

West View Business Case

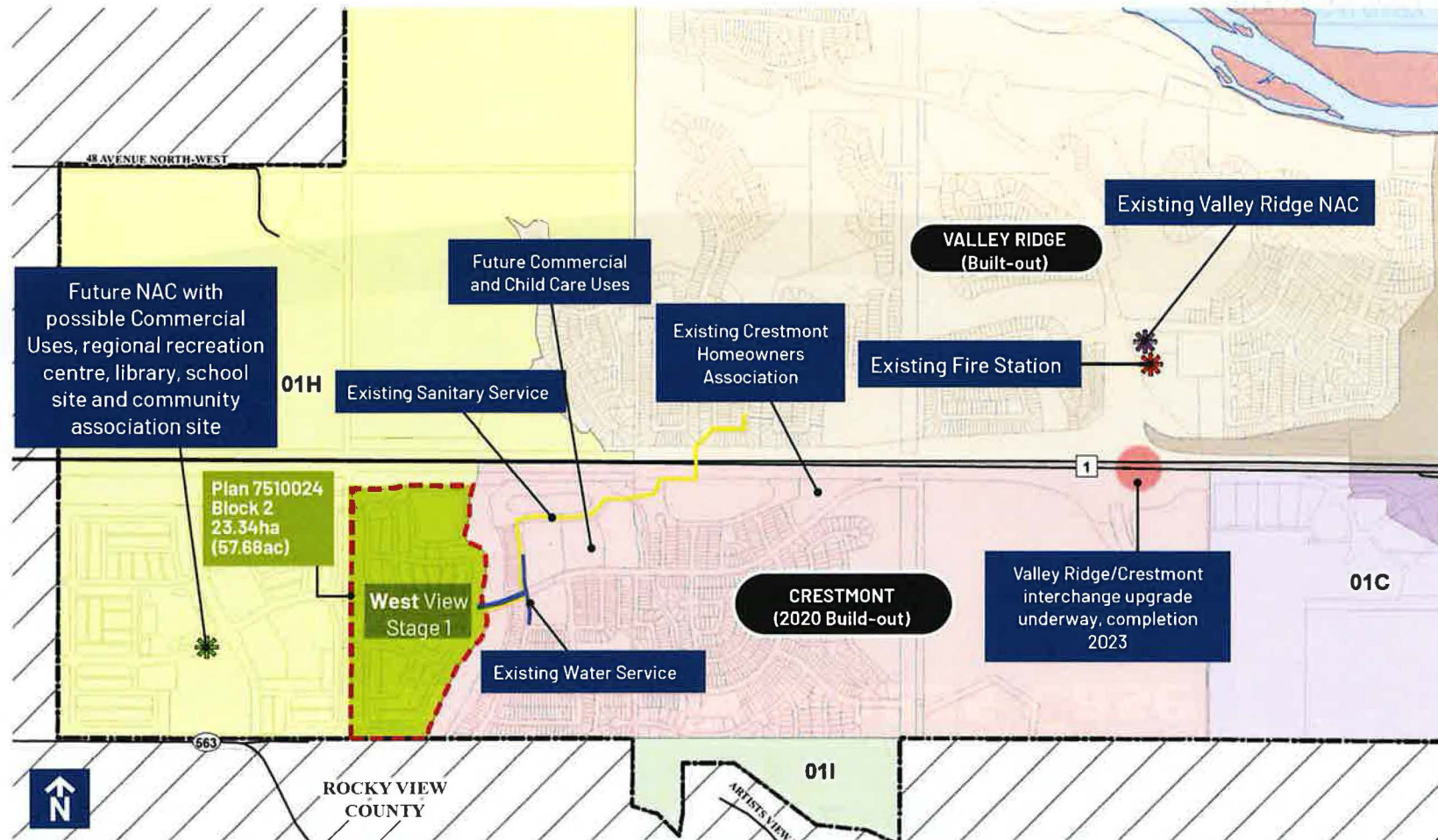
October 19, 2020



CITY OF CALGARY RECEIVED IN COUNCIL CHAMBER OCT 19 2020 ITEM: 7.2 PFC 2020-0963 <u>DISTRIBUTION</u> CITY CLERK'S DEPARTMENT
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Context Map

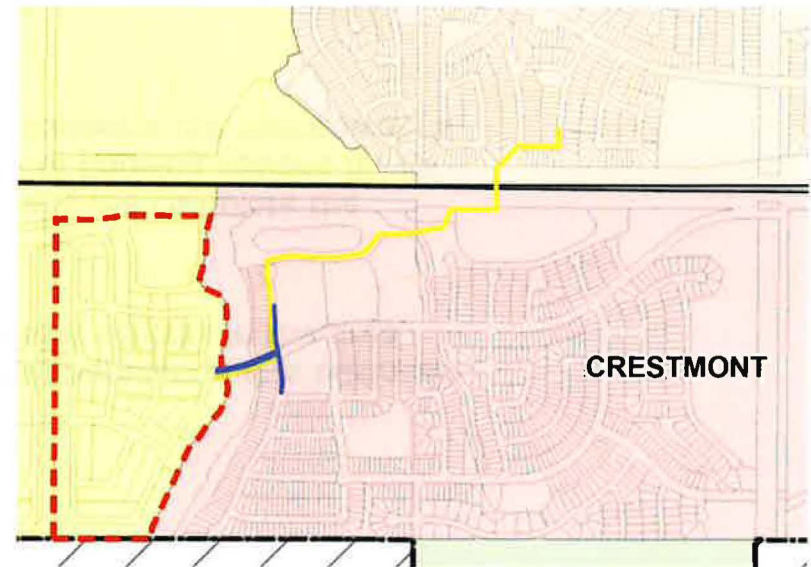
West View = Crestmont



Leveraging Existing Infrastructure

A Responsible Approach

- The business case leverages past investments and proposes the efficient use of existing infrastructure.
- Approximately 500 units.
- Spare sanitary capacity in the Crestmont and Valley Ridge systems.
- Spare water capacity in the Crestmont system.
- Stormwater management will be provided by constructing a zero-discharge storm pond at developer cost, including maintenance obligations.
- Transportation accommodated by the existing road network in Crestmont.
- Fire Service is provided by the existing Valley Ridge Station.



Evaluation Criteria

MDP/CTP Alignment

- GOAL: Prosperous Economy** – The residential population this business case provides will support developing employment centres in the area including Winsport/COP and Trinity Hills.
- GOAL: Great Communities** – The business case will complete the community of Crestmont and provide a variety of housing options for its residents. Further build-out of the community supports the Homeowner's Association by expanding the user base.
- GOAL: Managing Growth and Change** – This business case represents fiscally responsible and sustainable development. It prioritizes existing capital investments in infrastructure to expedite the completion of the community of Crestmont.

Evaluation Criteria

Market Demand

- Benefits city-wide serviced residential growth capacity** – No new communities have been added in the West Sector, and Crestmont has reached build-out. City growth report suggests that increased supply will be needed to meet demand.

- Benefits local serviced residential growth capacity** – With Crestmont nearing completion, this development is necessary to maintain market continuity in the area. In addition, this is an opportunity to provide more housing choice in Crestmont, including a full range of product types.

Evaluation Criteria

Financial Impact

- City investment required : \$0** – The ultimate sanitary and storm servicing for the whole West View ASP area is not required to service the business case area. In order to mitigate City risk with maintenance of the interim stormwater system, Qualico will enter into a DA for this obligation through to 2027, as well as post the required securities.
- City Operating Costs : \$0 (No gap)**
- Levies : \$11,088,620**
- Property Tax Revenue: \$1,322,004/a year**
- Project Value : \$281,000,000**
- Construction Jobs : 1300**

Evaluation Criteria

November 2019 Council Direction

- No required capital from the City of Calgary to initiate development.
- No required operating costs in the 2019-2022 or 2023-2026 budget cycles.
- Leveraging capital investments already made in 2018 and prior years.
- Property tax generation potential.
- Levy generation potential.

Why Approve this Business Case?

It benefits the City of Calgary

1. This case proposes contiguous growth and completion of an existing community that has reached build out.
2. No City capital required. This project utilizes existing City investment in infrastructure, community service facilities, transit, fire, employment nodes, etc. adding to the pay back for those investments.
3. No increase in City's operating cost to provide services. The Administration report shows a positive net revenue for the City.
4. Consumer demand is there. The continued growth of Crestmont will provide consumer choice and housing options in the west sector, where supply is limited.
5. This approval is only one step in the lengthy development approval process. City has control over all the subsequent steps, including Outline Plan, Land Use, Grading Permit, Subdivision, etc. It takes upwards of 2 years to get through these steps.
6. Approval of this no cost, no risk business case demonstrates that Calgary is open for business. The private investment and jobs that this project brings are critical in this economic environment.



QUALICO[®]
communities