SPRINGBANK

TUSCANY

ROCKLAND PARK

48 Avenue NW

VALLEY RIDGE

Stoney Trail NW

**WEST VIEW
ASP**

TransCanada Highway 1

**OUTLINE PLAN
AREA**

CRESTMONT

Township Road 245

**STAGE 1
AREA**

Highway 568





October 1, 2019

The City of Calgary
PO box 2100, Station M
Calgary, AB T2P 2M5

Attention: Members of Priorities and Finance Committee

Re: PFC2019-1062 Growth Monitoring Report

Genesis Land Development Corp. (Genesis) wishes to express our concerns about the possible acceptance of City Administration's recommendation to defer the next full evaluation of new community business cases to March 2020 which will be presented to Council.

Genesis has land holdings that are situated in an approved ASP or are about to receive 2nd and 3rd readings from Council in the immediate future. These land holdings do NOT require any future funding from the City and one has already been vetted by administration as being serviced by water resources and transportation from a capital perspective and being in a net positive cash flow from operational requirements. The other parcel will not require any additional servicing requirements as the necessary infrastructure has been budgeted through the existing new community growth management approval process. This parcel still needs to be looked at from an operational perspective and it is why Genesis asks the Committee and Council to allow it to be evaluated as per the 2018 directive of Council.

Genesis has a long history of developing communities in Calgary and takes great pride in bringing forth some of the more inventive places for citizens to live. We also look forward to continuing our relationship with the City and providing great places to live, work and play. One of the aforementioned land holdings is in the Ricardo Ranch ASP. Once approved, the community will offer perhaps the most unique opportunity within the City for future residents to engage with the Bow River, the river escarpment and the escarpment edge that has never before been offered in Calgary. The other parcel is situated in north-central Calgary and will offer enhanced recreational amenities allowing residents to interact with water features while maintaining affordability of product.

Our company made decisions on purchasing land and providing the funds for obtaining approvals based on the predictability that new business cases would continually be evaluated, and that the ability to proceed or not would be from the results of the merits of those applications.

Please note that Genesis is fully supportive of development in Calgary in both existing communities and in new areas. It is our belief that development needs to be encouraged and not dissuaded for the City to reach its full potential to offer residents the highest quality of experience while maintaining affordability and efficient use of public expenditures.

Genesis asks the Committee and Council to direct administration to accept new community business cases as per the 2018 directive and to not accept the recommendation to defer evaluation of business cases to March 2022.

Respectfully,



Arnie Stefaniuk, P. Eng, Vice President Land Development

c.c. Stuart Dalgleish, General Manager Planning and Development, City of Calgary

Matthias Tita, Director, Growth and Strategic Services, Planning and Development, City of Calgary

Kathy Davies Murphy, Manager, Growth and Strategic Services, Planning and Development, City of Calgary



Public Submission

City Clerk's Office

Please use this form to send your comments relating to Public Hearing matters, or other Council and Committee matters, to the City Clerk's Office. In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, as amended. The information provided may be included in written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to Public Hearing Matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making. Your name, contact information and comments will be made publicly available in the Council Agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Ben

* Last name Mercer

Email bmercer@qualico.com

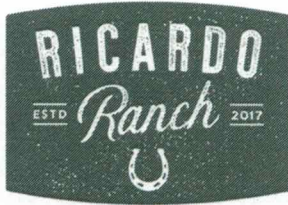
Phone 403.606.8498

* Subject PFC2019-1062: Growth Strategy Monitoring Report - October 8, 2019

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am submitting a letter on behalf of Qualico Communities, to be included with the Administration report for item PFC2019-1062, on October 8th, 2019. I will email the letter to publicsubmissions@calgary.ca and cityclerk@calgary.ca

Thank you.



1 October 2019

The City of Calgary
Priorities and Finance Committee
c/o City Clerks
P.O. Box 2100, Stn. M
Calgary, Alberta, Canada T2P 2M5

ATTN: Members of the Priorities and Finance Committee

RE: Ricardo Ranch Business Case - Soutzo Lands

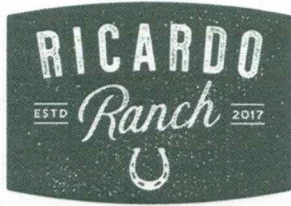
Dear Members of the PFC,

I am writing today on behalf of myself and my family to outline our concern regarding the potential for elimination of the Ricardo Ranch lands from consideration as a community worth removal of the Growth Management Overlay (GMO).

When reviewed as part of the initial business cases considered by Council, Ricardo Ranch was included with Rangeview, however, because we didn't have an ASP in place at that time, we were not considered for GMO removal. It was not because we had any funding or operational deficits.

We have first reading on an ASP at this time, and the Soutzo family is currently working with the City's Water Resources Department to allow for the installation of the Ogden Feeder Main and the Seton Storm Trunk within the Soutzo lands. We have cooperated with the City and allowed for utilization of access and land for working area in order to facilitate the completion of these projects which are of regional significance.

All required capital-intensive infrastructure, including the completion of 212 Avenue SE, is being undertaken to support the communities of Rangeview, Seton and Ricardo Ranch. Development of our lands assists the City in cost recovery for these large projects and does not require any additional capital expenditure on behalf of the City to achieve. This was detailed in the business case presented to Council which had the potential to realize the most



substantial return to the City of Calgary of any business case presented. Removing the GMO on Ricardo Ranch:

- Aligns with the City's MDP and CTP Objectives;
- Leverages existing and approved infrastructure investment;
- Completes the development within the south end to the City limits and, with development, opens up a tremendous amenity, the Bow River and crown lands, in this area to a vast number of Calgarians, and;
- Helps advance regional infrastructure with a feedermain, trunk line and 212 Ave SE

Sincerely,

per:

Mr. Alexander Soutzo
Ricardo Ranch



The City of Calgary
PO Box 2100, Station M
Calgary, AB
T2P 2M5

October 29, 2019
Via Email

RE: PFC2019-1062: Growth Strategy Monitoring Report

Attention Members of Priorities and Finance Committee,

We are writing to express Dream Development's concern over PFC2019-1062: Growth Strategy Monitoring Report scheduled for discussion at the November 5, 2019 Committee meeting.

We continue to maintain that the process of business case submissions should proceed as directed by Council based on the commitment to a predictable system made between Industry and the City. Our business decisions have been significantly influenced by Council's prior direction on business case evaluation timing, and a material change to that direction will have a major negative impact on the state of our business as it would for other developers. In one of many examples, due to our best intent to align with the principles laid out by Administration during the previous intake, Dream respectfully pulled back the *Glacier Ridge Case* in early 2018 with the understanding that there would be another business case review period in 2020 as was directed by Council at that time.

We believe all business cases should continue to be accepted, with each evaluated on their individual merit. In the Case of *Glacier Ridge*, the development requires no additional leading infrastructure and leverages existing or already-funded infrastructure projects (such as the 144 Ave NW Bridge). Furthermore, the lands require no incremental increase in operating costs based on it being fully covered by existing emergency service stations, and transit requiring only small extensions of existing services. We are sympathetic to the various significant challenges the City currently faces and mindful of the concerns surrounding the costs of funding additional greenfield development. To this end we advance the *Glacier Ridge Case* as it asks only to utilize infrastructure which is already existing or funded.

Our understanding is that Administration continues to have ongoing discussion about altering the business case criteria, ostensibly to ensure applicants are serious about their investment. One of those criteria under review is a completed Outline Plan and Land Use application which takes at least a year and costs upwards of \$1,000,000 to complete. Our concern is that this criterion asks developers to put significant amounts of money and time at risk. The length of time, history of process changes and level of investment to prepare an Outline Plan can only be rationalized with the certainty of Growth Management Overlay (GMO).

One of the reasons given by Administration for revisions to criteria is to counter the time and resource constraints on staff; an understandable concern given the cuts asked of the departments. However, the intention of the budget reduction was not to deter further investment in the future of Calgary. If the concern is staff resources, we believe this could be alleviated by a business case cost recovery application fee.



There is also discussion that Administration is developing an operating cost model to assist in evaluating business cases. Our concern is this adds additional time and complexity to an already strained process as operating cost models cannot follow a one-sized-fits-all and thus become highly nuanced. In the case in *Glacier Ridge*, for example, only transit extension are required.

The costs associated with a constantly shifting regulatory framework are apparent. Our ongoing desire is for consistency in process and a merit-based evaluation system.

We respectfully request the PFC Committee consider the above in their discussions, deliberations and ultimate recommendations to Council.

Should you have any questions or desire more context, we would be pleased to respond.

Sincerely,

Tara Steell, MPI., RPP, MCIP
General Manager Land, Calgary

cc: Members of Council
Jeff Beatch, Dream Development
Jeff Heximer, Dream Development