



Trico Homes™

The Heart of Homebuilding.™

October 16<sup>th</sup>, 2020

Shawn Small, Senior Growth Management Planner  
Calgary Growth Strategies  
City of Calgary, 800 Macleod Trail S.E.  
Calgary, AB T2G 2M3

Mr. Small,



**RE: Public Hearing of The Priorities and Finance Committee, October 19<sup>th</sup>, 2020**

**Item: PFC 2020-0963 – New Community Growth Strategy**

Within item PFC 2020-0963 Trico Homes has submitted two business cases for consideration, known in the application as Belvedere Parcel A and Belvedere Parcel B. In 2018 Council approved a number of GMO removals in the Belvedere ASP area and we believe that these additional business cases will continue to leverage investments previously committed by the City with the approval of the 2018 business cases.

In collaboration with City Administration our business case submissions were thoroughly reviewed over the last ten months based on the five criterion provided by Council in late 2019. Through this review process our business cases were identified to have the following key characteristics:

- In alignment with MDP and CTP goals
- No operating cost gap
- Completing the community by filling the 'hole' between the previously approved communities of Tristar (west) and Twin Hills Cyber City (east)
- Facilitating the ultimate Memorial Drive right of way that is required for servicing the previously approved Twin Hills development
- Generate ~\$60MM in levies and ~\$5.5MM annually in tax revenue
- Leverage previous investments made through the 2018 Business Case approvals such as the temporary fire hall and the funded water and sanitary infrastructure.
- Encourage development along the regionally significant 17<sup>th</sup> Ave corridor which in April of this year was identified as the #1 transportation priority by the Calgary Metropolitan Region Board.

Trico is very committed to the east side of Calgary and we believe providing more choices within Calgary's east sector is crucial to mitigate market loss to smaller satellite communities outside of Calgary. We are excited to bring these business cases forward and believe that they act to support an area of the city that has been overlooked in the past.

Sincerely,

Michael Brown  
President  
Trico Homes Inc.