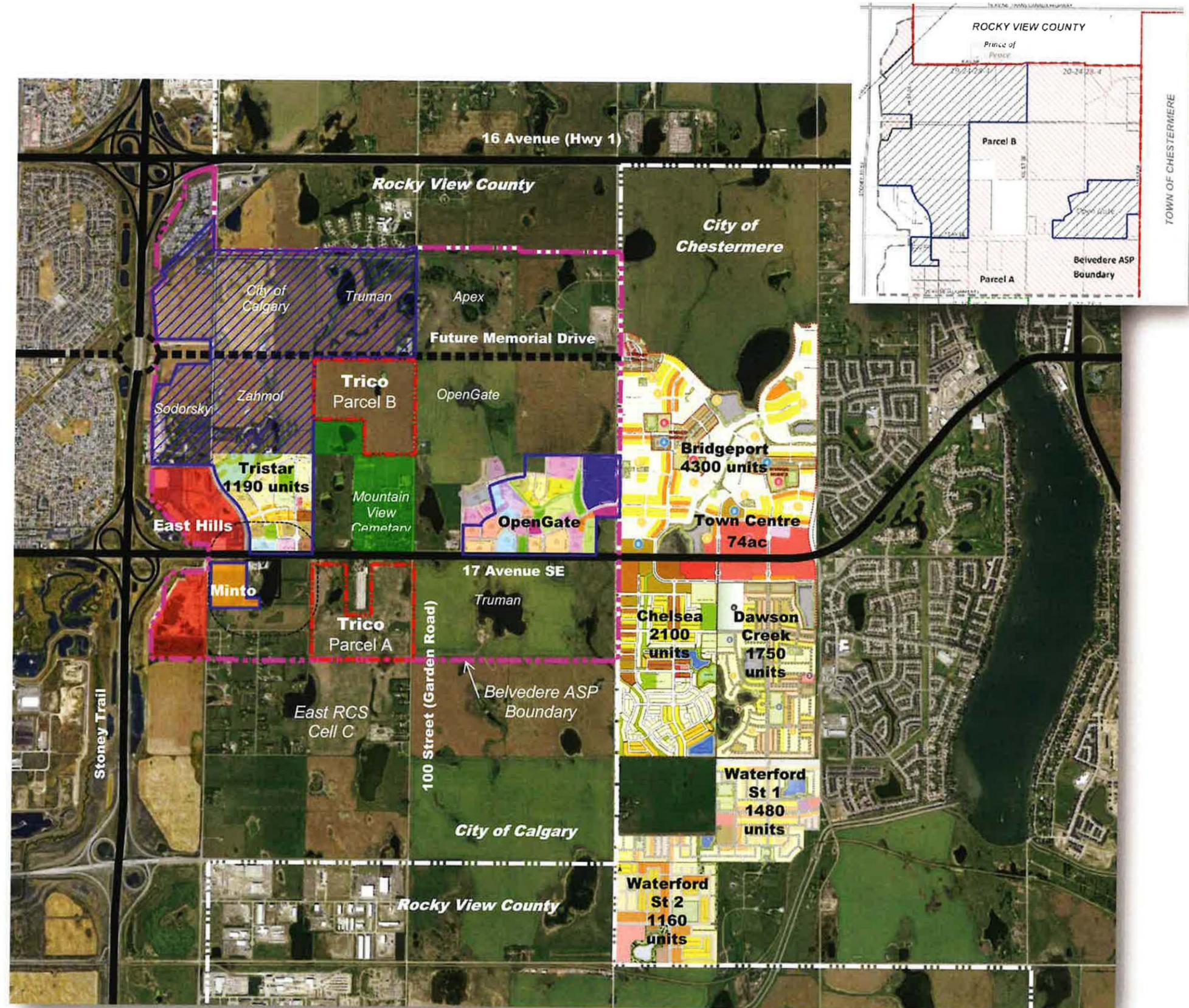


CRITERIA ALIGNMENT

- ❖ **Not a new community**
 - Part of the 14 communities; will help complete the communities
- ❖ **Leverages existing infrastructure commitments**
 - East Freeway
 - Water and Sanitary Infrastructure (\$16M & \$6M)
 - Temporary Fire Hall (\$2M)
 - 17 Av is an existing transit corridor
- ❖ **Low operating costs**
 - Will not have additional operating costs for Fire Hall, which is the biggest contributor
- ❖ **High return on investment (ROI)**
 - Through levies, taxes and total value creation
- ❖ **Stop leakage to Chestermere**
 - 2,800 approved units vs 10,000 approved in Chestermere
- ❖ **Support Twin Hills and East Gate**
 - More rooftops to support Twin Hills Employment and East Hills Commercial
- ❖ **Contiguous development along 17 Av**
 - Will demonstrate levies, taxes and total value creation
- ❖ **Part of solution on Memorial Drive**
 - Dedication of road ROW for feedermain construction
- ❖ **Innovation**
 - Multicultural focus (multigenerational housing)
 - Entrepreneurial Centre (grassroots)
 - Trico's CSR and community focus
- ❖ **New developer position in the market**
 - This will be Trico's first community
- ❖ **MDP – CTP alignment**



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GROWTH MANAGEMENT CRITERIA ALIGNMENT

