

2022 New Community Business Case Submission Summaries

The purpose of this attachment is to summarize each of the 19 submitted business case in a consistent way, relying upon information collected from the business cases themselves and from City Administration, as described on the next page.

Contents

Citywide Growth Strategy: 2022 New Community Business Case Submission Summaries	1
Definition of Municipal Development Plan Goals	2
Information Sources in this Attachment	3
Glacier Ridge North – Qualico	5
Glacier Ridge South – Partners Development Group + Trico Homes	9
Glacier Ridge Community C – Shane Homes.....	13
Glacier Ridge Community C – Ronmor	16
Glacier Ridge Community C – Qualico.....	21
Glacier Ridge Community D Cabana – Brookfield	25
Glacier Ridge Community D Cabana Ivory Business Centre – Individual Landowner	29
Keystone Hills Lewiston – Genesis.....	33
Belvedere West – Truman.....	37
Belvedere North – Trico	41
Belvedere South – Trico.....	45
Belvedere East – Truman	49
South Shepard Northeast Hotchkiss – Genesis	53

Rangeview West Creek – Trafford	57
Ricardo Ranch Nostalgia – Telsec Jayman	61
Ricardo Ranch Logan Landing – Genesis	65
Ricardo Ranch Seton Ridge – Brookfield	69
Providence – Qualico, Dream, Hopewell, Ronmor	73
West View – Qualico	77

Definition of Municipal Development Plan Goals

The criteria used to evaluate the business cases include consideration of all three growth planning factors – Alignment to the Municipal Development Plan/Calgary Transportation Plan, Market Demand, and Financial Impacts. The criteria are structured around the seven goals of the Municipal Development Plan, as described below. This format has been consistent through the 2018, 2020, and 2022 evaluations.

MDP Goal – Prosperous Economy

Planning for our economy’s long-term sustainability ensures that current and future generations are resilient and adaptable to economic cycles and unanticipated changes.

MDP Goal – Compact City

A dispersed and spread out population creates some social, economic, and environmental challenges. In a compact city, balancing growth between new and developed areas builds vibrant, thriving communities. A compact city is made up of complete communities that provide a broad range of housing choices and services, as well as high quality transit and transportation options.

MDP Goal – Great Communities

Great communities are flexible. They adapt to the needs of current and future residents by providing a variety of housing options and services so that people can meet their day-to-day needs within their own neighbourhood. Essentially, it is about creating communities where residents can live, work and play.

MDP Goal – Good Urban Design

Good urban design is the result of collaboration and coordination between various disciplines, creating public places that people enjoy.

MDP Goal – Connecting the City

The design of the transportation system has a significant impact on how a city grows and how people get around. The Municipal Development Plan encourages more sustainable transportation options such as walking, cycling and transit to create a system that provides more choice. This means prioritizing investment to improve transit networks, designing streets to accommodate cycling and walking, plus improved connectivity.

MDP Goal – Greening the City

Protecting environmentally sensitive areas and promoting renewable energy sources, energy efficiency, low-impact development for stormwater management, construction of green buildings, and encouraging cycling and walking all work together to make Calgary more environmentally friendly.

Reduce exposure and vulnerabilities to climate related hazards.

Promoting urban forms and infrastructure that support alternative and renewable energy production and reduced energy consumption.

MDP Goal – Managing Growth and Change

Founded on the principles of sustainable development and guided by fiscal responsibility and managed growth, these goals will stimulate growth and change across the city for the next 60 years.

Founded on the principles of sustainable development and guided by fiscal responsibility and managed growth, these goals will stimulate growth and change across the city for the next 60 years.

Information Sources in this Attachment

Information regarding “Factor 1: MDP/CTP Alignment” and “Factor 2: Market Demand” has been provided by business case proponents.

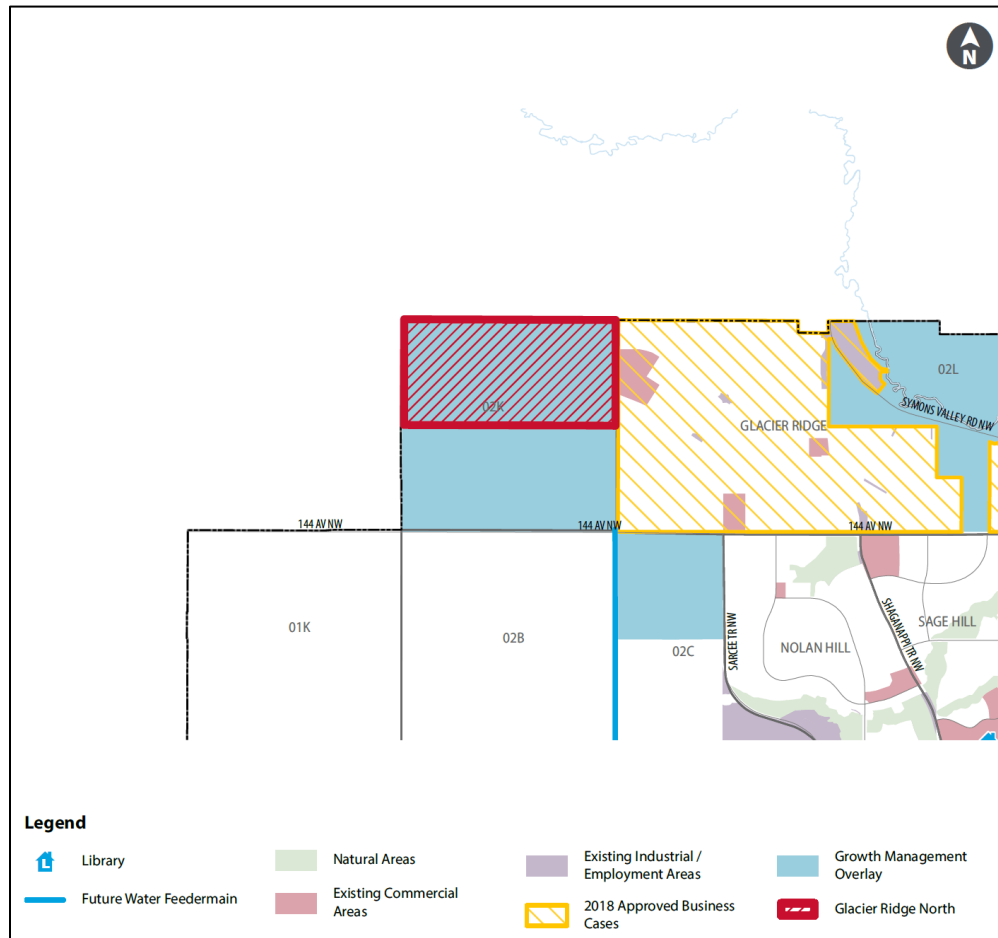
Information regarding “Factor 3: Financial Impact”, supply and demand projections, at-a-glance numbers, and the mapping information has been provided by City Administration.

Revenue and operating costs are considered estimates. The property tax revenue and incremental operating costs calculations were determined using the forecasted number of units built, duration and average sale price data provided by the developer. Business case financial impacts are evaluated on an individual basis. As a result, property tax revenue forecasts do not consider the impact of revenue neutrality, market growth or total demand and assumes that community build out will occur at the pace indicated in the developer's submission, regardless of how many other business cases are also approved. The revenue amounts do not reflect actual property tax or transit revenue collected by the City of Calgary. Incremental operating costs incurred, and actual property tax revenue collected by the City of Calgary may fluctuate based on actual community build out.

Lifecycle costs (included in operating costs) are likely understated due to the 15-year limitation on the model and due to using historical cost estimates.

Chart totals may not add due to rounding

Glacier Ridge North – Qualico



Market – North Sector (2022-2026)

Single/Semi Supply

Serviced capacity in 2022	5,090 units
Projected absorption 2022-2026	3,296 units
Estimated single/semi supply by 2026	1,794 units

This business case would add **450** units by 2026 and **2084** total units

Multi-Residential Supply

Serviced capacity in 2022	7,203 units
Projected absorption 2022-2026	2,384 units
Estimated multi-residential supply by 2026	4,819 units

This business case would add **160** units by 2026 and **414** total units

At-a-Glance

Area Structure Plan:	Glacier Ridge
Community:	ASP Community A
Gross Developable Hectares:	130
Proposed Jobs:	4,445 temporary 630 permanent
Expected Population:	7,788
Anticipated Timeline for Completion:	2023-2037

Map is for contextual purpose only – not all amenities or detailed infrastructure may be shown.

Factor 1: Strategic Alignment MDP/CTP

Prosperous Economy

Supporting economic diversification

- Provides population support for developing employment centres in the north.
- Provides population to realize buildout of industrial district in the Glacier Ridge Area Structure Plan.

Compact City

Minimum intensity target of 60 people and jobs per gross developable hectare

Anticipated 66 people/jobs per gross developable hectare

Great Communities

Fitting into the greater community

- Additional residential development will continue to provide support for businesses in nearby communities.
- Adjacent to developing community to the east with leading infrastructure in place by 2022.

Integration with activity centres and employment areas

- Includes one new Community Activity Centre, two Neighbourhood Activity Centres.
- Supports activity centres in Evanston, Livingston, as well as the regional shopping centres of Sage Hill Crossing, Crowfoot Crossing, and Beacon Hill.

Integration with civic and public facilities

- Proposes a community recreation centre, multiple schools, and future emergency response station, as well as the following regional amenities:
 - YMCA at Rocky Ridge,
 - Rocky Ridge library
 - University of Calgary Spy Hill Campus, and
 - Bears paw Christian School, The Renert School, William D Pratt School and Royal Oak School.

Good Urban Design

Advancing urban design, equity, and Truth and Reconciliation

Integrates significant natural landscape features in design to preserve views and vistas, including recognition of historic resources found in the area. The framework of nodes and corridors are integrated in alignment with key policies of the Municipal Development Plan.

Connecting the City

Integration with citywide networks

- Access to future Primary Transit Network.
- Comprehensive interior road and pathway network.

Greening the City

Greenhouse gas emissions, climate change hazards, and natural assets

- Effective pedestrian/active transportation network design to encourage sustainable transportation options.

- Transit supportive land uses and housing density.
- Slope adaptive housing to reduce grading and minimize associated carbon footprint.
- Innovative stormwater management system to be able to flex with flood and drought conditions. Retaining natural ravine system for contiguous natural corridor.

Factor 2: Market Demand

Managing Growth and Change

Development approval plan

- Q2 2022 Outline Plan and Land Use Application.
- Q4 2022 Subdivision
- Q1-Q2 2023 Stripping, grading, construction
- 2024 Occupancy.

Third Party considerations

There are no third-party concerns at this time.

Growth Capacity

- Based on The City's 2021 – 2025 Suburban Residential Growth report, the north sector of the city remains an

¹ Off-site levy charges are typically calculated at the time a Development Agreement is executed. Off-site levy amounts shown above provide an approximate estimate of potential off-site levy revenues, based on the current Off-Site Levy Bylaw 2M2016. Off-site

important growth area, with a 5 year historical absorption share of 24% of new suburban growth.

- Due to the geographic location of the business case, it aims to meet the demands of the Northwest sector, which has had no new supply in the past 5 years other than Rockland Park.

Factor 3: Financial Impacts

Managing Growth and Change

Estimated Levy Contribution¹

\$61.2 million

Capital Investment

For full build-out of the proposed business cases see the 'Required Infrastructure' table below.

Direct and indirect operating costs

Incremental direct tax supported costs, indirect and lifecycle costs, and ancillary costs are included below as 'operating costs.'

Property Tax Revenue

levy revenues are divided by, and the spending restricted by, infrastructure type.

See 'Estimated Revenues and Operating Cost' table below.

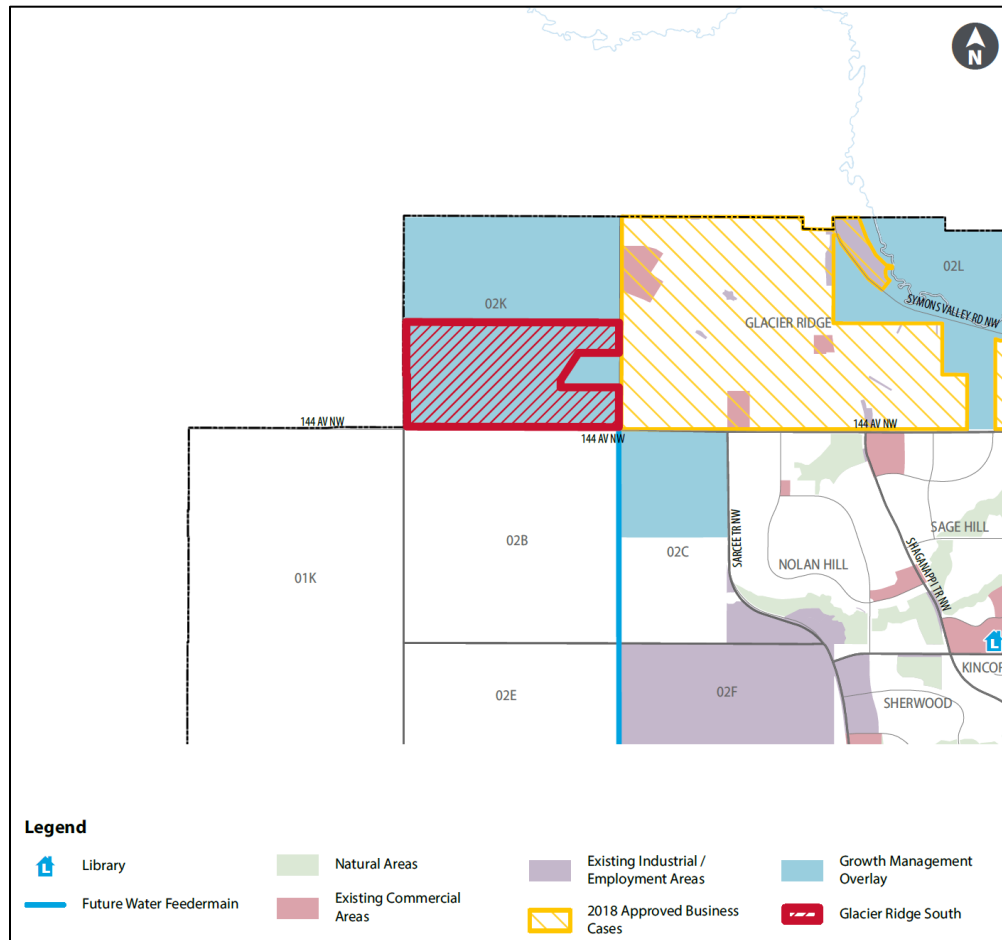
Required Infrastructure (\$000's)¹				
Project	Service Line	2023-2026	2027+	Total
Fire Station	Fire and Emergency Services	\$4.0	\$0	\$4.0
Mountainview Pump Station Upgrades	Water	\$5.0	\$0	\$5.0
Top Hill FM Phase 1	Water	\$22.5	\$0	\$22.5
Total		\$31.5	\$0	\$31.5

Estimated Revenues & Operating Cost (\$000's)²											
	2023	2024	2025	2026	2027-2030	2031-2034	2035	2036	Final Buildout Year (2037)	2027+ (Average of 2027-2030)	Total
Estimated Revenues	-	445	890	1,617	12,662	21,063	6,795	7,240	7,638	3,166	58,351
Less: Operating Costs	3,203	3,348	3,485	4,107	19,112	26,367	7,318	7,423	7,530	4,778	81,893
Net Balance	(3,203)	(2,903)	(2,595)	(2,489)	(6,450)	(5,304)	(523)	(183)	108	(1,612)	(23,542)

¹ These costs represent a part of a greater build out of the planning sector and are not necessarily solely required for the business case alone.

² All costs are estimates, in 2022 dollars, and do not include inflation or property tax increases. Operating estimates for the approved portfolio will be refined through the 2023-2026 budget process.

Glacier Ridge South – Partners Development Group + Trico Homes



Market – North Sector (2022-2026)

Single/Semi Supply

Serviced capacity in 2022	5,090 units
Projected absorption 2022-2026	3,296 units
Estimated single/semi supply by 2026	1,794 units

This business case would add **595** units by 2026 and **1,766** total units

Multi-Residential Supply

Serviced capacity in 2022	7,203 units
Projected absorption 2022-2026	2,382 units
Estimated multi-residential supply by 2026	4,819 units

This business case would add **150** units by 2026 and **196** total units

At-a-Glance

Area Structure Plan:	Glacier Ridge
Community:	ASP Community A
Gross Developable Hectares:	116
Proposed Jobs:	3,225 temporary 1,535 permanent
Expected Population:	6,259
Anticipated Timeline for Completion:	2023-2037

Map is for contextual purpose only – not all amenities or detailed infrastructure may be shown.

Factor 1: Strategic Alignment MDP/CTP

Prosperous Economy

Supporting economic diversification

- Provides population support for developing employment centres in the north.
- Includes non-retail employment opportunities for residents.

Compact City

Minimum intensity target of 60 people and jobs per gross developable hectare

Anticipated 67 people/jobs per gross developable hectare

Great Communities

Fitting into the greater community

- Proposed as a single combined community with neighbourhood areas defined by the natural features and landscape of the area.
- Standalone community with no adjacent actively developing communities.

Integration with activity centres and employment areas

- Includes one new Community Activity Centre, two Neighbourhood Activity Centres.
- Supports activity centres in Evanston, Livingston, as well as the regional shopping centres of Sage Hill Crossing, Crowfoot Crossing and Beacon Hill.

Integration with civic and public facilities

- Proposes a community recreation centre, high school, and future emergency response station, as well as the following regional amenities:
 - YMCA at Rocky Ridge,
 - Rocky Ridge library
 - Sage Hill library
 - Bearspaw Christian School, Symons Valley School, Nose Creek School and Royal Oak School.

Good Urban Design

Advancing urban design, equity, and Truth and Reconciliation

- Promotes connectivity with regional pathway and green corridors.
- Human scale development.
- Open space as placemaking strategy.

Connecting the City

Integration with citywide networks

- Access to Primary Transit Network.
- Comprehensive interior road and pathway network.

Greening the City

Greenhouse gas emissions, climate change hazards, and natural assets

- Effective pedestrian/active transportation network design to encourage sustainable transportation options.

- Potential green roof, cool roof and solar orientation for the business park.
- Natural drainage system to allow historic flow patterns to continue and mitigate potential impact of future weather events and provides an opportunity for increased native biodiversity and habitat potential.

Factor 2: Market Demand

Managing Growth and Change

Development approval plan

- Q1 2022 Outline Plan and Land Use Application.
- Q3 2024 Occupancy.

Third Party considerations

There are no third-party concerns at this time.

Growth Capacity

- Based on The City's 2021 – 2025 Suburban Residential Growth report, the north sector of the city has a 5 year historical absorption share of 24% of new suburban growth.

- Due to the geographic location of the business case, it aims to meet the demands of the Northwest sector.

Factor 3: Financial Impacts

Managing Growth and Change

Estimated Levy Contribution¹

\$56.1 million

Capital Investment

For full build-out of the proposed business cases see the 'Required Infrastructure' table below.

Direct and indirect operating costs

Incremental direct tax supported costs, indirect and lifecycle costs, and ancillary costs are included below as 'operating costs.'

Property Tax Revenue

See 'Estimated Revenues & Operating Cost' table below.

¹ Off-site levy charges are typically calculated at the time a Development Agreement is executed. Off-site levy amounts shown above provide an approximate estimate of potential off-site levy

revenues, based on the current Off-Site Levy Bylaw 2M2016. Off-site levy revenues are divided by, and the spending restricted by, infrastructure type.

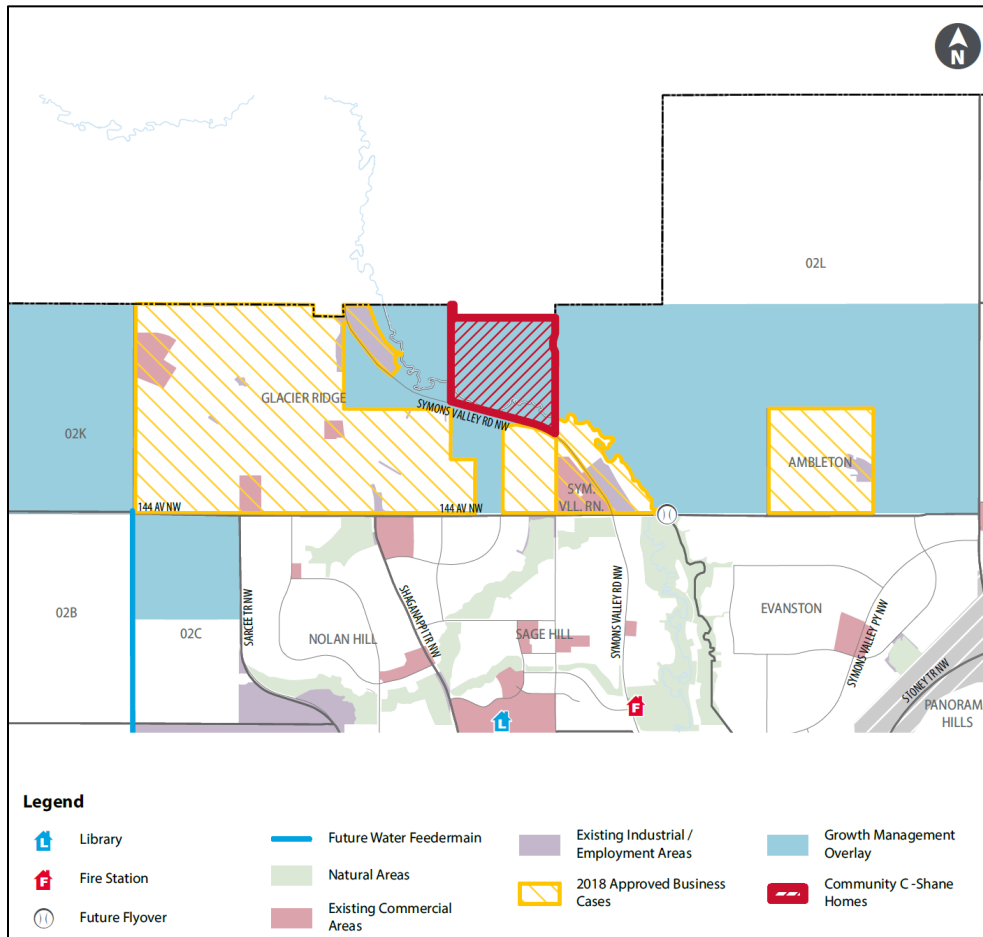
Required Infrastructure (\$000's)¹				
Project	Service Line	2023-2026	2027+	Total
Fire Station	Fire and Emergency Services	\$4.0	\$0	\$4.0
Mountainview Pump Station Upgrades	Water	\$5.0	\$0	\$5.0
Top Hill FM Phase 1	Water	\$22.5	\$0	\$22.5
Total		\$31.5	\$0.0	\$31.5

Estimated Revenues & Operating Cost (\$000's)²											
	2023	2024	2025	2026	2027-2030	2031-2034	2035	2036	Final Buildout Year (2037)	2027+ (Average of 2027-2030)	Total
Estimated Revenues	464	862	1,512	1,997	12,830	19,374	5,588	5,853	6,121	3,208	54,603
Less: Operating Costs	3,393	3,497	4,034	4,148	21,639	28,780	7,611	7,687	7,772	5,410	88,561
Net Balance	(2,929)	(2,634)	(2,522)	(2,151)	(8,808)	(9,406)	(2,023)	(1,834)	(1,651)	(2,202)	(33,958)

¹ These costs represent a part of a greater build out of the planning sector and are not necessarily solely required for the business case alone.

² All costs are estimates, in 2022 dollars, and do not include inflation or property tax increases. Operating estimates for the approved portfolio will be refined through the 2023-2026 budget process.

Glacier Ridge Community C – Shane Homes



Market – North Sector (2022-2026)

Single/Semi Supply

Serviced capacity in 2022	5,090 units
Projected absorption 2022-2026	3,296 units
Estimated single/semi supply by 2026	1,784 units

This business case would add **542** units by 2026 and **903** total units

Multi-Residential Supply

Serviced capacity in 2022	7,203 units
Projected absorption 2022-2026	2,384 units
Estimated multi-residential supply by 2026	4,819 units

This business case would add **50** units by 2026 and **100** total units

At-a-Glance

Area Structure Plan:	Glacier Ridge
Community:	ASP Community C
Gross Developable Hectares:	49
Proposed Jobs:	1,556 temporary 158 permanent
Expected Population:	3,099
Anticipated Timeline for Completion:	2024-2029

Map is for contextual purpose only – not all amenities or detailed infrastructure may be shown.

Factor 1: Strategic Alignment MDP/CTP

Prosperous Economy

Supporting economic diversification

- Primarily residential but provides additional employment and amenity opportunities in the form of a neighbourhood activity centre and a school.
- Access to Stoney Trail allows for support to regional employment hubs throughout Calgary.

Compact City

Minimum intensity target of 60 people and jobs per gross developable hectare

Anticipated 65 people/jobs per gross developable hectare

Great Communities

Fitting into the greater community

- Supports the continued development of nearby communities.
- Additional residential development will continue to provide support for businesses in local communities.
- Designed as a continuation of proposed business case to the east with plans to integrate natural features and open spaces.
- Contiguous with approved development to the south.

Integration with activity centres and employment areas

- Includes one new Neighbourhood Activity Centre.

- Supports local activity centres in Sage Hill and Nolan Hill as well as the regional shopping centres of Evanston, Sage Hill Cross and Beacon Hill.

Integration with civic and public facilities

- Proposes a school site and supports the following regional amenities: Sage Hill Library, Vivo recreation centre, and Our Lady Grace and Calgary International schools.

Good Urban Design

Advancing urban design, equity, and Truth and Reconciliation

- Integrates significant natural landscape features in design and identity to preserve views and vistas, including recognition of historic resources found in the area. The framework of nodes and corridors are integrated in alignment with key policies of the Municipal Development Plan
- Committed to advancing Truth and Reconciliation and welcome additional input from the City throughout the development approvals process.

Connecting the City

Integration with citywide networks

- Regional and local pathway systems provide an accessible on and off-street mobility network that utilizes and preserves existing environmentally significant features.
- Future green pathway in place of a portion of Symons Valley Road.

- Transit is proposed along major corridors throughout communities that will connect to the larger Citywide System through Sage Hill, Simons Valley, Nolan Hill, Evanston, and across Stoney Trail.

Greening the City

Greenhouse gas emissions, climate change hazards, and natural assets

- Effective pedestrian/active transportation network design to encourage sustainable transportation options, including transit supportive land uses and housing density.
- Increased topsoil depth.
- Climate friendly housing options and close working relationships with builders will advance green technologies at a residential scale, including conduit preinstallation to facilitate future solar and EV charging by homeowners.
- Natural assets to be protected, maintained, and enhanced, including glacial rock formations.
- High quality accessible open spaces, and appropriately distanced development from natural features.
- Enhanced tree planning program including parks and open spaces, streetscapes, private lots, and green corridors.

Factor 2: Market Demand

¹ Off-site levy charges are typically calculated at the time a Development Agreement is executed. Off-site levy amounts shown above provide an approximate estimate of potential off-site levy

ISC:UNRESTRICTED

Managing Growth and Change

Development approval plan

- Q3-Q4 2022 Outline Plan and Land Use Application submission anticipated.

Third Party considerations

There are no third-party concerns at this time.

Growth Capacity

- Based on The City's 2021 – 2025 Suburban Residential Growth report, the north sector of the city remains an important growth area, with a 5 year historical absorption share of 24% of new suburban growth.
- Working in collaboration with a variety of neighbouring developers in Glacier Ridge Community C ensures home builders, options, and price points will be developed, to encourage near term market selection is available.

Factor 3: Financial Impacts

Managing Growth and Change

Estimated Levy Contribution¹

\$25.0 million

revenues, based on the current Off-Site Levy Bylaw 2M2016. Off-site levy revenues are divided by, and the spending restricted by, infrastructure type.

Capital Investment

For full build-out of the proposed business cases see the 'Required Infrastructure' table below.

Incremental direct tax supported costs, indirect and lifecycle costs, and ancillary costs are included below as 'operating costs.'

Direct and indirect operating costs

Property Tax Revenue

See 'Estimated Revenues & Operating Cost' table below.

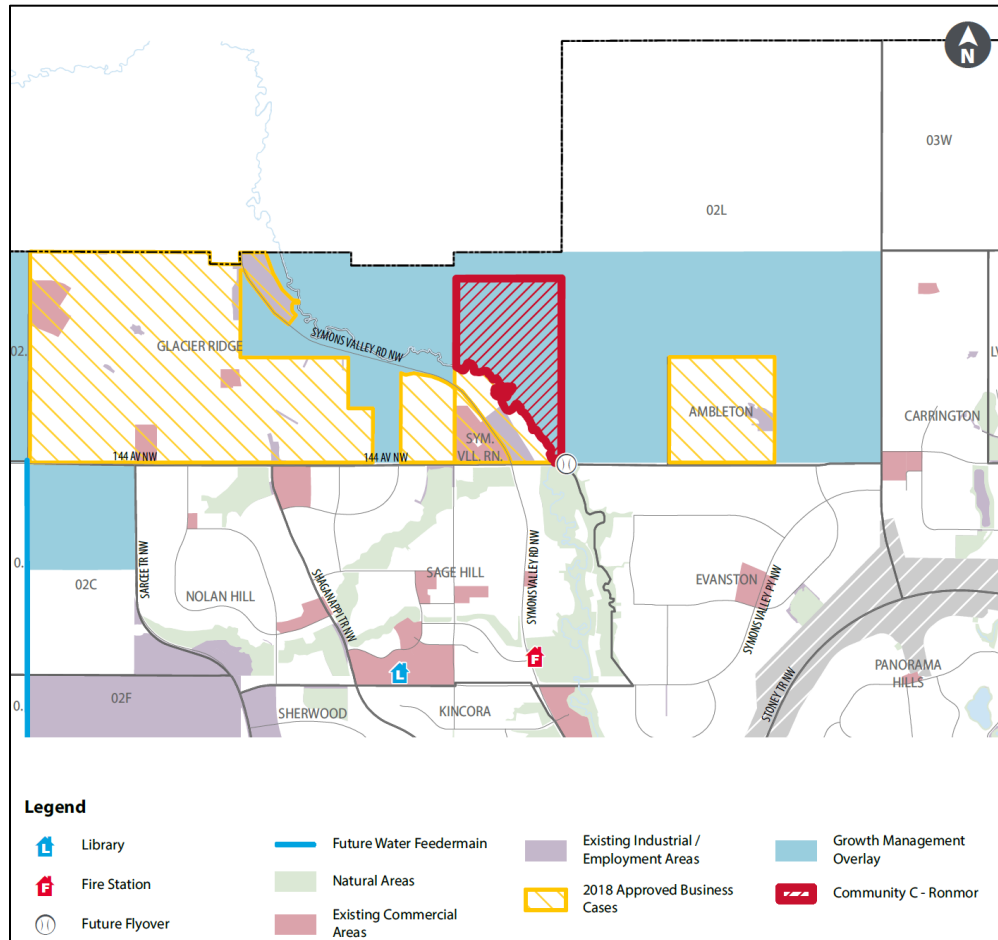
Required Infrastructure (\$000's)¹				
Project	Service Line	2023-2026	2027+	Total
Mountain View Road creek crossing	Streets	\$0.0	\$40.0	\$40.0
Mountainview Pump Station Upgrades	Water	\$5.0	\$0.0	\$5.0
Top Hill Phase 1	Water	\$22.5	\$0.0	\$22.5
Northridge FM Phase 2	Water	\$9.5	\$23.7	\$33.2
Northridge FM West Leg	Water	\$0.0	\$30.0	\$30.0
Northridge Reservoir and Land	Water	\$2.5	\$22.5	\$25.0
Total		\$39.5	\$116.2	\$155.7

Estimated Revenues & Operating Cost (\$000's)²											
	2023	2024	2025	2026	2027-2030	2031-2034	2035	2036	Final Buildout Year (2037)	2027+ (Average of 2027-2030)	Total
Estimated Revenues	-	285	857	1,696	11,030	12,335	3,084	3,084	3,084	2,758	35,455
Less: Operating Costs	22	156	333	961	6,107	9,872	2,468	2,468	2,468	1,527	24,855
Net Balance	(22)	128	524	735	4,924	2,463	616	616	616	1,231	10,600

¹ These costs represent a part of a greater build out of the planning sector and are not necessarily solely required for the business case alone.

² All costs are estimates, in 2022 dollars, and do not include inflation or property tax increases. Operating estimates for the approved portfolio will be refined through the 2023-2026 budget process.

Glacier Ridge Community C – Ronmor



Market – North Sector (2022-2026)

Single/Semi Supply

Serviced capacity in 2022	5,090 units
Projected absorption 2022-2026	3,296 units
Estimated single/semi supply by 2026	1,794 units

This business case would add **534** units by 2026 and **891** total units

Multi-Residential Supply

Serviced capacity in 2022	7,203 units
Projected absorption 2022-2026	2,384 units
Estimated multi-residential supply by 2026	4,819 units

This business case would add **50** units by 2026 and **99** total units

At-a-Glance

Area Structure Plan:	Glacier Ridge
Community:	ASP Community C
Gross Developable Hectares:	48.4
Proposed Jobs:	1,812 temporary 151 permanent
Expected Population:	2,967
Anticipated Timeline for Completion:	2024-2029

Map is for contextual purpose only – not all amenities or detailed infrastructure may be shown.

Factor 1: Strategic Alignment MDP/CTP

Prosperous Economy

Supporting economic diversification

- Primarily residential but provides additional employment and amenity opportunities in the form of a neighbourhood activity centre and a school.
- Access to Stoney Trail allows for support to regional employment hubs throughout Calgary.

Compact City

Minimum intensity target of 60 people and jobs per gross developable hectare

Anticipated 63 people/jobs per gross developable hectare

Great Communities

Fitting into the greater community

- Supports continued development of near-by communities and contiguous with development to the south.
- Additional residential development will continue to provide support for businesses in nearby communities.
- Designed as a continuation of proposed business cases to the east and west with plans to integrate natural features and open spaces.

Integration with activity centres and employment areas

- Includes one new Neighbourhood Activity Centre.

- Supports local activity centres in Evanston, Sage Hill, and Nolan Hill as well as the regional shopping centres of Evanston, Sage Hill Cross and Beacon Hill.

Integration with civic and public facilities

- Proposes a school site and will support the following regional amenities: Sage Hill Library, Vivo recreation centre, and Our Lady Grace and Calgary International school.

Good Urban Design

Advancing urban design, equity, and Truth and Reconciliation

- Integrates significant natural landscape features in design and identity to preserve views and vistas, including recognition of historic resources. The framework of nodes and corridors are integrated in alignment with key policies of the Municipal Development Plan.
- Committed to advancing Truth and Reconciliation and welcome additional input from the City throughout the development approvals process.

Connecting the City

Integration with citywide networks

- Regional and local pathway systems provide an accessible on and off-street mobility network that utilizes and preserves existing environmentally significant features.
- Future green pathway in place of a portion of Symons Valley Road.

- Transit is proposed along major corridors throughout communities that will connect to the larger Citywide System through Sage Hill, Simons Valley, Nolan Hill, Evanston, and across Stoney Trail.

Greening the City

Greenhouse gas emissions, climate change hazards, and natural assets

- Effective pedestrian/active transportation network design to encourage sustainable transportation options, including transit supportive land uses and housing density.
- Increased topsoil depth
- Climate friendly housing options and close working relationships with builders will advance green technologies at a residential scale, including conduit preinstallation to facilitate future solar and EV charging by homeowners.
- Natural assets to be protected, maintained, and enhanced, including glacial rock formations.
- High quality accessible open spaces, and appropriately distanced development from natural features.
- Enhanced tree planning program including parks and open spaces, streetscapes, private lots, and green corridors.

Factor 2: Market Demand

¹ Off-site levy charges are typically calculated at the time a Development Agreement is executed. Off-site levy amounts shown above provide an approximate estimate of potential off-site levy

ISC:UNRESTRICTED

Managing Growth and Change

Development approval plan

- Q3-Q4 2022 Outline Plan and Land Use Application submission anticipated.

Third Party considerations

There are no third-party concerns at this time.

Growth Capacity

- Based on The City's 2021 – 2025 Suburban Residential Growth report, the north sector of the city has a 5 year historical absorption share of 24% of new suburban growth.
- Working in collaboration with a variety of neighbouring developers in Glacier Ridge Community C ensures home builders, options, and price points will be developed, to encourage near term market selection is available.

Factor 3: Financial Impacts

Managing Growth and Change

Estimated Levy Contribution¹

\$24.7 million

revenues, based on the current Off-Site Levy Bylaw 2M2016. Off-site levy revenues are divided by, and the spending restricted by, infrastructure type.

Capital Investment

For full build-out of the proposed business cases see the 'Required Infrastructure' table below.

Incremental direct tax supported costs, indirect and lifecycle costs, and ancillary costs are included below as 'operating costs.'

Direct and indirect operating costs

Property Tax Revenue

See 'Estimated Revenues & Operating Cost' table below.

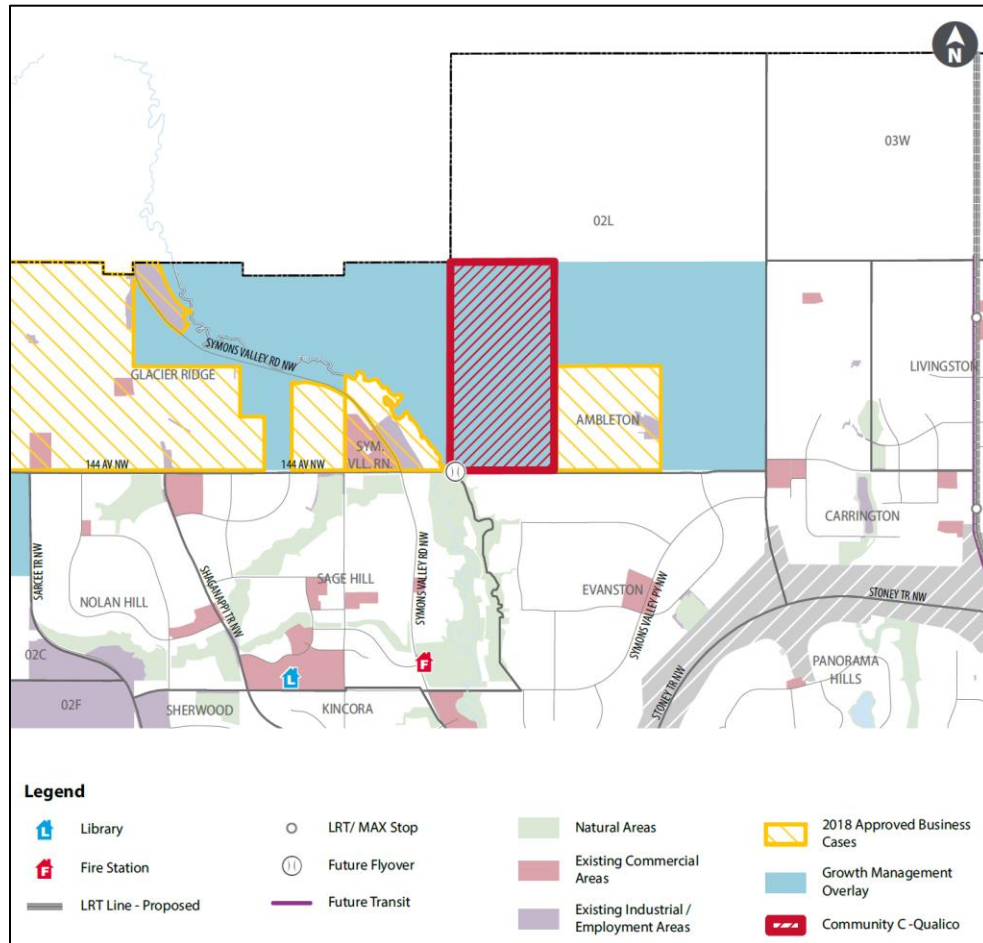
Required Infrastructure (\$000's)¹				
Project	Service Line	2023-2026	2027+	Total
Mountain View Road Creek Crossing	Streets	\$0.0	\$40.0	\$40.0
Mountainview Pump Station Upgrades	Water	\$5.0	\$0.0	\$5.0
Top Hill FM Phase 1	Water	\$22.5	\$0.0	\$22.5
Northridge FM Phase 2	Water	\$9.5	\$23.7	\$33.2
Northridge FM West Leg	Water	\$0.0	\$30.0	\$30.0
Northridge Reservoir and Land	Water	\$2.5	\$22.5	\$25.0
Total		\$39.5	\$116.2	\$155.7

Estimated Revenues & Operating Cost (\$000's)²											
	2023	2024	2025	2026	2027-2030	2031-2034	2035	2036	Final Buildout Year (2037)	2027+ (Average of 2027-2030)	Total
Estimated Revenues	-	282	845	1,673	10,928	12,233	3,058	3,058	3,058	2,732	35,135
Less: Operating Costs	153	287	462	1,093	5,856	8,875	2,219	2,219	2,219	1,464	23,383
Net balance	(153)	(5)	383	580	5,071	3,358	839	839	839	1,268	11,752

¹ These costs represent a part of a greater build out of the planning sector and are not necessarily solely required for the business case alone.

² All costs are estimates, in 2022 dollars, and do not include inflation or property tax increases. Operating estimates for the approved portfolio will be refined through the 2023-2026 budget process.

Glacier Ridge Community C – Qualico



Market – North Sector (2022-2026)

Single/Semi Supply

Serviced capacity in 2022	5,090 units
Projected absorption 2022-2026	3,296 units
Estimated single/semi supply by 2026	1,794 units

This business case would add **695** units by 2026 and **2,317** total units

Multi-Residential Supply

Serviced capacity in 2022	7,203 units
Projected absorption 2022-2026	2,384 units
Estimated multi-residential supply by 2026	4,819 units

This business case would add **65** units by 2026 and **260** total units

At-a-Glance

Area Structure Plan:	Glacier Ridge
Community:	ASP Community C
Gross Developable Hectares:	126
Proposed Jobs:	4,644 temporary 1,013 permanent
Expected Population:	7,700
Anticipated Timeline for Completion:	2024-2032

Map is for contextual purpose only – not all amenities or detailed infrastructure may be shown.

Factor 1: Strategic Alignment MDP/CTP

Prosperous Economy

Supporting economic diversification

- Primarily residential but provides a range of employment and amenity opportunities in the form of: community and neighbourhood activity centres, a library and recreation centre, and a school.
- Access to Stoney Trail allows for support to regional employment hubs throughout Calgary.

Compact City

Minimum intensity target of 60 people and jobs per gross developable hectare

Anticipated 66 people/jobs per gross developable hectare

Great Communities

Fitting into the greater community

- Supports the continued development of surrounding communities.
- Additional residential development will continue to provide support for businesses in nearby communities.
- Designed as a continuation of surrounding communities that plans to integrate natural features and open spaces.
- Contiguous with development to the east and south.

Integration with activity centres and employment areas

- Includes one new Neighbourhood Activity Centre and one new Community Activity Centre.
- Supports activity centres in Evanston, Carrington, and Ambleton as well as the regional shopping centres of Sage Hill Cross and Beacon Hill.

Integration with civic and public facilities

- Proposes a community recreation/library facility and two school sites. Will support the following regional amenities: Sage Hill Library, Vivo recreation centre, and Our Lady Grace and Calgary International schools.

Good Urban Design

Advancing urban design, equity, and Truth and Reconciliation

- Integrates significant natural landscape features in design and to preserve views and vistas, including recognition of historic resources found in the area. The framework of nodes and corridors are integrated in alignment with key policies of the Municipal Development Plan.
- Committed to advancing Truth and Reconciliation and welcome additional input from the City throughout the development approvals process.

Connecting the City

Integration with citywide networks

- Regional and local pathway systems provide an accessible on and off-street mobility network that utilizes and preserves existing environmentally significant features.

- Transit is proposed along major corridors that will connect to the larger Citywide System.

Greening the City

Greenhouse gas emissions, climate change hazards, and natural assets

- Effective pedestrian/active transportation network design to encourage sustainable transportation options, including transit supportive land uses and housing density.
- Increased topsoil depth
- Climate friendly housing options and close working relationships with builders will advance green technologies at a residential scale, including conduit preinstallation to facilitate future solar and EV charging by homeowners.
- Natural assets to be protected, maintained, and enhanced, including glacial rock formations.
- High quality accessible open spaces, and appropriately distanced development from natural features.
- Enhanced tree planning program including parks and open spaces, streetscapes, private lots, and green corridors.

Factor 2: Market Demand

Managing Growth and Change

Development approval plan

¹Off-site levy charges are typically calculated at the time a Development Agreement is executed. Off-site levy amounts shown above provide an approximate estimate of potential off-site levy

ISC:UNRESTRICTED

- Q4 2020 Outline Plan and Land Use Application submitted for southern portion.
- Q3-Q4 2022 Outline Plan and Land Use Application submission anticipated for northern portion.

Third Party considerations

There are no third-party concerns at this time.

Growth Capacity

- Based on The City's 2021 – 2025 Suburban Residential Growth report, the north sector has a 5 year historical absorption share of 24% of new suburban growth.
- Adjacent landowners have been coordinating servicing discussions with Administration to determine options and ensure land supply in this sector remains versatile.
- Working in collaboration with a variety of neighbouring developers in Glacier Ridge Community C ensures home builders, options, and price points will be developed, to encourage near term market selection is available.

Factor 3: Financial Impacts

Managing Growth and Change

Estimated Levy Contribution¹

\$16.7 million (Based on Partial Recommendation).

revenues, based on the current Off-Site Levy Bylaw 2M2016. Off-site levy revenues are divided by, and the spending restricted by, infrastructure type..

Capital Investment

For full build-out of the proposed business cases see the 'Required Infrastructure' table below.

Incremental direct tax supported costs, indirect and lifecycle costs, and ancillary costs are included below as 'operating costs.'

Property Tax Revenue

See 'Estimated Revenues & Operating Cost' table below.

Direct and indirect operating costs

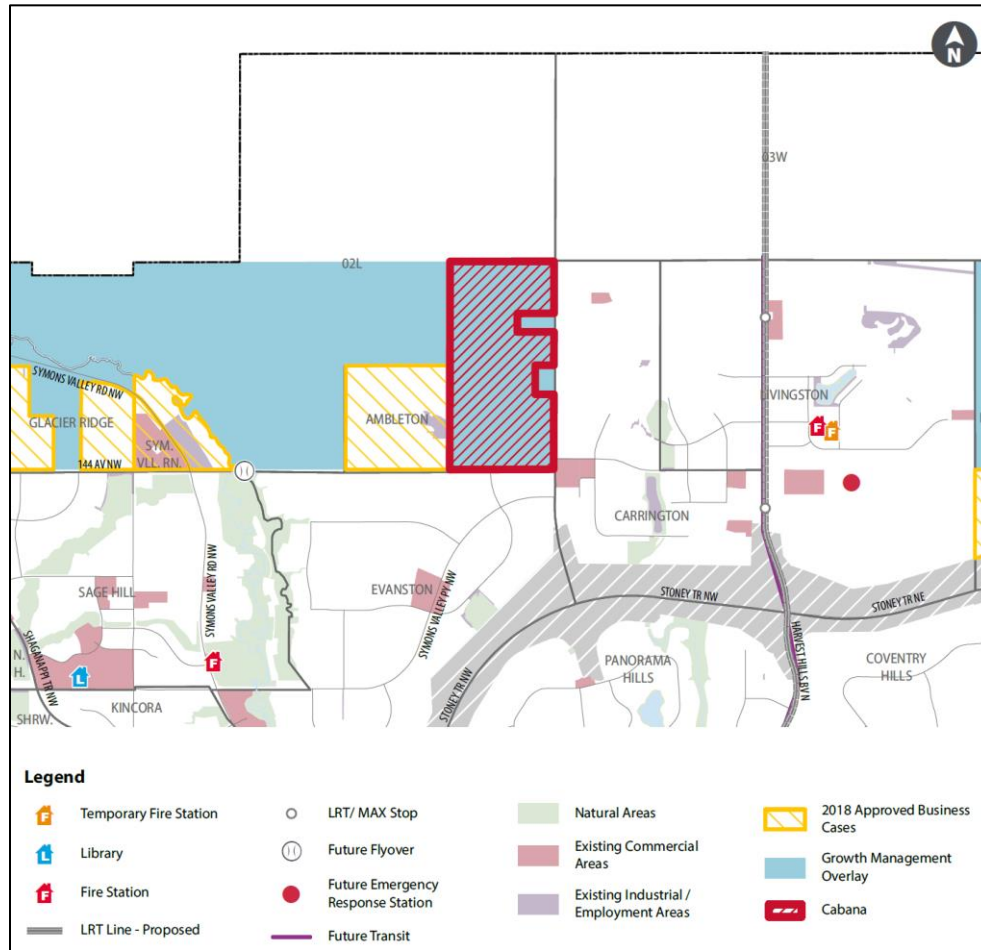
Required Infrastructure (\$000's)¹ – Not Required for Partial Approval				
Project	Service Line	2023-2026	2027+	Total
Mountain View Road creek crossing	Streets	\$0.0	\$40.0	\$40.0
Mountainview Pump Station Upgrades	Water	\$5.0	\$0	\$5.0
Top Hill FM Phase 1	Water	\$22.5	\$0	\$22.5
Northridge FM Phase 2	Water	\$9.5	\$23.7	\$33.2
Northridge FM West Leg	Water	\$0.0	\$30.0	\$30.0
Northridge Reservoir and Land	Water	\$2.5	\$22.5	\$25.0
Total		\$39.5	\$116.20	\$155.7

Estimated Revenues & Operating Cost (\$000's)² – Calculated Based on Partial Approval											
	2023	2024	2025	2026	2027-2030	2031-2034	2035	2036	Final Buildout Year (2037)	2027+ (Average of 2027-2030)	Total
Estimated Revenues	-	95	286	566	5,195	9,577	2,439	2,439	2,439	1,299	23,037
Less: Operating Costs	6	45	99	177	2,666	10,459	2,623	2,623	2,623	666	21,320
Net Balance	(6)	51	188	389	2,529	(882)	(184)	(184)	(184)	632	1,717

¹ These costs represent a part of a greater build out of the planning sector and are not necessarily solely required for the business case alone.

² All costs are estimates, in 2022 dollars, and do not include inflation or property tax increases. Operating estimates for the approved portfolio will be refined through the 2023-2026 budget process.

Glacier Ridge Community D Cabana – Brookfield



Market – North Sector (2022-2026)

Single/Semi Supply

Serviced capacity in 2022	5,090 units
Projected absorption 2022-2026	3,296 units
Estimated single/semi supply by 2026	1,794 units
This business case would add 450 units by 2026 and 2,163 total units	

Multi-Residential Supply

Serviced capacity in 2022	7,203 units
Projected absorption 2022-2026	2,384 units
Estimated multi-residential supply by 2026	4,819 units
This business case would add 0 units by 2026 and 120 total units	

At-a-Glance

Area Structure Plan:	Glacier Ridge
Community:	ASP Community D Cabana
Gross Developable Hectares:	114
Proposed Jobs:	3,894 temporary 285 permanent
Expected Population:	7,000
Anticipated Timeline for Completion:	2023-2037

Map is for contextual purpose only – not all amenities or detailed infrastructure may be shown.

Factor 1: Strategic Alignment MDP/CTP

Prosperous Economy

Supporting economic diversification

- Primarily residential but provides a range of employment and amenity opportunities in the form of:
 - a neighbourhood activity centre; and
 - a school;
- Access to transit on 144 Avenue N and vehicle access to Stoney Trail allows for support to regional employment hubs throughout Calgary, particularly nearby industrial areas focused on transport and logistics.

Compact City

Minimum intensity target of 60 people and jobs per gross developable hectare

Anticipated 64 people/jobs per gross developable hectare.

Great Communities

Fitting into the greater community

- Supports the continued development of surrounding communities along the north side of 144 Avenue N.
- Additional residential development will continue to provide support for businesses in nearby communities.
- Designed as a continuation of surrounding communities that plans to integrate natural features and open spaces.
- Contiguous with development to the west, east, and south, completing the gap between Carrington and Ambleton.

Integration with activity centres and employment areas

- Includes a centrally located neighbourhood activity centre adjacent to open spaces and joint use sites.
- Supports activity centres in Evanston, Carrington, and Ambleton as well as the regional shopping centres of Sage Hill Cross and Beacon Hill.

Integration with civic and public facilities

- Proposes a joint use and school site within the community, as well as access to and support for the following regional amenities:
 - Sage Hill Library,
 - Vivo recreation centre and library, and
 - Our Lady Grace and Calgary International schools.

Good Urban Design

Advancing urban design, equity, and Truth and Reconciliation

- Proposal provides a variety of public spaces including programmed and natural open areas that are well connected by a network of streets and pathways that can be focal points for programming and activity.
- Integration of stormwater into natural open space.
- Ongoing commitment to Indigenous engagement and involvement.

Connecting the City

Integration with citywide networks

- Regional and local pathway systems provide an accessible on and off-street mobility network that utilizes and preserves existing environmentally significant features.
- Transit is proposed along major corridors throughout communities that will connect to the larger Citywide System.
- Provides required servicing and transportation connections to previously-approved Ambleton to the west.

Greening the City

Greenhouse gas emissions, climate change hazards, and natural assets

- Effective pedestrian/active transportation network design to encourage sustainable transportation options, including transit supportive land uses and housing density.
- Natural assets to be protected, maintained, and enhanced, including the Beddington Creek drainage.
- Inclusion of a Nautilus pond for stormwater management within the natural open space as an amenity.
- High quality accessible open spaces, and appropriately distanced development from natural features.
- Potential for EV charging and solar PV on homes.

Factor 2: Market Demand

¹ Off-site levy charges are typically calculated at the time a Development Agreement is executed. Off-site levy amounts shown above provide an approximate estimate of potential off-site levy

Managing Growth and Change

Development approval plan

- Q3 2021 Outline Plan and Land Use Application submitted.
- Land use redesignation in 2022Q4, phase one subdivision in 2023Q2, and stripping and grading in 2023Q3.

Third Party considerations

There are no third-party concerns at this time.

Growth Capacity

- Based on The City's 2021-2025 Suburban Residential Growth report, the north sector has a 5 year historical absorption share of 24% of new suburban growth.
- The north sector continues to have strong demand and supply, with six areas actively developing in 2021.
- The buildout of Kincora, Evanston, Nolan Hill, and Sage Hill emphasize the attraction of Northwest Calgary.

Factor 3: Financial Impacts

Managing Growth and Change

Estimated Levy Contribution¹

\$17.0 million (Based on Partial Recommendation).

revenues, based on the current Off-Site Levy Bylaw 2M2016. Off-site levy revenues are divided by, and the spending restricted by, infrastructure type.

Capital Investment

For full build-out of the proposed business cases see the 'Required Infrastructure' table below.

Incremental direct tax supported costs, indirect and lifecycle costs, and ancillary costs are included below as 'operating costs.'

Direct and indirect operating costs

Property Tax Revenue

See 'Estimated Revenues & Operating Cost' table below.

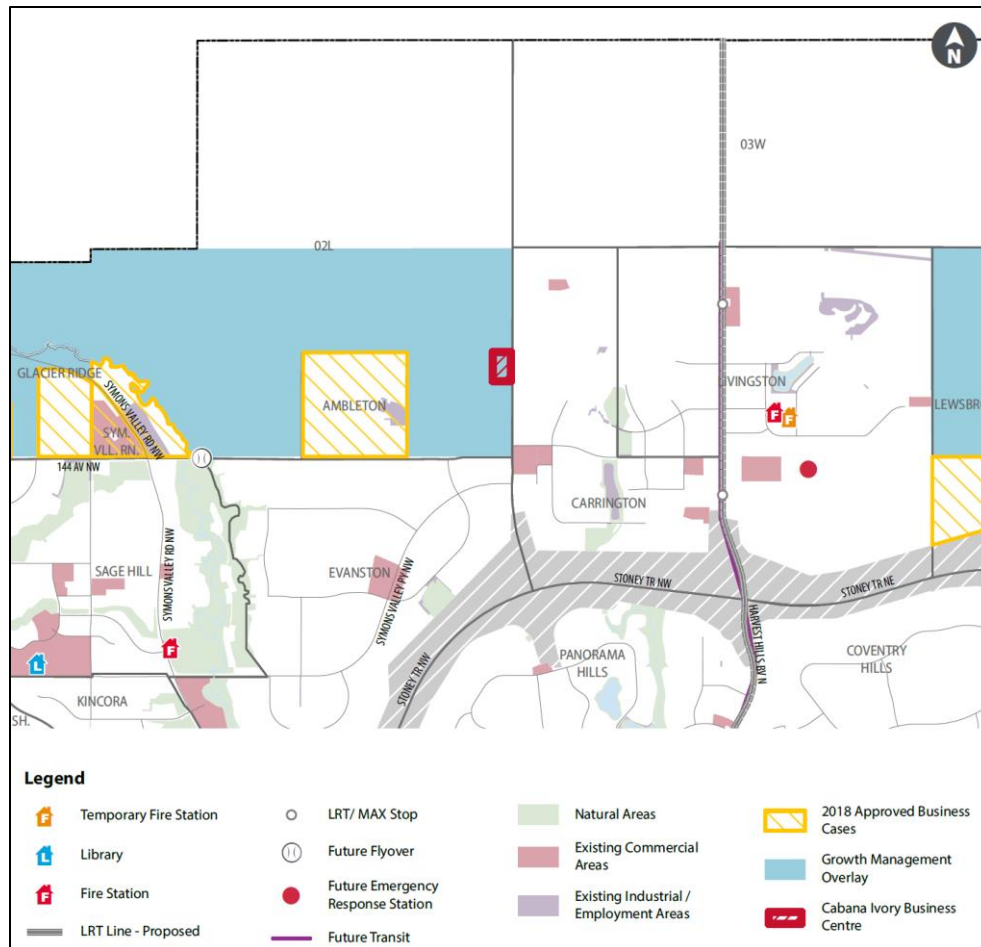
Required Infrastructure (\$000's)¹ – Not Required for Partial Approval				
Project	Service Line	2023-2026	2027+	Total
Mountainview Pump Station Upgrades	Water	\$5.0	\$0.0	\$5.0
Top Hill FM Phase 1	Water	\$22.5	\$0.0	\$22.5
Northridge FM Phase 2	Water	\$9.5	\$23.7	\$33.2
Northridge Reservoir and Land	Water	\$2.5	\$22.5	\$25.0
Northridge FM West Leg	Water	\$0.0	\$30.0	\$30.0
Total		\$39.5	\$76.2	115.7

Estimated Revenues & Operating Cost (\$000's)² – Calculated Based on Partial Approval											
	2023	2024	2025	2026	2027-2030	2031-2034	2035	2036	Final Buildout Year (2037)	2027+ (Average of 2027-2030)	Total
Estimated Revenues	59	138	236	354	3,367	6,369	1,883	1,981	2,050	842	16,437
Less: Operating Costs	12	57	90	128	2,877	7,241	2,093	2,125	2,143	719	16,766
Net Balance	47	81	146	226	490	(872)	(210)	(144)	(93)	122	(328)

¹ These costs represent a part of a greater build out of the planning sector and are not necessarily solely required for the business case alone.

² All costs are estimates, in 2022 dollars, and do not include inflation or property tax increases. Operating estimates for the approved portfolio will be refined through the 2023-2026 budget process.

Glacier Ridge Community D Cabana Ivory Business Centre – Individual Landowner



Market – North Sector (2022-2026)

Single/Semi Supply

Serviced capacity in 2022	5,090 units
Projected absorption 2022-2026	3,296 units
Estimated single/semi supply by 2026	1,794 units

This business case would add **0** units by 2026 and **0** total units

Multi-Residential Supply

Serviced capacity in 2022	7,203 units
Projected absorption 2022-2026	2,384 units
Estimated multi-residential supply by 2026	4,819 units

This business case would add **48** units by 2026 and **48** total units

At-a-Glance

Area Structure Plan:	Glacier Ridge
Community:	ASP Community D - Cabana
Gross Developable Hectares:	3
Proposed Jobs:	n/a person years 120 permanent
Expected Population:	86
Anticipated Timeline for Completion:	2024-2025

Map is for contextual purpose only – not all amenities or detailed infrastructure may be shown.

Factor 1: Strategic Alignment MDP/CTP

Prosperous Economy

Supporting economic diversification

- Business case is for 5,000 square metres of commercial space and 48 homes.
- Provides a potential second neighbourhood activity centre in Glacier Ridge Community D (Cabana).
- Includes a mix of retail, office, and residential use.

Compact City

Minimum intensity target of 60 people and jobs per gross developable hectare

Anticipated 64 people/jobs per gross developable hectare.

Great Communities

Fitting into the greater community

- Creates a potential destination shared by Cabana and adjacent Carrington.
- Provides a potential second neighbourhood activity centre in the Cabana community.
- Offers amenities and services alongside primary transit network service on 14 Street NW.

Integration with activity centres and employment areas

- Proposal is for a neighbourhood activity centre.

- Proposed commercial uses are supported by surrounding residential development.

Integration with civic and public facilities

- Not applicable. Population to be served by amenities off-site.

Good Urban Design

Advancing urban design, equity, and Truth and Reconciliation

- Includes an amenity space adjacent to a potential frequent transit network stop on 14 Street NW.
- Includes walking connections throughout the site.
- Residential component adds mixed-use element to a standard commercial site.

Connecting the City

Integration with citywide networks

- Proposal includes walking and cycling connections through the site.
- Primary transit network service and arterial vehicular access is immediately adjacent on 14 Street NW.

Greening the City

Greenhouse gas emissions, climate change hazards, and natural assets

- Proposal is located adjacent to primary transit network service on 14 Street NW.

- Potential to provide additional amenities and services in closer proximity to nearby residents relative to other retail destinations, reducing travel distance.
- Proponent has indicated that they are considering enhanced approaches to stormwater management and potential for solar PV and EV charging.

Factor 2: Market Demand

Managing Growth and Change

Development approval plan

- Development timing contingent on progress of developer-led servicing connections in Glacier Ridge Community D Cabana.
- Land use redesignation not yet submitted; pre-application under consideration.

Third Party considerations

Site is reliant on developer-led servicing connections from remainder of Glacier Ridge Community D (Cabana).

Growth Capacity

¹ Off-site levy charges are typically calculated at the time a Development Agreement is executed. Off-site levy amounts shown above provide an approximate estimate of potential off-site levy

- Based on The City's 2021 – 2025 Suburban Residential Growth report, the north sector of the city has a 5 year historical absorption share of 24% of new suburban growth.
- The north sector continues to have strong demand and supply, with six areas actively developing in 2021.

Factor 3: Financial Impacts

Managing Growth and Change

Estimated Levy Contribution¹

\$1.6 million

Capital Investment

For full build-out of the proposed business cases see the 'Required Infrastructure' table below.

Direct and indirect operating costs

Incremental direct tax supported costs, indirect and lifecycle costs, and ancillary costs are included below as 'operating costs.'

Property Tax Revenue

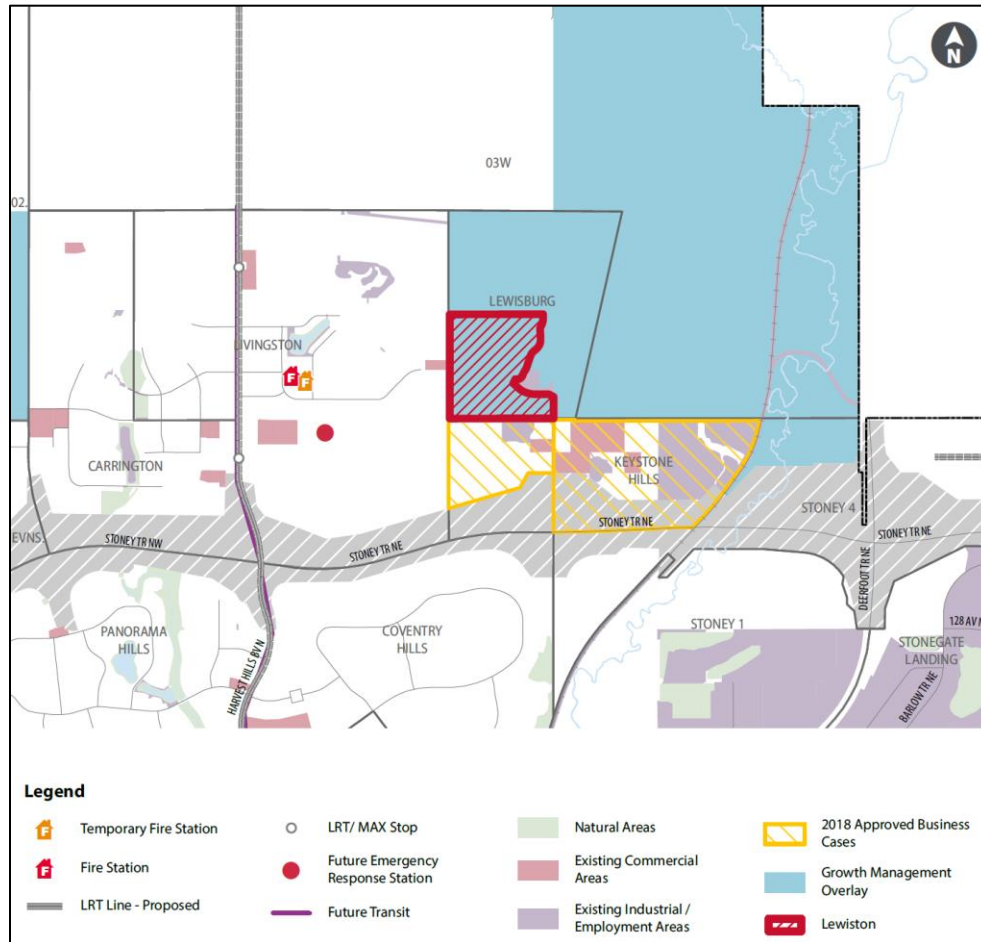
See 'Estimated Revenues & Operating Cost' table below.

revenues, based on the current Off-Site Levy Bylaw 2M2016. Off-site levy revenues are divided by, and the spending restricted by, infrastructure type.

Required Infrastructure (\$000's)				
Project	Service Line	2023-2026	2027+	Total
Mountainview Pump Station Upgrades	Water	\$5.0	\$0.0	\$5.0
Top Hill FM Phase 1	Water	\$22.5	\$0.0	\$22.5
Northridge FM Phase 2	Water	\$9.5	\$23.7	\$33.2
Northridge Reservoir and Land	Water	\$2.5	\$22.5	\$25.0
Northridge FM West Leg	Water	\$0.0	\$30.0	\$30.0
Total		\$39.5	\$76.2	115.7

Estimated Revenues & Operating Cost (\$000's)											
	2023	2024	2025	2026	2027-2030	2031-2034	2035	2036	Final Buildout Year (2037)	2027+ (Average of 2027-2030)	Total
Estimated Revenues	-	28	101	147	1,025	2,134	533	533	533	256	5,035
Less: Operating Costs	1	5	29	30	846	4,835	1,209	1,209	1,209	212	9,374
Net Balance	(1)	22	72	117	179	(2,702)	(675)	(675)	(675)	45	(4,339)

Keystone Hills Lewiston – Genesis



Market – North Sector (2022-2026)

Single/Semi Supply

Serviced capacity in 2022	5,090 units
Projected absorption 2022-2026	3,296 units
Estimated single/semi supply by 2026	1,794 units

This business case would add **715** units by 2026 and **896** total units

Multi-Residential Supply

Serviced capacity in 2022	7,203 units
Projected absorption 2022-2026	2,384 units
Estimated multi-residential supply by 2026	4,819 units

This business case would add **148** units by 2026 and **148** total units

At-a-Glance

Area Structure Plan:	Keystone Hills
Community:	ASP Community C - Lewisburg
Gross Developable Hectares:	55
Proposed Jobs:	1,887 person years 207 permanent
Expected Population:	3,449
Anticipated Timeline for Completion:	2023-2027

Map is for contextual purpose only – not all amenities or detailed infrastructure may be shown.

Factor 1: Strategic Alignment MDP/CTP

Prosperous Economy

Supporting economic diversification

- Primarily residential but provides a range of employment and amenity opportunities in the form of:
 - a neighbourhood activity centre; and
 - a school;
- Access to transit on 144 Avenue N and vehicle access to Stoney Trail allows for support to regional employment hubs throughout Calgary, particularly nearby industrial areas focused on transport and logistics.

Compact City

Minimum intensity target of 60 people and jobs per gross developable hectare

Anticipated 66 people/jobs per gross developable hectare.

Great Communities

Fitting into the greater community

- Supports the continued development of surrounding communities along the north side of 144 Avenue N.
- Additional residential development will continue to provide support for businesses in nearby communities, including the Centre Street N corridor to the west and proposed regional retail and employment lands to the south.
- Designed as a continuation of surrounding communities that plans to integrate natural features and open spaces.

- Contiguous and integrated with development to the west as part of the broader Lewisburg community.

Integration with activity centres and employment areas

- Includes a centrally located neighbourhood activity centre adjacent to open spaces and joint use sites.
- Supports activity centres in Keystone Hills, Carrington, Evanston, and Ambleton as well as the regional shopping centres of Sage Hill Cross and Beacon Hill.

Integration with civic and public facilities

- Proposes a joint use and school site within the community, as well as access to and support for the following regional amenities:
 - Sage Hill Library,
 - Vivo recreation centre and library, and
 - Our Lady Grace and Calgary International schools.

Good Urban Design

Advancing urban design, equity, and Truth and Reconciliation

- Proposal is structured around a street and pathway network that maintains a natural drainage/stream and wetland and provides a high degree of connectivity for people walking and cycling.
- Proposal is punctuated by local parks that the proponent indicates will feature accessible playground equipment.
- In-progress integration of stormwater into natural open space offers the opportunity to increase biodiversity through reintroduction of native species.

Connecting the City

Integration with citywide networks

- Regional and local pathway systems provide an accessible on and off-street mobility network that utilizes and preserves existing environmentally significant features.
- Transit is proposed along major corridors throughout communities that will connect to the larger Citywide System through Evanston Carrington, Ambleton and across Stoney Trail.
- Provides servicing and transportation connections to Ambleton located directly west of the business case area.

Greening the City

Greenhouse gas emissions, climate change hazards, and natural assets

- Effective pedestrian/active transportation network design to encourage sustainable transportation options, including transit supportive land uses and housing density.
- Natural assets to be protected, maintained, and enhanced, including the Beddington Creek drainage, including an under-construction Nautilus stormwater pond.
- High quality accessible open spaces, and appropriately distanced development from natural features.
- Potential for EV charging and solar PV on homes.
- Enhanced tree planting and strategies to recycle asphalt and concrete on-site.

Factor 2: Market Demand

ISC:UNRESTRICTED

Managing Growth and Change

Development approval plan

- Outline plan has already been approved by CPC.
- Partial stripping and grading completed.

Third Party considerations

There are no third-party concerns at this time. Community already includes stormwater infrastructure to serve Lewiston and portions of Livingston. Naturally-integrated stormwater management facility under construction.

Growth Capacity

- Based on The City's 2021 – 2025 Suburban Residential Growth report, the north sector of the city has a five year historical absorption share of 24% of new suburban growth.
- The north sector continues to have strong demand and supply, with six areas actively developing in 2021.
- The proposal notes that buildable lots and homes ready for occupancy are in limited supply in the north sector.

Factor 3: Financial Impacts

Managing Growth and Change

Estimated Levy Contribution¹

\$28.4 million

Capital Investment

No additional capital infrastructure is required to enable development in this business case, beyond investments already identified to support previously approved new communities.

Direct and indirect operating costs

Incremental direct tax supported costs, indirect and lifecycle costs, and ancillary costs are included below as 'operating costs.'

Property Tax Revenue

See 'Estimated Revenues & Operating Cost' table below.

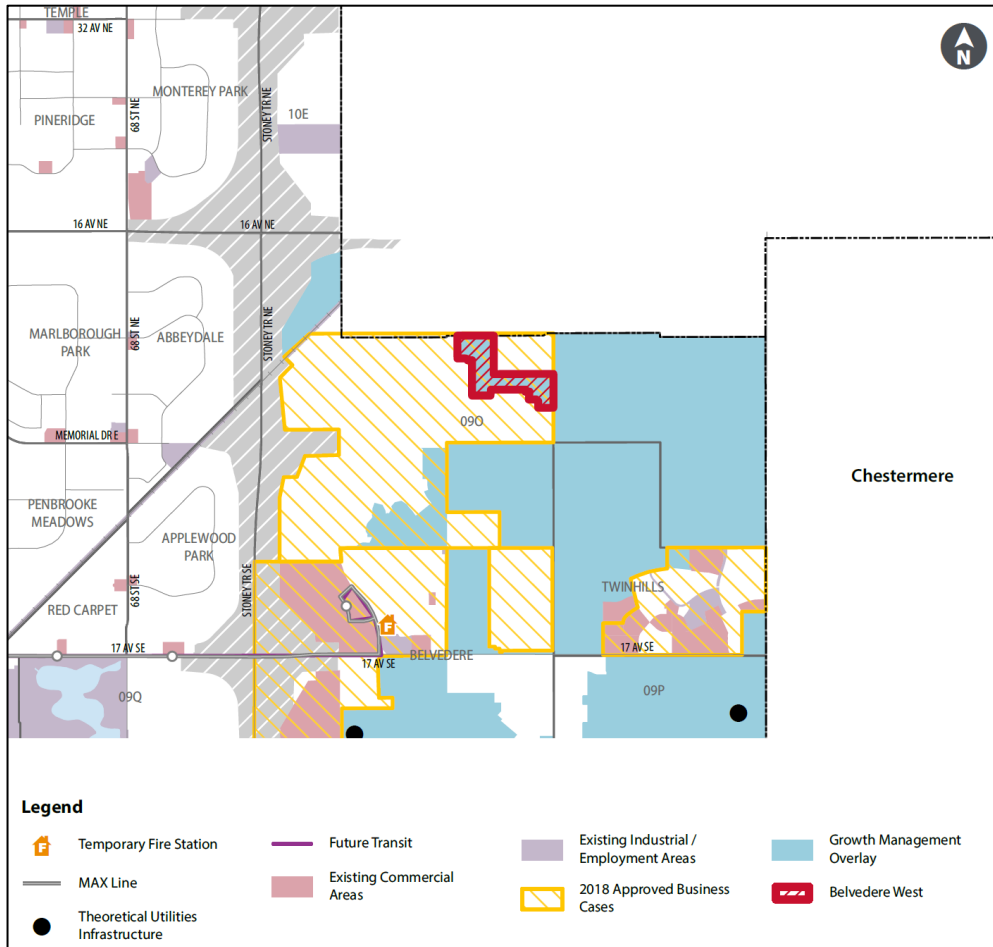
Estimated Revenues & Operating Cost (\$000's) ²											
	2023	2024	2025	2026	2027-2030	2031-2034	2035	2036	Final Buildout Year (2037)	2027+ (Average of 2027-2030)	Total
Estimated Revenues	615	1,245	1,871	2,401	12,386	13,113	3,278	3,278	3,278	3,097	41,466
Less: Operating Costs	159	318	847	981	8,291	11,100	2,775	2,775	2,775	2,073	30,020
Net Balance	456	927	1,024	1,420	4,095	2,013	503	503	503	1,024	11,446

¹ Off-site levy charges are typically calculated at the time a Development Agreement is executed. Off-site levy amounts shown above provide an approximate estimate of potential off-site levy revenues, based on the current Off-Site Levy Bylaw 2M2016. Off-site

levy revenues are divided by, and the spending restricted by, infrastructure type.

² All costs are estimates, in 2022 dollars, and do not include inflation or property tax increases. Operating estimates for the approved portfolio will be refined through the 2023-2026 budget process.

Belvedere West – Truman



Market – East Sector (2022-2026)

Single/Semi Supply

Serviced capacity in 2022	410 units
Projected absorption 2022-2026	1,000 units
Estimated single/semi supply by 2026	(590) units

This business case would add **0** units by 2026 and **201** total units

Multi-Residential Supply

Serviced capacity in 2022	711 units
Projected absorption 2022-2026	568 units
Estimated multi-residential supply by 2026	143 units

This business case would add **0** units by 2026 and **0** total units

At-a-Glance

Area Structure Plan:	Belvedere
Community:	West Truman
Gross Developable Hectares:	10
Proposed Jobs:	360 temporary 20 permanent
Expected Population:	495
Anticipated Timeline for Completion:	2027-2028

Map is for contextual purpose only – not all amenities or detailed infrastructure may be shown.

Factor 1: Strategic Alignment MDP/CTP

Prosperous Economy

Supporting economic diversification

- Proposes to complete remnant residential phase of previously approved Belvedere West Truman parcel, which includes a variety of retail uses and housing types.

Compact City

Minimum intensity target of 60 people and jobs per gross developable hectare

Anticipated 31 people/jobs per gross developable hectare in this final phase, however the overall West Truman development anticipates 72 people/jobs per hectare.

Great Communities

Fitting into the greater community

- Supports the continued development of surrounding communities.
- Additional residential development will continue to provide support for businesses in nearby communities.
- Designed as a continuation of surrounding communities that plans to integrate natural features and open spaces.
- Contiguous with West Truman parcel to west and south.

Integration with activity centres and employment areas

- Proposal provides population to support nearby activity centres at Twin Hills development to the east and the East

Hills Shopping Centre to the north, as well as industrial employment areas nearby in east Calgary.

Integration with civic and public facilities

- No civic or public facilities in proposal due to small size.
- Residential population would support future Belvedere civic facilities and existing civic facilities in Forest Lawn, Bob Bahan Aquatic and Fitness Centre and Village Square.

Good Urban Design

Advancing urban design, equity, and Truth and Reconciliation

- Proposal integrates several small park spaces with pathway and stormwater infrastructure.
- Committed to advancing Truth and Reconciliation and welcome additional input throughout the development approvals process.

Connecting the City

Integration with citywide networks

- Proposal indicates local pathway connections and general gridded street pattern to allow for high levels of connectivity in area.

Greening the City

Greenhouse gas emissions, climate change hazards, and natural assets

- Centrally located in Calgary region to reduce travel distances to many jobs and employment centres.
- Walkable and connected street grid pattern promotes active transportation.
- Constructed wetlands to integrate into green space and stormwater management system to create new spaces for vegetation and habitat.

Factor 2: Market Demand

Managing Growth and Change

Development approval plan

- Q3 2022 Outline Plan and Land Use Application submission anticipated.

Third Party considerations

Business case located within Rocky View/City of Calgary Intermunicipal Development Plan Area and within the City of Calgary/City of Chestermere Interface Intermunicipal Development Plan. Growth Management Overlays changes in this area require circulation to Chestermere and Rocky View County.

Proponent has indicated an agreement is in place to take over the delayed construction agreement for sanitary and water infrastructure in area to advance this needed servicing.

¹ Off-site levy charges are typically calculated at the time a Development Agreement is executed. Off-site levy amounts shown above provide an approximate estimate of potential off-site levy

Anticipates Q3 2022 to be finalized and infrastructure delivered in 2023.

Growth Capacity

- Proposal supports growth in the East sector which has seen limited new residential supply in recent decades.
- Supply and demand forecast data suggest this proposal will contribute positively from a supply perspective.

Factor 3: Financial Impacts

Managing Growth and Change

Estimated Levy Contribution¹

\$5.6 million

Capital Investment

No capital infrastructure beyond investments required for previously approved new communities is required to enable development in this business case.

Direct and indirect operating costs

Incremental direct tax supported costs, indirect and lifecycle costs, and ancillary costs are included below as 'operating costs.'

revenues, based on the current Off-Site Levy Bylaw 2M2016. Off-site levy revenues are divided by, and the spending restricted by, infrastructure type.

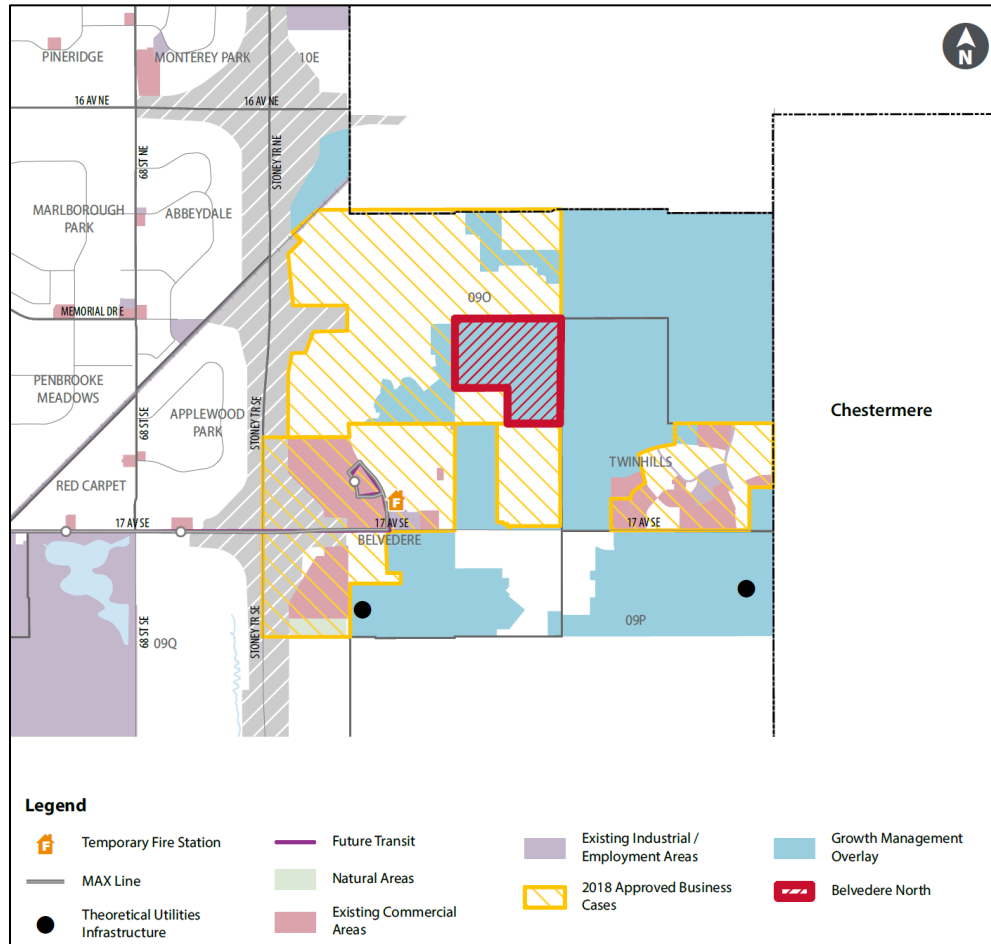
Property Tax Revenue

See 'Estimated Revenues & Operating Cost' table below.

Estimated Revenues & Operating Cost (\$000's)¹											
	2023	2024	2025	2026	2027-2030	2031-2034	2035	2036	Final Buildout Year (2037)	2027+ (Average of 2027-2030)	Total
Estimated Revenues	-	-	-	-	2,015	2,507	675	675	675	504	6,547
Less: Operating Costs	-	-	-	-	846	1,951	680	680	680	212	4,838
Net Balance	0	0	0	0	1,169	556	(5)	(5)	(5)	292	1,709

¹ All costs are estimates, in 2022 dollars, and do not include inflation or property tax increases. Operating estimates for the approved portfolio will be refined through the 2023-2026 budget process.

Belvedere North – Trico



Market – East Sector (2022-2026)

Single/Semi Supply

Serviced capacity in 2022	410 units
Projected absorption 2022-2026	1,000 units
Estimated single/semi supply by 2026	(590) units

This business case would add **560** units by 2026 and **832** total units

Multi-Residential Supply

Serviced capacity in 2022	711 units
Projected absorption 2022-2026	568 units
Estimated multi-residential supply by 2026	143 units

This business case would add **72** units by 2026 and **288** total units

At-a-Glance

Area Structure Plan:	Belvedere
Community:	North Trico
Gross Developable Hectares:	53
Proposed Jobs:	2,350 temporary 140 permanent
Expected Population:	3,250
Anticipated Timeline for Completion:	2023-2037

Map is for contextual purpose only – not all amenities or detailed infrastructure may be shown.

Factor 1: Strategic Alignment MDP/CTP

Prosperous Economy

Supporting economic diversification

- Proposes to complete a remnant residential portion of previously approved Trico North parcel, which includes a variety of housing types including singles/semis and multi-family.

Compact City

Minimum intensity target of 60 people and jobs per gross developable hectare

Anticipated 64 people/jobs per gross developable hectare.

Great Communities

Fitting into the greater community

- Supports the continued development of surrounding communities.
- Additional residential development will continue to provide support for businesses in nearby communities.
- Designed as a continuation of surrounding communities that plans to integrate natural features and open spaces.
- Contiguous with West Truman parcel to west and south.

Integration with activity centres and employment areas

- Supports nearby activity centres including the East Hills Shopping Centre to the west and Twin Hills development

to the east, as well as industrial employment areas nearby in east Calgary.

Integration with civic and public facilities

- Residential population would support future Belvedere civic facilities and existing civic facilities in Forest Lawn, Bob Bahan Aquatic and Fitness Centre and Village Square.

Good Urban Design

Advancing urban design, equity, and Truth and Reconciliation

- Nearby Trico South parcel includes entrepreneurial centre to provide opportunities and support services for start-up companies of residents and new immigrant families.
- Multi-generational and diverse housing types are proposed.

Connecting the City

Integration with citywide networks

- Proposal indicates local pathway connections and general gridded street pattern to allow for high levels of connectivity in area.

Greening the City

Greenhouse gas emissions, climate change hazards, and natural assets

- Centrally located in Calgary region to reduce travel distances to many jobs and employment centres.
- Walkable and connected street grid pattern promotes active transportation.
- Layout of community will consider passive heating and cooling through building orientation and tree canopy design that considers the sun and wind, as well as a connected green network of open spaces.

Factor 2: Market Demand

Managing Growth and Change

Development approval plan

- Q2 2022 Outline Plan and Land Use Application submission anticipated.

Third Party considerations

Business case located within Rocky View/City of Calgary Intermunicipal Development Plan Area and within the City of Calgary/City of Chestermere Interface Intermunicipal Development Plan. Growth Management Overlays changes in this area require circulation to Chestermere and Rocky View County.

¹ Off-site levy charges are typically calculated at the time a Development Agreement is executed. Off-site levy amounts shown above provide an approximate estimate of potential off-site levy

Growth Capacity

- Proposal supports growth in the East sector which has seen limited new residential supply in recent decades.
- Supply and demand forecast data suggest this proposal will contribute positively from a supply perspective.

Factor 3: Financial Impacts

Managing Growth and Change

Estimated Levy Contribution¹

\$28.4 million

Capital Investment

No capital infrastructure beyond investments required for previously approved new communities is required to enable development in this business case.

Direct and indirect operating costs

Incremental direct tax supported costs, indirect and lifecycle costs, and ancillary costs are included below as 'operating costs.'

Property Tax Revenue

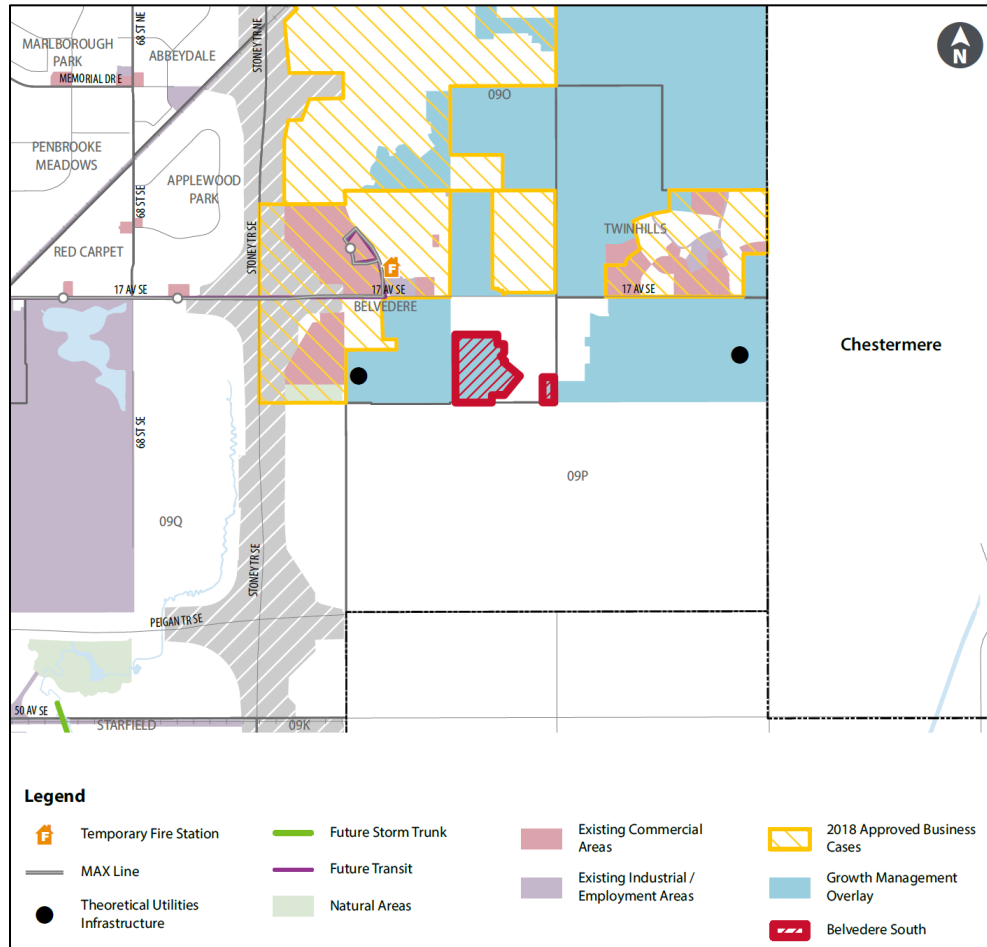
See 'Estimated Revenues and Operating Cost' table below.

revenues, based on the current Off-Site Levy Bylaw 2M2016. Off-site levy revenues are divided by, and the spending restricted by, infrastructure type.

Estimated Revenues & Operating Cost (\$000's)¹											
	2023	2024	2025	2026	2027-2030	2031-2034	2035	2036	Final Buildout Year (2037)	2027+ (Average of 2027-2030)	Total
Estimated Revenues	486	973	1,459	2,137	13,662	15,313	3,828	3,828	3,828	3,416	45,515
Less: Operating Costs	95	192	289	796	6,496	8,698	2,175	2,175	2,175	1,624	23,090
Net Balance	391	781	1,170	1,341	7,166	6,615	1,654	1,654	1,654	1,791	22,425

¹ All costs are estimates, in 2022 dollars, and do not include inflation or property tax increases. Operating estimates for the approved portfolio will be refined through the 2023-2026 budget process.

Belvedere South – Trico



Market – East Sector (2022-2026)

Single/Semi Supply

Serviced capacity in 2022	410 units
Projected absorption 2022-2026	1,000 units
Estimated single/semi supply by 2026	(590) units

This business case would add **160** units by 2026 and **480** total units

Multi-Residential Supply

Serviced capacity in 2022	711 units
Projected absorption 2022-2026	568 units
Estimated multi-residential supply by 2026	143 units

This business case would add **0** units by 2026 and **0** total units

At-a-Glance

Area Structure Plan:	Belvedere
Community:	Trico South
Gross Developable Hectares:	23
Proposed Jobs:	1,070 temporary 60 permanent
Expected Population:	1,530
Anticipated Timeline for Completion:	2026-2037

Map is for contextual purpose only – not all amenities or detailed infrastructure may be shown.

Factor 1: Strategic Alignment MDP/CTP

Prosperous Economy

Supporting economic diversification

- Proposes to complete the remnant residential phase of previously approved overall Trico South parcel, which includes a variety of retail uses and housing types.

Compact City

Minimum intensity target of 60 people and jobs per gross developable hectare

Anticipated 78 people/jobs per gross developable hectare.

Great Communities

Fitting into the greater community

- Additional residential development will continue to provide support for businesses in nearby communities.
- Designed as a continuation of surrounding communities that plans to integrate natural features and open spaces.
- Contiguous with parcel to west and south.

Integration with activity centres and employment areas

- The proposal includes one small neighbourhood activity centre with an anticipated school site and park and pathway connections.
- Overall South Trico parcel – including areas previously approved - fronts onto the 17 AV SE Transit Corridor with

transit-supportive development densities and mixed land uses along the corridor.

- Proposal supports nearby activity centres at Twin Hills development to the east and the East Hills Shopping Centre to the north, as well as industrial employment areas nearby in east Calgary.
- **Integration with civic and public facilities**
- Residential population would support future Belvedere civic facilities and existing civic facilities in Forest Lawn, Bob Bahan Aquatic and Fitness Centre and Village Square.

Good Urban Design

Advancing urban design, equity, and Truth and Reconciliation

- Proposal includes an entrepreneurial centre to provide opportunities and support services for start-up companies of residents and new immigrant families.
- Multi-generational and diverse housing types are proposed
- Proposal integrates several open spaces with pathway and stormwater infrastructures providing a central park amenity.

Connecting the City

Integration with citywide networks

- Proposal is located south of 17 AV SE Transit Corridor and the future MAX Purple Bus Rapid Transit.

- Proposal indicates local pathway connections and general gridded street pattern to allow for high levels of connectivity in area.

Greening the City

Greenhouse gas emissions, climate change hazards, and natural assets

- Centrally located in Calgary region to reduce travel distances to many jobs and employment centres.
- Walkable and connected street grid pattern promotes active transportation.
- Constructed wetlands to integrate into green space and stormwater management system to create new spaces for vegetation and habitat.
- Layout of community will consider passive heating and cooling through building orientation and tree canopy design that considers the sun and wind, as well as a connected green network of open spaces

Factor 2: Market Demand

Managing Growth and Change

Development approval plan

¹ Off-site levy charges are typically calculated at the time a Development Agreement is executed. Off-site levy amounts shown above provide an approximate estimate of potential off-site levy

- Q2 2022 Outline Plan and Land Use Application submission anticipated.

Third Party considerations

Business case located within Rockyview/City of Calgary Intermunicipal Development Plan Area and within the City of Calgary/City of Chestermere Interface Intermunicipal Development Plan. Growth Management Overlays changes in this area require circulation to Chestermere and Rockyview County.

Growth Capacity

- Proposal supports growth in the East sector which has seen limited new residential supply in recent decades.
- Supply and demand forecast data suggest this proposal will contribute positively from a supply perspective.

Managing Growth and Change

Estimated Levy Contribution¹

\$8.4 million

Capital Investment

No capital infrastructure beyond investments required for previously approved new communities is required to enable development in this business case.

revenues, based on the current Off-Site Levy Bylaw 2M2016. Off-site levy revenues are divided by, and the spending restricted by, infrastructure type.

Direct and indirect operating costs

Incremental direct tax supported costs, indirect and lifecycle costs, and ancillary costs are included below as 'operating costs.'

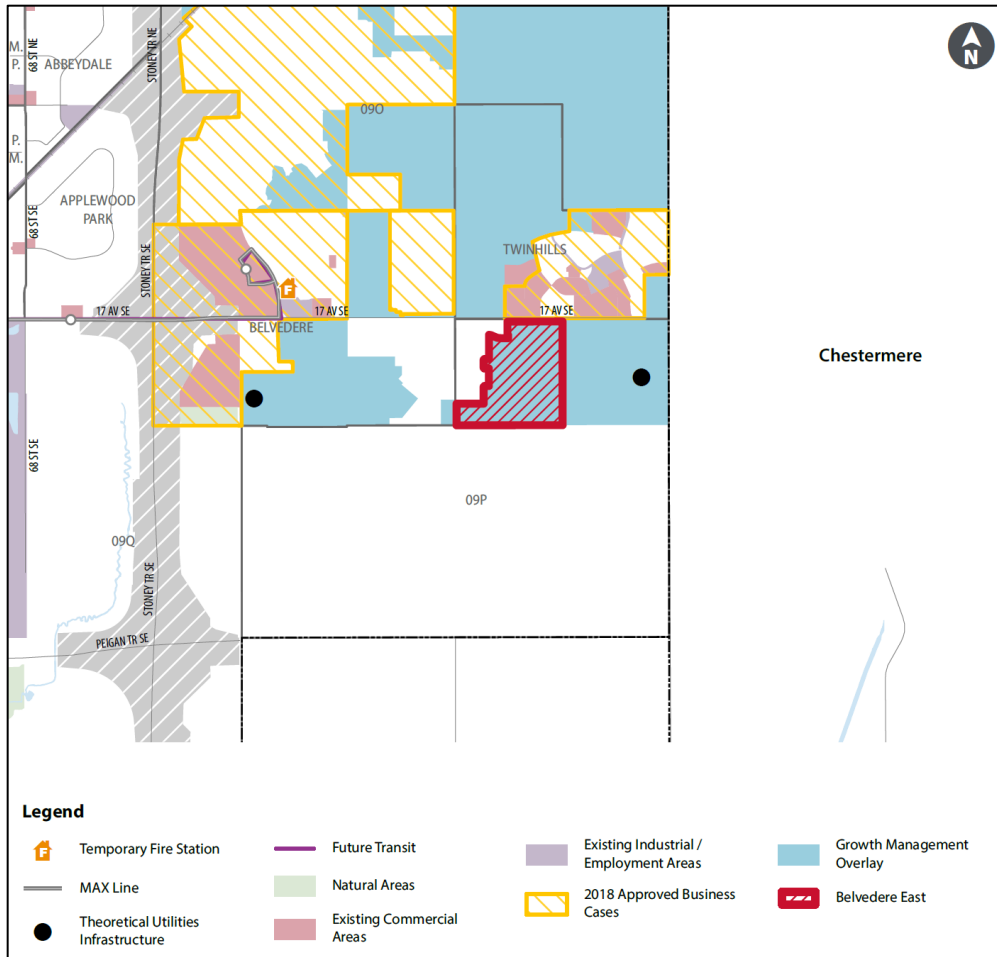
Property Tax Revenue

See 'Estimated Revenues & Operating Cost' table below.

Estimated Revenues & Operating Cost (\$000's)¹											
	2023	2024	2025	2026	2027-2030	2031-2034	2035	2036	Final Buildout Year (2037)	2027+ (Average of 2027-2030)	Total
Estimated Revenues	-	-	-	-	5,218	6,302	1,624	1,624	1,624	1,304	16,391
Less: Operating Costs	-	-	-	74	1,232	2,434	801	801	801	308	6,144
Net Balance	0	0	0	(74)	3,986	3,868	822	822	822	996	10,247

¹ All costs are estimates, in 2022 dollars, and do not include inflation or property tax increases. Operating estimates for the approved portfolio will be refined through the 2023-2026 budget process.

Belvedere East – Truman



Market – East Sector (2022-2026)

Single/Semi Supply

Serviced capacity in 2022	410 units
Projected absorption 2022-2026	1,000 units
Estimated single/semi supply by 2026	(590) units
This business case would add 100 units by 2026 and 415 total units	

Multi-Residential Supply

Serviced capacity in 2022	711 units
Projected absorption 2022-2026	568 units
Estimated multi-residential supply by 2026	143 units
This business case would add 0 units by 2026 and 1,335 total units	

At-a-Glance

Area Structure Plan:	Belvedere
Community:	East Truman
Gross Developable Hectares:	42
Proposed Jobs:	745 temporary 625 permanent
Expected Population:	4,200
Anticipated Timeline for Completion:	2026-2037

Map is for contextual purpose only – not all amenities or detailed infrastructure may be shown.

Factor 1: Strategic Alignment MDP/CTP

Prosperous Economy

Supporting economic diversification

- Proposes to complete a portion of previously approved Belvedere East Truman parcel, which includes a variety of mixed, retail, and residential types along the 17 Avenue SE Transit Corridor.

Compact City

Minimum intensity target of 60 people and jobs per gross developable hectare

Anticipated 117 people/jobs per gross developable hectare.

Great Communities

Fitting into the greater community

- Designed as a continuation of surrounding communities that plans to integrate natural features and open spaces.
- Contiguous with previously approved developments to the west and north previously.
-

Integration with activity centres and employment areas

- Proposal contains a neighbourhood activity centre and fronts onto the 17 AV SE Transit Corridor with transit-supportive development densities and mixed land uses.
- Proposal provides population to support nearby activity centres at Twin Hills development to the east and the East

Hills Shopping Centre to the north, as well as industrial employment areas nearby in east Calgary.

- **Integration with civic and public facilities**
- Proposal includes 16-ha municipal reserve anticipated to include community recreation and library amenities in the future.
- Residential population would support future Belvedere civic facilities and existing civic facilities in Forest Lawn, Bob Bahan Aquatic and Fitness Centre and Village Square.

Good Urban Design

Advancing urban design, equity, and Truth and Reconciliation

- Proposal seeks to integrate to future 17 AV SE MAX Purple Bus Rapid Transit corridor
- Proposal integrates several park spaces with pathway and stormwater infrastructure.
- Committed to advancing Truth and Reconciliation and welcome additional input throughout the development approvals process.

Connecting the City

Integration with citywide networks

- Proposal indicates local pathway connections and general gridded street pattern to allow for high levels of connectivity in area.
- **Greening the City**

Greenhouse gas emissions, climate change hazards, and natural assets

- Proposal seeks to integrate to future 17 AV SE MAX Purple Bus Rapid Transit corridor, including envisioning a walkable street network and high connectivity to further reduce single-occupant vehicle usage.
- Walkable and connected street grid pattern promotes active transportation.
- Constructed wetlands to integrate into green space and stormwater management system to create new spaces for vegetation and habitat.

Factor 2: Market Demand

Managing Growth and Change

Development approval plan

- Q3 2022 Outline Plan and Land Use Application submission anticipated.

Third Party considerations

Business case located within Rocky View/City of Calgary Intermunicipal Development Plan Area and withing the City of Calgary/City of Chestermere Interface Intermunicipal Development Plan. Growth Management Overlay changes in

¹ Off-site levy charges are typically calculated at the time a Development Agreement is executed. Off-site levy amounts shown above provide an approximate estimate of potential off-site levy

this area require circulation to Chestermere and Rocky View County.

Proponent has indicated an agreement is in place to take over the delayed construction agreement for sanitary and water infrastructure in area to advance this needed servicing. Anticipates Q3 2022 to be finalized and infrastructure delivered in 2023.

Growth Capacity

- Proposal supports growth in the East sector which has seen limited new residential supply in recent decades.
- Supply and demand forecast data suggest this proposal will contribute positively from a supply perspective.

Managing Growth and Change

Estimated Levy Contribution¹

\$22.8 million

Capital Investment

No capital infrastructure beyond investments required for previously approved new communities is required to enable development in this business case.

revenues, based on the current Off-Site Levy Bylaw 2M2016. Off-site levy revenues are divided by, and the spending restricted by, infrastructure type.

Direct and indirect operating costs

Incremental direct tax supported costs, indirect and lifecycle costs, and ancillary costs are included below as 'operating costs.'

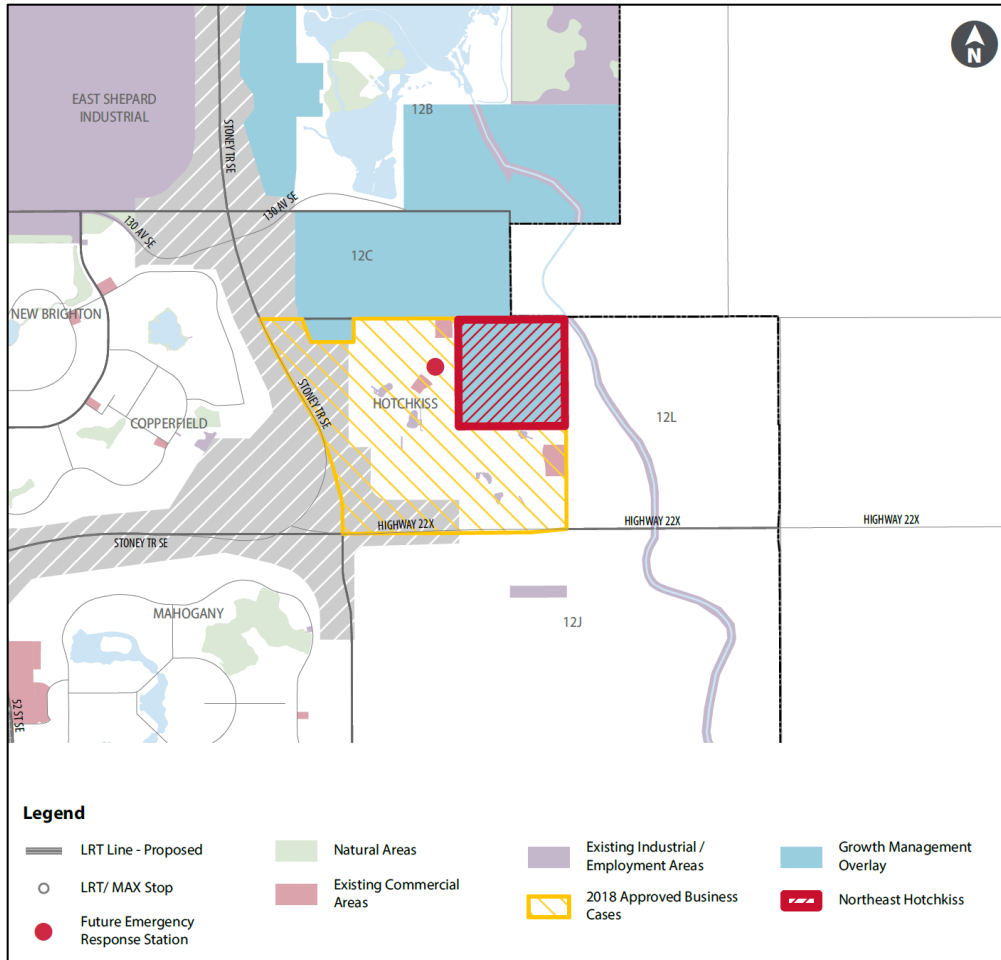
Property Tax Revenue

See 'Estimated Revenues & Operating Cost' table below.

Estimated Revenues & Operating Cost (\$000's)¹											
	2023	2024	2025	2026	2027-2030	2031-2034	2035	2036	Final Buildout Year (2037)	2027+ (Average of 2027-2030)	Total
Estimated Revenues	0	0	0	179	2,870	7,849	2,795	3,241	3,505	717	20,439
Less: Operating Costs	0	0	0	145	779	4,290	1,808	2,770	2,877	195	12,670
Net Balance	0	0	0	34	2,091	3,559	987	472	627	523	7,769

¹ All costs are estimates, in 2022 dollars, and do not include inflation or property tax increases. Operating estimates for the approved portfolio will be refined through the 2023-2026 budget process.

South Shepard Northeast Hotchkiss – Genesis



Market – Southeast Sector (2022-2026)

Single/Semi Supply

Serviced capacity in 2022	10,203 units
Projected absorption 2022-2026	3,312 units
Estimated single/semi supply by 2026	6,891 units

This business case would add **427** units by 2026 and **907** total units

Multi-Residential Supply

Serviced capacity in 2022	7,511 units
Projected absorption 2022-2026	2,520 units
Estimated multi-residential by 2026	4,991 units

This business case would add **182** units by 2026 and **389** total units

At-a-Glance

Area Structure Plan:	South Shepard
Community:	ASP Community A
Gross Developable Hectares:	60
Proposed Jobs:	2,118 temporary 148 permanent
Expected Population:	3,900
Anticipated Timeline for Completion:	2024-2033

Map is for contextual purpose only – not all amenities or detailed infrastructure may be shown.

Factor 1: Strategic Alignment MDP/CTP

Prosperous Economy

Supporting economic diversification

- Residential development in accordance with the Area Structure Plan
- Support for future neighbourhood commercial in Hotchkiss to the west and a Neighbourhood Activity Centre in Sora to the south.
- Additional support for regional commercial.

Compact City

Minimum intensity target of 60 people and jobs per gross developable hectare

Anticipated 66 people/jobs per gross developable hectare

Great Communities

Fitting into the greater community

- Completes Community A in the South Shepard Area Structure Plan
- Additional residential development will continue to provide support for businesses in neighbouring communities.
- Designed as a continuation of future development to the east and south.

Integration with activity centres and employment areas

- Will support commercial activity in Hotchkiss to the west and a Neighbourhood Activity Centre in Sora to the south.

- Additional employment centres supported include:
 - Shepard industrial area,
 - McKenzie Towne, South Trail, Quarry Park, and Macleod Trail commercial centres, and

Integration with civic and public facilities

- Nearby civic and public facilities include:
 - Schools in Copperfield, New Brighton, and Auburn Bay,
 - Seton YMCA and public Library,
 - New Brighton Athletic Park, and
 - Ralph Klein Park.
- Planned facilities for Hotchkiss and Sora include:
 - Two schools,
 - Emergency Services station

Good Urban Design

Advancing urban design, equity, and Truth and Reconciliation

- The framework of nodes and corridors are integrated in alignment with key policies of the Municipal Development Plan and designed to integrate natural open space areas.
- Adaptive grid layout that promotes active transportation and preserved key sightlines to the wetland.
- Restoration of a central wetland promotes passive recreation and environmental learning and engagement.

Connecting the City

Integration with citywide networks

- Regional and local pathway systems provide an accessible on and off-street mobility network that utilizes and preserves existing environmentally significant features.
- Green corridor that circles the wetland and connects to the regional pathway system and Calgary Greenway.
- Connects to the transit network through a crosstown route and includes a future local feeder route.

Greening the City

Greenhouse gas emissions, climate change hazards, and natural assets

Features several initiatives to reduce climate impact including:

- Climate friendly housing options and recycling of construction materials,
- Stormwater innovation through a Nautilus Pond and Stormwater Kidney and a constructed wetland,
- An enhanced tree planting program,
- Earthworks collaboration with adjacent developer, and
- Design and construction strategies along with the use of natural resources to mitigate the effects of climate change.

Factor 2: Market Demand

Managing Growth and Change

¹ Off-site levy charges are typically calculated at the time a Development Agreement is executed. Off-site levy amounts shown above provide an approximate estimate of potential off-site levy

Development approval plan

- Geotechnical, Environmental Phase II Site Assessment, and Biophysical Impact Assessment – physical inventory have been completed.
- Q4 2022 Outline Plan and Land Use submission.

Third Party considerations

Wetland restoration with developer to the south.

Growth Capacity

- Based on The City's 2021 – 2025 Suburban Residential Growth report, the southeast sector of the city remains an important growth area, with a 5 year historical absorption share of 25% of new suburban growth.
- Additional developer in the Southeast Sector where competition in the residential market is currently limited.

Factor 3: Financial Impacts

Managing Growth and Change

Estimated Levy Contribution¹

\$35.0 million

Capital Investment

revenues, based on the current Off-Site Levy Bylaw 2M2016. Off-site levy revenues are divided by, and the spending restricted by, infrastructure type.

For full build-out of the proposed business cases see the 'Required Infrastructure' table below.

Property Tax Revenue

See 'Estimated Revenues & Operating Cost' table below.

Direct and indirect operating costs

Incremental direct tax supported costs, indirect and lifecycle costs, and ancillary costs are included below as 'operating costs.'

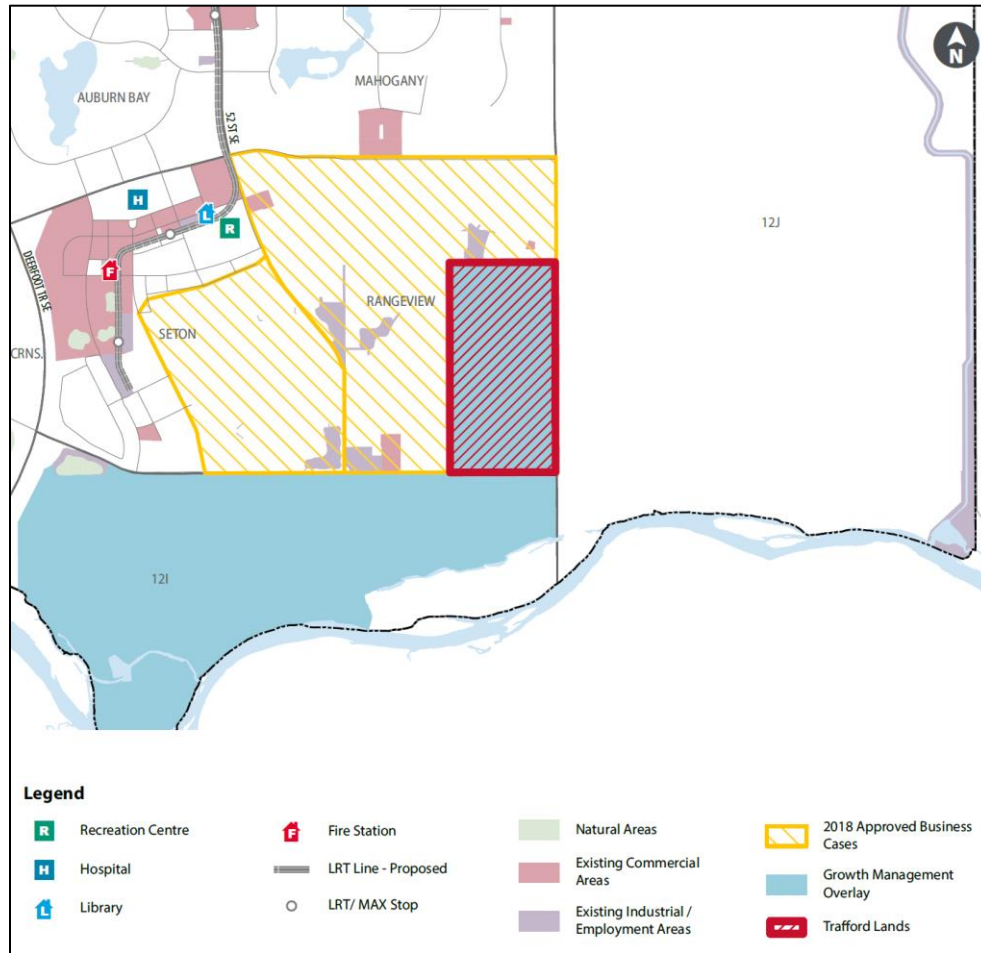
Required Infrastructure (\$000's)¹				
Project	Service Line	2023-2026	2027+	Total
130 Avenue SE completion (McIvor Boulevard SE to Stoney Trail SE)	Streets	\$6.0	\$0	\$6.0
130 Avenue SE alignment as per ASP	Streets	\$0.0	\$20.0	\$20.0
Stoney Tr. / 130th Avenue interchange	Streets	\$0.0	\$40.0	\$40.0
Total		\$6.0	\$60.0	\$66.0

Estimated Revenues & Operating Cost (\$000's)²											
	2023	2024	2025	2026	2027-2030	2031-2034	2035	2036	Final Buildout Year (2037)	2027+ (Average of 2027-2030)	Total
Estimated Revenues	-	64	191	445	6,321	14,158	3,744	3,744	3,744	1,580	32,411
Less: Operating Costs	-	49	156	288	6,438	18,012	4,572	4,572	4,572	1,610	38,660
Net Balance	0	14	35	157	(117)	(3,853)	(828)	(828)	(828)	(29)	(6,250)

¹ These costs represent a part of a greater build out of the planning sector and are not necessarily solely required for the business case alone.

² All costs are estimates, in 2022 dollars, and do not include inflation or property tax increases. Operating estimates for the approved portfolio will be refined through the 2023-2026 budget process.

Rangeview West Creek – Trafford



Market – Southeast Sector (2022-2026)

Single/Semi Supply

Serviced capacity in 2022	10,203 units
Projected absorption 2022-2026	3,312 units
Estimated single/semi supply by 2026	6,891 units

This business case would add **382** units by 2026 and **1,790** total units

Multi-Residential Supply

Serviced capacity in 2022	7,511 units
Projected absorption 2022-2026	2,520 units
Estimated multi-residential supply by 2026	4,991 units

This business case would add **200** units by 2026 and **810** total units

At-a-Glance

Area Structure Plan:	Rangeview
Community:	West Creek
Gross Developable Hectares:	119
Proposed Jobs:	3,872 temporary 454 permanent
Expected Population:	8,030
Anticipated Timeline for Completion:	2024-2037

Map is for contextual purpose only – not all amenities or detailed infrastructure may be shown.

Factor 1: Strategic Alignment MDP/CTP

Prosperous Economy

Supporting economic diversification

- Primarily residential but provides a range of employment and amenity opportunities in the form of:
 - Community and neighbourhood activity centres, and
 - Two elementary schools.
- Provides support to the existing commercial and institutional Seton Urban District along with the South Health Campus.

Compact City

Minimum intensity target of 60 people and jobs per gross developable hectare

Anticipated 65 people/jobs per gross developable hectare

Great Communities

Fitting into the greater community

- Supports the continued development of surrounding communities.
- Provides additional housing and amenities to support population growth due to Seton Urban District and the South Hospital Campus.
- Completes the open space, pedestrian/bike pathways connections within the Rangeview Area Structure Plan.
- Forms a complete community with existing recreational centre, fire hall, library, and future Green Line stations.

- Contiguous with development to the west and north.

Integration with activity centres and employment areas

- Includes one new Neighbourhood Activity Centre and one new Community Activity Centre.
- Supports activity and employment centres in the Seton Urban District.

Integration with civic and public facilities

- Proposes two elementary school sites.
- Proximity within the following amenities:
 - Seton Library,
 - Recreation Centre (YMCA),
 - Joanne Cardinal-Schubert High School,
 - South Calgary Health Campus,
 - Fire Hall, and
 - Future Hospital/Seton Green Line LRT Stations.

Good Urban Design

Advancing urban design, equity, and Truth and Reconciliation

- Proposal takes cues from the natural features and placing land uses accordingly.
- Preserves portions of the wetlands to create an outdoor amenity and a stormwater pond.
- Connects open spaces, pathways with school sites within the area and the surrounding communities to form an interconnected system of public pathways. The green

infrastructure is in alignment with key policies of the Municipal Development Plan.

- Committed to advancing Truth and Reconciliation and welcome additional input throughout the development approvals process.

Connecting the City

Integration with citywide networks

- Proximity to the existing transit service in the form of an active BRT in the Seton Urban District connects the area to Downtown Calgary and to two future Green Line stations.
- 5A network connects the two anchors proposed north – south within the business cases and the activity centres/amenity spaces connecting to neighbouring communities.

Greening the City

Greenhouse gas emissions, climate change hazards, and natural assets

- Effective pedestrian/active transportation network design to encourage sustainable transportation options, including housing density.
- Optimizes sun exposure with building and lot orientation.
- Naturalized infrastructure to preserve environmentally significant features and create green features.

Factor 2: Market Demand

Managing Growth and Change

Development approval plan

- Q2 2022 Outline Plan and Land Use Application submission anticipated.

Third Party considerations

There are no third-party concerns at this time.

Growth Capacity

- Based on The City's 2021 – 2025 Suburban Residential Growth report, the southeast sector of the city remains an important growth area, with a 5-year historical absorption share of 25% of new suburban growth.
- Area already pre-serviced with infrastructure ensures land supply in this sector remains available to changes in market demand in the short term.
- Residential growth will increase land supply for competition, choice, affordability and further diversification in housing product to complement the existing amenities and support existing employment to accommodate multiple lifestyles.

Factor 3: Financial Impacts

Managing Growth and Change

Estimated Levy Contribution¹

\$64.3 million

Capital Investment

No capital infrastructure beyond investments required for previously approved new communities is required to enable development in this business case.

Direct and indirect operating costs

Incremental direct tax supported costs, indirect and lifecycle costs, and ancillary costs are included below as 'operating costs.'

Property Tax Revenue

See 'Estimated Revenues & Operating Cost' table below.

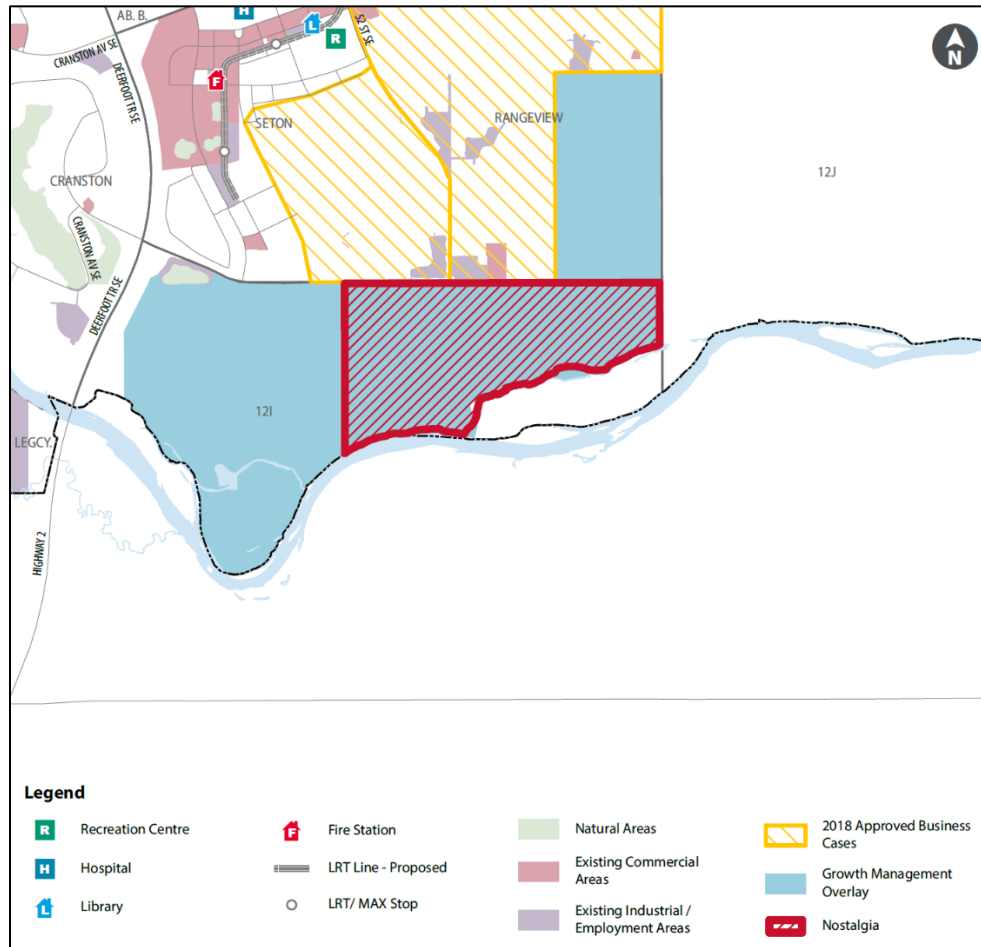
Estimated Revenues & Operating Cost (\$000's) ²											
	2023	2024	2025	2026	2027-2030	2031-2034	2035	2036	Final Buildout Year (2037)	2027+ (Average of 2027-2030)	Total
Estimated Revenues	-	470	902	1,327	10,382	18,916	5,818	6,228	6,638	2,595	50,680
Less: Operating Costs	-	162	297	796	6,949	17,824	5,138	5,264	5,753	1,737	42,182
Net Balance	0	309	605	532	3,432	1,093	679	964	885	858	8,498

¹ Off-site levy charges are typically calculated at the time a Development Agreement is executed. Off-site levy amounts shown above provide an approximate estimate of potential off-site levy revenues, based on the current Off-Site Levy Bylaw 2M2016. Off-site

levy revenues are divided by, and the spending restricted by, infrastructure type.

² All costs are estimates, in 2022 dollars, and do not include inflation or property tax increases. Operating estimates for the approved portfolio will be refined through the 2023-2026 budget process.

Ricardo Ranch Nostalgia – Telsec Jayman



Market – Southeast Sector (2022-2026)

Single/Semi Supply

Serviced capacity in 2022	10,203 units
Projected absorption 2022-2026	3,312 units
Estimated single/semi supply by 2026	6,891 units

This business case would add **700** units by 2026 and **2,616** total units

Multi-Residential Supply

Serviced capacity in 2022	7,511 units
Projected absorption 2022-2026	2,520 units
Estimated multi-residential supply by 2026	4,991 units

This business case would add **300** units by 2026 and **1,121** total units

At-a-Glance

Area Structure Plan:	Ricardo Ranch
Community:	Nostalgia
Gross Developable Hectares:	151
Proposed Jobs:	5,967 temporary 703 permanent
Expected Population:	11,174
Anticipated Timeline for Completion:	2023-2037

Map is for contextual purpose only – not all amenities or detailed infrastructure may be shown.

Factor 1: Strategic Alignment MDP/CTP

Prosperous Economy

Supporting economic diversification

- Primarily residential but provides a range of amenity and employment opportunities in the form of:
 - Two neighbourhood activity centres.
 - Access to the Bow River Corridor with alternative and accessible uses.
 - Opportunity to partner with Province for public facilities (boat launch) for river recreation and tourism.
 - Create a hospitality node via a fishing village to retain the existing homestead and include a hotel and convention space.
 - A community association and a school.
 - Emphasis on sustainability and energy efficiency.
- Support for the existing commercial and institutional Seton Urban District and South Health Campus.

Compact City

Minimum intensity target of 60 people and jobs per gross developable hectare

Anticipated 78 people/jobs per gross developable hectare

Great Communities

Fitting into the greater community

- Start of a new community within the Ricardo Ranch Area Structure Plan.

- Additional residential development across 212 Avenue SE to provide support for businesses in Seton Urban District and the South Hospital Campus.
- Forms a complete community with existing recreational centre, library and future Green Line stations across 212 Avenue SE.
- Contiguous to proposed business cases on west.

Integration with activity centres and employment areas

- Includes two new Neighbourhood Activity Centres.
- Supports activity and employment centres in the Seton Urban District and the South Hospital Campus.

Integration with civic and public facilities

- Proposes a joint use school site.
- Proximity within the following amenities:
 - Seton Library and Recreation Centre (YMCA),
 - Joanne Cardinal-Schubert High School,
 - South Calgary Health Campus,
 - Fire Hall,
 - Future Hospital/Seton Green Line LRT Stations,
 - Proposes public facilities for river recreation, and
 - Proposes heritage preservation for public benefit.

Good Urban Design

Advancing urban design, equity, and Truth and Reconciliation

- Preserves 95% of the escarpment corridor and developing the rest through slope adaptive design.

- Integration storm park canal system within the community to enhance ecological value, aesthetics and Place making
- Enhanced public access and public realm with activity centres, public plaza acting as hubs located adjacent to the escarpment and views of the Bow River including a Chapel and a community association.
- Accessible outdoor amenities.
- Urban main streets with retail and density through the streets/pathways with connections to the view sheds of the Bow River creates unique identity and sense of place. The urban framework is in alignment with key policies of the Municipal Development Plan.
- Diverse/equitable opportunity by locating multi residential along the escarpment for shared views of the Bow River.
- Committed to advancing Truth and Reconciliation and welcome additional input.

Connecting the City

Integration with citywide networks

- Proximity to the existing transit service in the form of an active BRT in the Seton Urban District connects the area to Downtown Calgary and to two future Green Line stations.
- 5A network providing off-street pathways and on-street bikeways connecting to the regional and local pathway systems along environmentally significant features.
- Publicly accessible high-quality boat launch with enhanced public realm.

Greening the City

Greenhouse gas emissions, climate change hazards, and natural assets

- Effective pedestrian/active transportation network design to encourage sustainable transportation options, including transit supportive land uses and housing density.
- Offers net zero houses with solar panels and other energy efficient standards.
- Solar panels mandatory in all buildings.
- Use of geo exchange systems in commercial/multifamily buildings and compact street cross sections to reduce GHC emissions.
- Nautilus Pond, storm park and stormwater kidney is a cost-efficient, high-performance treatment system with amenity and recreational value.
- Appropriate development setbacks from natural features.

Factor 2: Market Demand

Managing Growth and Change

Development approval plan

- Q2- 2022 Outline Plan and Land Use Application submission anticipated.

Third Party considerations

Committed to advance discussion with the Province for the relocation of boat launch.

Growth Capacity

- Based on The City’s 2021 – 2025 Suburban Residential Growth report, the southeast sector of the city remains an important growth area, with a 5-year historical absorption share of 25% of new suburban growth.
- Provides an opportunity to buy energy efficient houses.
- Area already pre-serviced with infrastructure ensures land supply in this sector remains available.
- Residential growth will increase competition, choice, affordability, and diversification in housing product.

Factor 3: Financial Impacts

Managing Growth and Change

Estimated Levy Contribution¹
\$75.6 million

Capital Investment
No capital infrastructure beyond investments required for previously approved new communities is required to enable development in this business case.

Direct and indirect operating costs
Incremental direct tax supported costs, indirect and lifecycle costs, and ancillary costs are included below as ‘operating costs.’

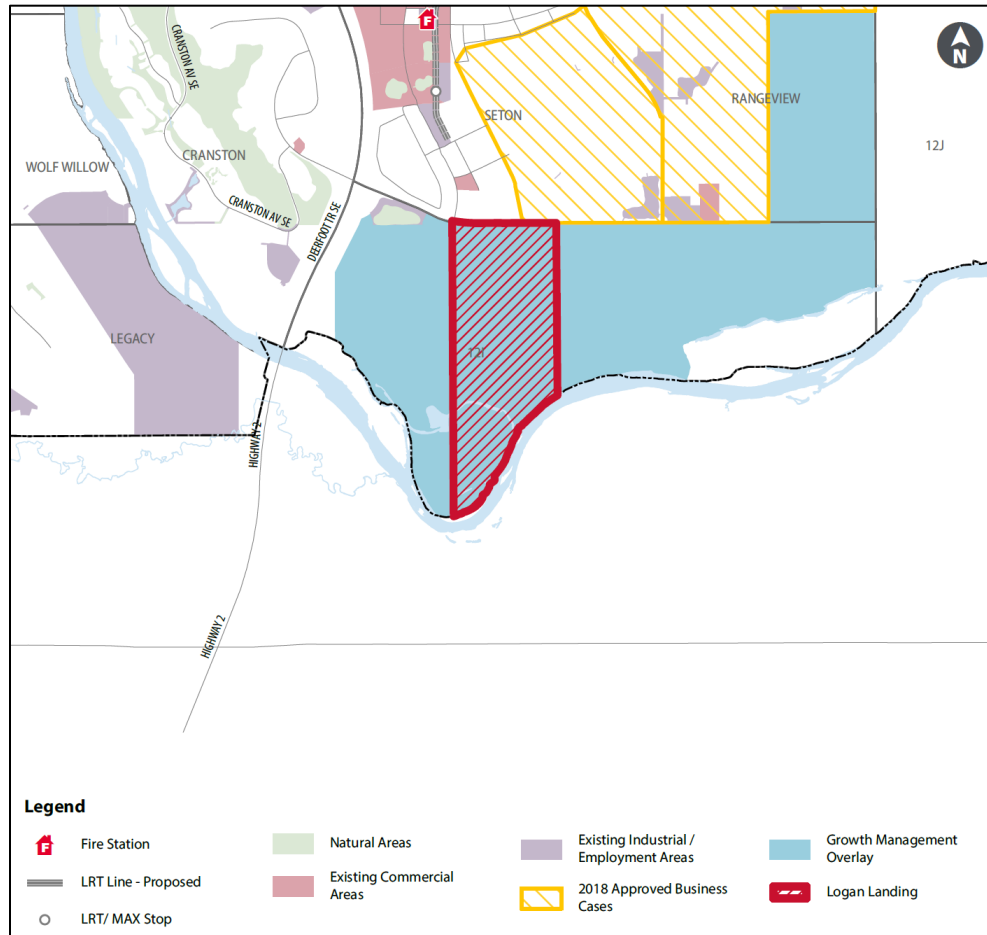
Property Tax Revenue
See ‘Estimated Revenues & Operating Cost’ table below.

Estimated Revenues & Operating Cost (\$000's)²											
	2023	2024	2025	2026	2027-2030	2031-2034	2035	2036	Final Buildout Year (2037)	2027+ (Average of 2027-2030)	Total
Estimated Revenues	621	1,241	1,862	2,482	18,219	29,580	8,947	9,567	10,156	4,555	82,674
Less: Operating Costs	719	1,264	1,438	1,983	14,373	24,138	6,839	7,383	7,549	3,593	65,686
Net Balance	(98)	(23)	424	500	3,846	5,442	2,108	2,184	2,606	961	16,988

¹ Off-site levy charges are typically calculated at the time a Development Agreement is executed. Off-site levy amounts shown above provide an approximate estimate of potential off-site levy revenues, based on the current Off-Site Levy Bylaw 2M2016. Off-site

levy revenues are divided by, and the spending restricted by, infrastructure type.
² All costs are estimates, in 2022 dollars, and do not include inflation or property tax increases. Operating estimates for the approved portfolio will be refined through the 2023-2026 budget process.

Ricardo Ranch Logan Landing – Genesis



Market – Southeast Sector (2022-2026)

Single/Semi Supply

Serviced capacity in 2022	10, 203 units
Projected absorption 2022-2026	3,312 units
Estimated single/semi supply by 2026	6,891 units

This business case would add **550** units by 2026 and **1,587** total units

Multi-Residential Supply

Serviced capacity in 2022	7,511 units
Projected absorption 2022-2026	2,520 units
Estimated multi-residential supply by 2026	4,991 units

This business case would add **100** units by 2026 and **369** total units

At-a-Glance

Area Structure Plan:	Ricardo Ranch
Community:	Logan Landing
Gross Developable Hectares:	96
Proposed Jobs:	4,111 temporary 284 permanent
Expected Population:	6,001
Anticipated Timeline for Completion:	2023-2036

Map is for contextual purpose only – not all amenities or detailed infrastructure may be shown.

Factor 1: Strategic Alignment MDP/CTP

Prosperous Economy

Supporting economic diversification

- Primarily residential but provides a range of amenity and employment opportunities in the form of:
 - A neighbourhood activity centre
 - Access to the Bow River Corridor to support recreation and tourism opportunities.
 - A school.
- Provides support to the existing commercial and institutional Seton Urban District along with the South Health Campus.

Compact City

Minimum intensity target of 60 people and jobs per gross developable hectare

Anticipated 66 people/jobs per gross developable hectare

Great Communities

Fitting into the greater community

- Start of a new community within the Ricardo Ranch Area Structure Plan.
- Additional residential development across 212 Avenue SE to provide support for businesses in Seton Urban District and the South Hospital Campus.

- Forms a complete community with existing recreational centre, library and future Green Line stations across 212 Avenue SE.
- Contiguous to proposed business cases on east and west.

Integration with activity centres and employment areas

- Includes one new Neighbourhood Activity Centre.
- Supports activity and employment centres in the Seton Urban District and the South Hospital Campus.

Integration with civic and public facilities

- Proposes a school site.
- Proximity within the following amenities:
 - Seton Library,
 - Recreation Centre (YMCA),
 - Joanne Cardinal-Schubert High School,
 - South Calgary Health Campus,
 - Fire Hall, and
 - Future Hospital/Seton Green Line LRT Stations.

Good Urban Design

Advancing urban design, equity, and Truth and Reconciliation

- Preserves portions of the escarpment corridor by retaining the lower escarpment slope and developing the upper escarpment through slope adaptive design, and activates the escarpment with pathways, programmed open spaces.
- The Neighbourhood Activity Centre is located centrally along the escarpment forming the nuclei of the community.

- Integration and protection of the blue heron colony and providing accessibility for outdoor amenities.
- Creates legibility and permeability through the streets/pathways with connections to the view sheds of the Bow River. The urban framework is in alignment with key policies of the Municipal Development Plan.
- Actively engaging Treaty 7 First Nations and the Métis Nation of Alberta, Region 3, to identify opportunities to highlight Indigenous history, knowledge, culture, and art within the subject lands.

Connecting the City

Integration with citywide networks

- Proximity to the existing transit service in the form of an active BRT in the Seton Urban District connects the area to Downtown Calgary and to two future Green Line stations.
- 5A network providing off-street pathways and on-street bikeways connecting to the regional and local pathway systems along environmentally significant features.

Greening the City

Greenhouse gas emissions, climate change hazards, and natural assets

- Effective pedestrian/active transportation network design to encourage sustainable transportation options, including transit supportive land uses and housing density
- Energy efficient houses with rough-in for solar panel installation and Electric Vehicle charging stations.

- Reducing greenhouse gas emissions by using an alternative concrete specification, recycling asphalt, creating compact street cross sections, providing an enhanced tree planting program, and by working with contractors to reduce fuel consumption by 30%.
- Appropriate setbacks and mitigation measures for development from biodiversity and natural features.

Factor 2: Market Demand

Managing Growth and Change

Development approval plan

- Q3 2020 submitted Outline Plan and Land Use Application, anticipated Calgary Planning Commission Q3 2022.

Third Party considerations

There are no third-party concerns at this time.

Growth Capacity

- Based on The City's 2021 – 2025 Suburban Residential Growth report, the southeast sector of the city remains an important growth area, with a 5 year historical absorption share of 25% of new suburban growth.
- Area already pre-serviced with infrastructure ensures land supply in this sector remains available to demand changes in the short term.
- Offers Calgary's last remaining new communities along a Bow River, a unique and limited market segment in Calgary providing competition, choice, affordability and

further diversification in housing product to complement the existing amenities to accommodate multiple lifestyles.

Factor 3: Financial Impacts

Managing Growth and Change

Estimated Levy Contribution¹
\$48.2 million

Capital Investment

No capital infrastructure beyond investments required for previously approved new communities is required to enable development in this business case.

Direct and indirect operating costs

Incremental direct tax supported costs, indirect and lifecycle costs, and ancillary costs are included below as 'operating costs.'

Property Tax Revenue

See 'Estimated Revenues & Operating Cost' table below.

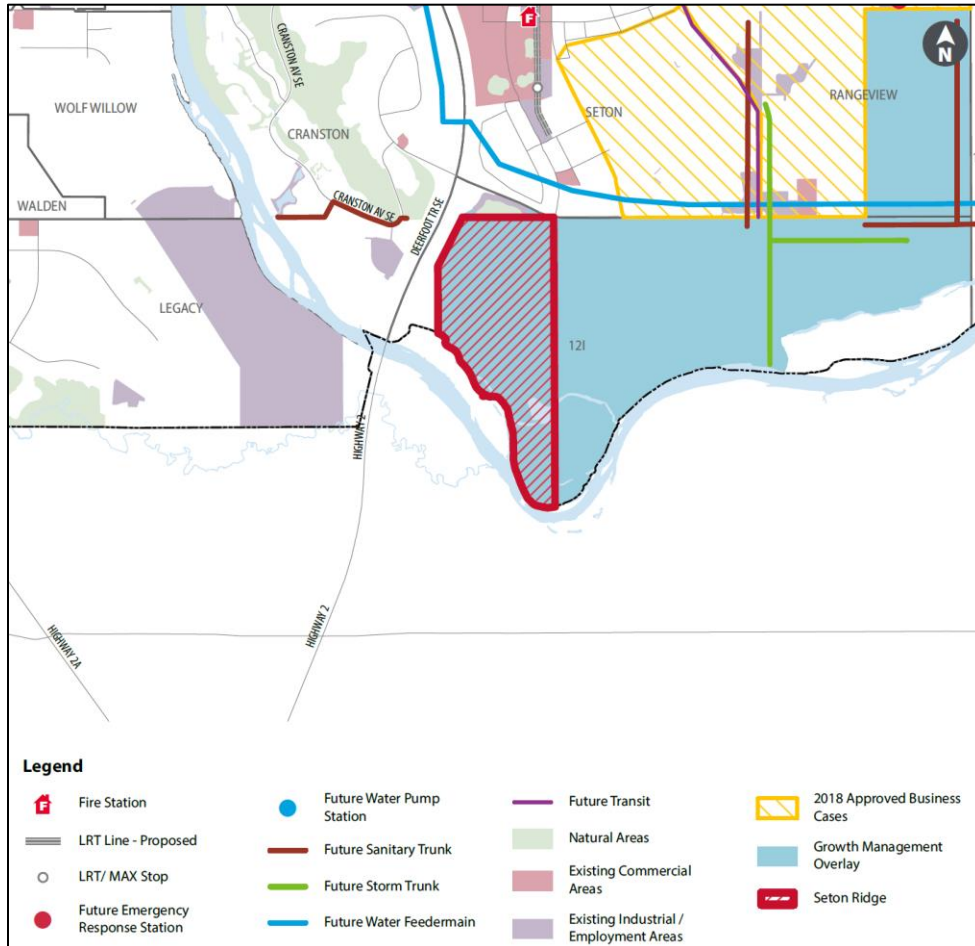
Estimated Revenues & Operating Cost (\$000's) ²											
	2023	2024	2025	2026	2027-2030	2031-2034	2035	2036	Final Buildout Year (2037)	2027+ (Average of 2027-2030)	Total
Estimated Revenues	740	1,412	1,634	1,990	14,350	22,086	6,934	7,072	7,072	3,588	63,290
Less: Operating Costs	147	275	336	786	8,462	16,805	4,768	5,182	5,192	2,116	41,952
Net Balance	593	1,137	1,298	1,204	5,888	5,281	2,166	1,890	1,880	1,472	21,338

¹ Off-site levy charges are typically calculated at the time a Development Agreement is executed. Off-site levy amounts shown above provide an approximate estimate of potential off-site levy revenues, based on the current Off-Site Levy Bylaw 2M2016. Off-site

levy revenues are divided by, and the spending restricted by, infrastructure type.

² All costs are estimates, in 2022 dollars, and do not include inflation or property tax increases. Operating estimates for the approved portfolio will be refined through the 2023-2026 budget process.

Ricardo Ranch Seton Ridge – Brookfield



Market – Southeast Sector (2022-2026)

Single/Semi Supply

Serviced capacity in 2022	10,203 units
Projected absorption 2022-2026	3,312 units
Estimated single/semi supply by 2026	6,891 units

This business case would add **440** units by 2026 and **1,540** total units

Multi-Residential Supply

Serviced capacity in 2022	7,511 units
Projected absorption 2022-2026	2,520 units
Estimated multi-residential supply by 2026	4,991 units

This business case would add **0** units by 2026 and **0** total units

At-a-Glance

Area Structure Plan:	Ricardo Ranch
Community:	Seton Ridge
Gross Developable Hectares:	81
Proposed Jobs:	3,060 temporary 187 permanent
Expected Population:	4,928
Anticipated Timeline for Completion:	2023-2036

Map is for contextual purpose only – not all amenities or detailed infrastructure may be shown.

Factor 1: Strategic Alignment MDP/CTP

Prosperous Economy

Supporting economic diversification

- Primarily residential but provides a range of amenity and employment opportunities in the form of:
 - Access to the Bow River Corridor to support recreation and tourism opportunities.
 - A school.
- Provides support to the existing commercial and institutional Seton Urban District along with the South Health Campus.

Compact City

Minimum intensity target of 60 people and jobs per gross developable hectare

Anticipated 62 people/jobs per gross developable hectare

Great Communities

Fitting into the greater community

- Start of a new community within the Ricardo Ranch Area Structure Plan.
- Additional residential development across 212 Avenue SE to provide support for businesses in Seton Urban District and the South Hospital Campus.
- Forms Calgary's Southern Gateway on the southwestern side along Deerfoot Trail SE

- Forms a complete community with existing recreational centre, library and future Green line stations across 212 Avenue SE.
- Contiguous to proposed business cases on the east.

Integration with activity centres and employment areas

- Does not include activity or employment areas as per the Area Structure Plan. The residential will be supported by the future neighbourhood activity centre in the adjacent proposed business case.
- Supports activity and employment centres in the Seton Urban District.

Integration with civic and public facilities

- Proposes a joint use school site.
- Proximity within the following amenities:
 - Seton Library,
 - Recreation Centre (YMCA),
 - Joanne Cardinal-Schubert High School,
 - South Calgary Health Campus,
 - Fire Hall , and
 - Future Hospital/Seton Green Line LRT Stations.

Good Urban Design

Advancing urban design, equity, and Truth and Reconciliation

- Preserves approximately 1,200 metres of the escarpment corridor and includes natural open spaces and green pathways along the escarpment.

- Innovates design through courtyard cluster housing and providing accessibility for outdoor amenities.
- Creates legibility and permeability through the streets/pathways with connections to the view sheds of the Bow River. The urban framework is in alignment with key policies of the Municipal Development Plan.
- Developed an engagement program with the City of Calgary, centred around the open space network, to further advance Truth and Reconciliation.

Connecting the City

Integration with citywide networks

- Proximity to the existing transit service in the form of an active BRT in the Seton Urban District connects the area to Downtown Calgary and to two future Green Line stations.
- 5A network providing off-street pathways and on-street bikeways connecting to the regional and local pathway systems along environmentally significant features.

Greening the City

Greenhouse gas emissions, climate change hazards, and natural assets

- Proximity to the existing transit in the form of an active BRT in the Seton Urban District connects the area to Downtown Calgary.
- Naturalized infrastructure to preserve environmentally significant features and create green spaces.
- Compact street cross sections to reduce GHC emissions.

- Appropriate setbacks and mitigation measures for development from biodiversity and natural features.

Factor 2: Market Demand

Managing Growth and Change

Development approval plan

- Q1 2021 submitted Outline Plan and Land Use Application, anticipating Calgary Planning Commission.

Third Party considerations

There are no third-party concerns at this time.

Growth Capacity

- Based on The City's 2021 – 2025 Suburban Residential Growth report, the southeast sector of the city remains an important growth area, with a 5 year historical absorption share of 25% of new suburban growth.
- Area already pre-serviced with infrastructure ensures land supply in this sector remains available to changes in market demand in the short term.
- Opening up the land at no infrastructure cost increases land supply for competition, choice, affordability and further diversification in housing product to complement the existing amenities to accommodate multiple lifestyles.

Factor 3: Financial Impacts

Managing Growth and Change

Managing Growth and Change

Estimated Levy Contribution¹

\$40.5 million

Capital Investment

No capital infrastructure beyond investments required for previously approved new communities is required to enable development in this business case.

Direct and indirect operating costs

Incremental direct tax supported costs, indirect and lifecycle costs, and ancillary costs are included below as 'operating costs.'

Property Tax Revenue

See 'Estimated Revenues & Operating Cost' table below.

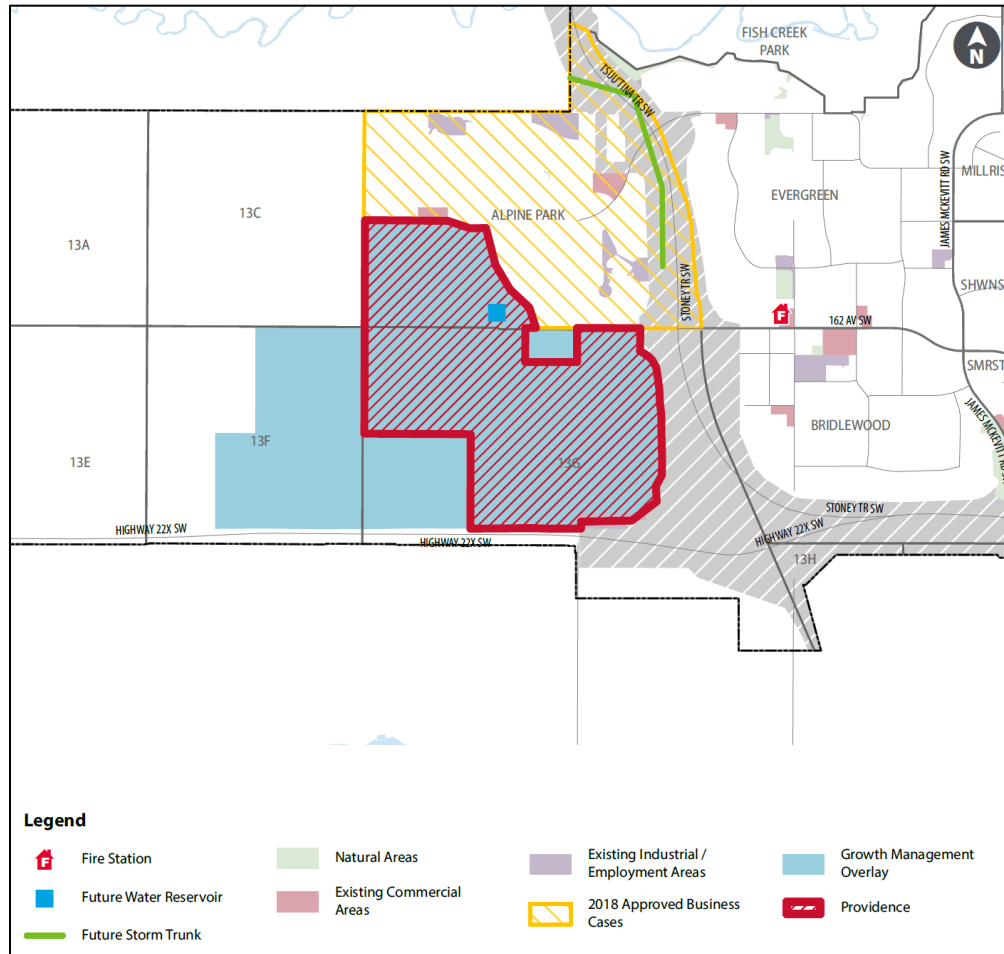
Estimated Revenues & Operating Cost (\$000's) ²											
	2023	2024	2025	2026	2027-2030	2031-2034	2035	2036	Final Buildout Year (2037)	2027+ (Average of 2027-2030)	Total
Estimated Revenues	340	679	1,019	1,359	9,549	15,977	4,843	5,183	5,183	2,387	44,132
Less: Operating Costs	86	173	257	342	6,570	14,277	3,866	4,512	4,522	1,643	34,606
Net Balance	254	506	762	1,017	2,979	1,700	978	671	661	745	9,526

¹ Off-site levy charges are typically calculated at the time a Development Agreement is executed. Off-site levy amounts shown above provide an approximate estimate of potential off-site levy revenues, based on the current Off-Site Levy Bylaw 2M2016. Off-site

levy revenues are divided by, and the spending restricted by, infrastructure type.

² All costs are estimates, in 2022 dollars, and do not include inflation or property tax increases. Operating estimates for the approved portfolio will be refined through the 2023-2026 budget process.

Providence – Qualico, Dream, Hopewell, Ronmor



Market – South Sector (2022-2026)

Single/Semi Supply

Serviced capacity in 2022	4,616 units
Projected absorption 2022-2026	3,432 units
Estimated single/semi supply by 2026	1,184 units

This business case would add **810** units by 2026 and **5,265** total units

Multi-Residential Supply

Serviced capacity in 2022	7,260 units
Projected absorption 2022-2026	2,224 units
Estimated multi-residential supply by 2026	5,036 units

This business case would add **353** units by 2026 and **2,256** total units

At-a-Glance

Area Structure Plan:	Providence
Community:	Providence
Gross Developable Hectares:	347
Proposed Jobs:	9,268 temporary 5,265 permanent
Expected Population:	20,000
Anticipated Timeline for Completion:	2023-2037

Map is for contextual purpose only – not all amenities or detailed infrastructure may be shown.

Factor 1: Strategic Alignment MDP/CTP

Prosperous Economy

Supporting economic diversification

- Provides population support TAZA development.
- Opportunity for diversification in Calgary's tourism industry with proximity to numerous tourist attractions like Spruce Meadows and Granary Road's Active Learning Park and Farmer's Market

Compact City

Minimum intensity target of 60 people and jobs per gross developable hectare

Anticipated 70 people/jobs per gross developable hectare.

Great Communities

Fitting into the greater community

- Contiguous to current developing Alpine Park and Vermillion Hill neighbourhoods.
- Primary Transit Network will serve employment and high-density residential uses.

Integration with activity centres and employment areas

- Includes one new Activity Centre.
- Three Neighbourhood Activity Centres, Community Association site and Community Retail Centre will be part of Alpine Park and Vermilion Hill.

Integration with civic and public facilities

- Proposed Regional Athletic Park, as well as the following regional amenities:
 - TAZA
 - Southland Leisure Centre
 - Canyon Meadows Aquatic and Fitness Centre
 - Cardel Recreation Centre South
 - Shawnessy YMCA & Library, and
 - Many schools.

Good Urban Design

Advancing urban design, equity, and Truth and Reconciliation

- Human scale design with core goal of safe, affordable, accessible, and sustainable.
- Proximity to TAZA will provide opportunity for support of the Tsuut'ina Nation as they develop.

Connecting the City

Integration with citywide networks

- Access to future Primary Transit Network.
- Comprehensive interior road and pathway network.
- Environmental preservation through environment open space and habitat fragmentation.

Greening the City

Greenhouse gas emissions, climate change hazards, and natural assets

- Effective pedestrian/active transportation network design to encourage sustainable transportation options.
- Storm Parks and Stormwater Kidney for innovative stormwater management.
- Natural wetland drainages will be incorporated into the stormwater management system.
- Habitat areas will be restored and enhanced through naturalized planting programs with native and indigenous plant species.

Factor 2: Market Demand

Managing Growth and Change

Development approval plan

- Q1 2025 Dream ASP amend/Outline Plan/Land Use app
- Q1 & Q2 2026 subdivision
- Q3 2022 Qualico Outline Plan and Land Use Application.
- Q1 2024 subdivision
- Q1-Q3 2024 Ronmor/Hopewell Outline Plans and Land Use Application
- Q1 2025 subdivision

Third Party considerations

There are no third-party concerns at this time.

¹ Off-site levy charges are typically calculated at the time a Development Agreement is executed. Off-site levy amounts shown above provide an approximate estimate of potential off-site levy

Growth Capacity

- Based on The City's 2021 – 2025 Suburban Residential Growth report, the south sector has a 5 year historical absorption share of 16% of new suburban growth.
- Distinct portion of the city with limited supply and underlying demand. Separated from the rest of the planning sector by the ring road and serviced by separate infrastructure.

Factor 3: Financial Impacts

Managing Growth and Change

Estimated Levy Contribution¹

\$194.6 million

Capital Investment

For full build-out of the proposed business cases see the 'Required Infrastructure' table below.

Direct and indirect operating costs

Incremental direct tax supported costs, indirect and lifecycle costs, and ancillary costs are included below as 'operating costs.'

Property Tax Revenue

See 'Estimated Revenues & Operating Cost' table below.

revenues, based on the current Off-Site Levy Bylaw 2M2016. Off-site levy revenues are divided by, and the spending restricted by, infrastructure type.

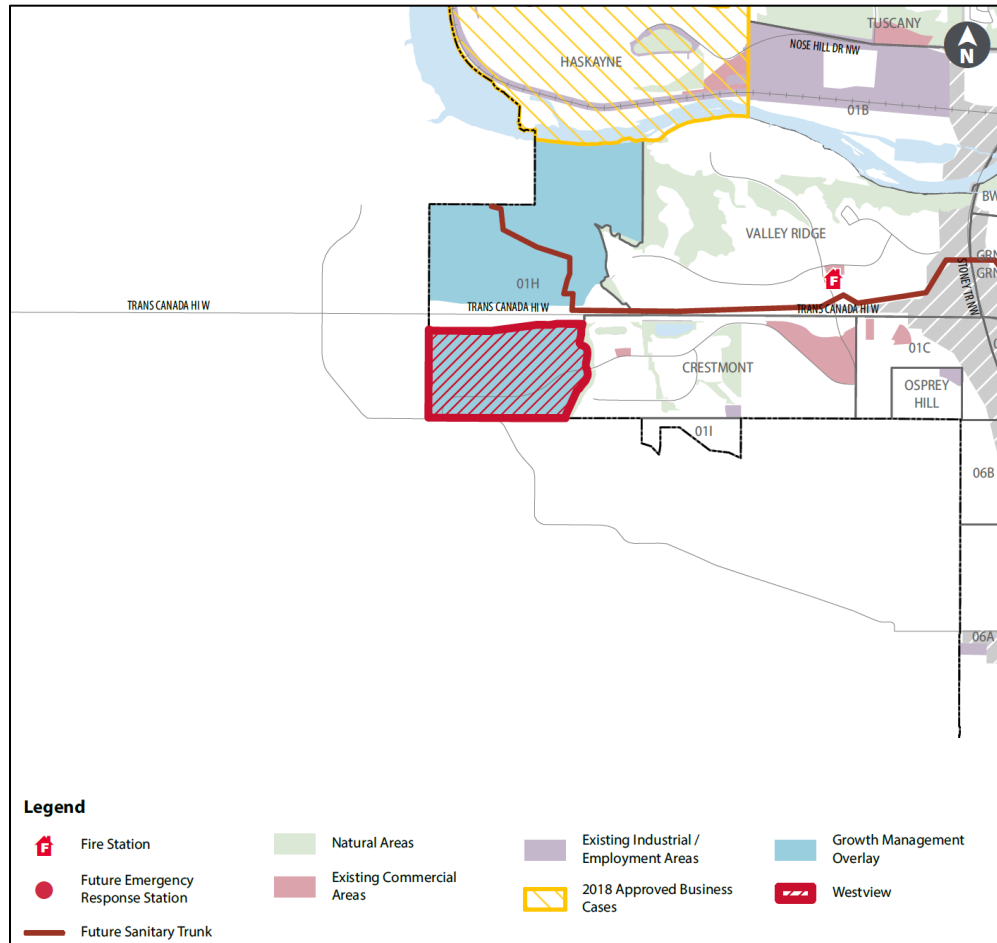
Required Infrastructure (\$000's)¹				
Project	Service Line	2023-2026	2027+	Total
162 Ave Transitway (Stoney to Providence)	Public Transit	\$0.0	\$40.0	\$40.0
Hwy 22X / 53rd Street interchange	Streets	\$0.0	\$60.0	\$60.0
Providence Storm Trunk Stage 3 & 4	Storm	\$0.0	\$20.0	\$20.0
Starlight Feedermain loop (completion)	Water	\$0.0	\$62.3	\$62.3
Starlight Feedermain Phases 1 and 2	Water	\$1.7	\$9.3	\$11.0
Starlight Reservoir	Water	\$0.0	\$15.0	\$15.0
West Pine Creek Sanitary Phase 3	Sanitary	\$0.0	\$55.2	\$55.2
Westview Feedermain (146 Ave Feedermain)	Water	\$3.0	\$17.0	\$20.0
Providence - Westview PZ Reservoir Pump Station #49 (Also known as the 2 nd PS for Starlight PZ) and a portion of Starlight FM Ph 3 up to 2022 NCBC boundary for the roadway construction synergy	Water	\$0.0	\$15.0	\$15.0
Westview Reservoir	Water	\$0.0	\$15.0	\$15.0
Total		\$4.7	\$308.8	\$313.5

Estimated Revenues & Operating Cost (\$000's)²											
	2023	2024	2025	2026	2027-2030	2031-2034	2035	2036	Final Buildout Year (2037)	2027+ (Average of 2027-2030)	Total
Estimated Revenues	-	-	1,525	3,039	32,783	67,254	21,266	22,916	24,430	8,196	173,214
Less: Operating Costs	-	-	781	1,606	18,021	36,545	11,303	12,125	13,318	4,505	93,700
Net Balance	0	0	745	1,432	14,762	30,710	9,963	10,791	11,111	3,690	79,514

¹ These costs represent a part of a greater build out of the planning sector and are not necessarily solely required for the business case alone.

² All costs are estimates, in 2022 dollars, and do not include inflation or property tax increases. Operating estimates for the approved portfolio will be refined through the 2023-2026 budget process.

West View – Qualico



Market – West Sector (2022-2026)

Single/Semi Supply

Serviced capacity in 2022	2,244 units
Projected absorption 2022-2026	640 units
Estimated single/semi supply by 2026	1,604 units

This business case would add **390** units by 2026 and **1,316** total units

Multi-Residential Supply

Serviced capacity in 2022	5,232 units
Projected absorption 2022-2026	424 units
Estimated multi-residential supply by 2026	4,808 units

This business case would add **0** units by 2026 and **161** total units

At-a-Glance

Area Structure Plan:	West View ASP
Community:	Crestmont West
Gross Developable Hectares:	79
Proposed Jobs:	2,750 temporary 410 permanent
Expected Population:	4,956
Anticipated Timeline for Completion:	2023-2037

Map is for contextual purpose only – not all amenities or detailed infrastructure may be shown.

Factor 1: Strategic Alignment MDP/CTP

Prosperous Economy

Supporting economic diversification

- Provides opportunity for diversification of population which promotes economic diversification.

Compact City

Minimum intensity target of 60 people and jobs per gross developable hectare

Anticipated 67 people/jobs per gross developable hectare

Great Communities

Fitting into the greater community

- Extension of the existing Crestmont community.

Integration with activity centres and employment areas

- Includes a Neighbourhood Activity Centre, recreation centre, library, and school site with playfield.

Integration with civic and public facilities

- The business case can be serviced by the following regional amenities:
 - Springbank Recreation Centre
 - Canada Olympic Park
 - Winsport Regional Recreation Area
 - Rocky Ridge Recreation Facility and, many schools

Good Urban Design

Advancing urban design, equity, and Truth and Reconciliation

- Provides context-sensitive interface to rural area.
- Regional pathways and transit stops are central to the plans, providing connections to the NAC, recreations centre and school site.

Connecting the City

Integration with citywide networks

- Plan will connect into existing transit infrastructure.
- East-west pathway will facilitate direct, safe, and accessible cyclist and pedestrian connectivity through the area.

Greening the City

Greenhouse gas emissions, climate change hazards, and natural assets

- Dense and diverse building types with higher environment and energy efficiency standards.
- Increased topsoil depth to be resilient to storm events and withstanding climate change.
- Slope adaptive hosing to work with natural topography reduces impact on the natural system.
- Use of existing drainage into neighbourhood design to provide biodiversity and habitat potential.

Factor 2: Market Demand

Managing Growth and Change

Development approval plan

- 2022 Outline Plan and Land Use Application in progress.

Third Party considerations

There are no third-party concerns at this time.

Growth Capacity

- Based on The City's 2021 – 2025 Suburban Residential Growth report, the west sector of the city has a 5-year historical absorption share of 6% of new suburban growth.

Factor 3: Financial Impacts

Managing Growth and Change

Estimated Levy Contribution¹

\$40.1 million

¹ Off-site levy charges are typically calculated at the time a Development Agreement is executed. Off-site levy amounts shown above provide an approximate estimate of potential off-site levy

Capital Investment

For full build-out of the proposed business cases see the 'Required Infrastructure' table below.

Direct and indirect operating costs

Incremental direct tax supported costs, indirect and lifecycle costs, and ancillary costs are included below as 'operating costs.'

Property Tax Revenue

See 'Estimated Revenues & Operating Cost' table below.

revenues, based on the current Off-Site Levy Bylaw 2M2016. Off-site levy revenues are divided by, and the spending restricted by, infrastructure type.

Required Infrastructure (\$000's)¹				
Project	Service Line	2023-2026	2027+	Total
Hwy 1 / 133 Street interchange	Streets	\$50.0	\$0.0	\$50.0
Crestmont/Valley Ridge Feedermain Loop	Water	\$0.0	\$24.0	\$24.0
TransCanada Sanitary Trunk	Sanitary	\$50.0	\$31.9	\$81.9
Westview Storm Trunk	Storm	\$0.0	\$30.0	\$30.0
Valley Ridge Pump Station #41 Upgrades	Water	\$0.0	\$15.0	\$15.0
	Total	\$100.0	\$100.9	\$200.9

Estimated Revenues & Operating Cost (\$000's)²											
	2023	2024	2025	2026	2027-2030	2031-2034	2035	2036	Final Buildout Year (2037)	2027+ (Average of 2027-2030)	Total
Estimated Revenues	362	663	965	1,176	8,253	12,178	3,663	3,934	4,602	2,063	35,797
Less: Operating Costs	88	158	243	298	6,274	8,644	2,592	2,658	2,810	1,568	23,765
Net Balance	274	506	722	878	1,979	3,535	1,070	1,276	1,792	495	12,032

¹ These costs represent a part of a greater build out of the planning sector and are not necessarily solely required for the business case alone.

² All costs are estimates, in 2022 dollars, and do not include inflation or property tax increases. Operating estimates for the approved portfolio will be refined through the 2023-2026 budget process.