

JAYMAN + TELSEC

Nostalgia

June 13, 2022

Dear Committee Members,**RE: Citywide Growth Strategy: New Communities, 2022 Business Case Evaluations**

Jayman BUILT and Telsec have established a complementary partnership to deliver a truly innovative neighbourhood in Calgary's southeast community of Ricardo Ranch. We would like to thank Administration, Committee and Council for their review of the 2022 Business Cases, as part of the Citywide Growth Strategy and overarching 2023-2026 budget deliberations.

The Nostalgia Business Case is unparalleled in its approach to sustainability, resiliency, and livability. The plan exceeds the policies within the Municipal Development Plan, will satisfy market demand with a highly differentiated mixed-use neighbourhood, and has been deemed financially viable by Administration, as it is readily serviced by existing infrastructure and amenities.

The vision for Nostalgia is rooted in Traditional Neighbourhood Design bolstered by innovative building and development practices embodied by Jayman BUILT and Telsec. Differentiation is the foundation of Nostalgia, and we are:

- Providing a mixed-use main street and village centre as part of Phase 1.
- Committing to solar on ALL single-detached homes.
- Offering net-zero housing options.
- Proposing a geo-exchange process for all commercial and multi-residential buildings.
- Developing a top class boat launch to serve the Calgary region.
- Sourcing 75% of all raw materials locally.
- Incorporating a Nautilus Pond for best in class stormwater management.
- Actively engaging with Indigenous communities as part of the Outline Plan process.
- Committing to development and submitting an Outline Plan and Land Use Redesignation application in Q3 2022.
- Including a multi purpose Home Owner Association with abundant amenities for all residents.

We have built reputation on innovation that pushes the boundaries of suburban development, establishing communities throughout Alberta that embody these key elements. Instead of just talking about sustainability, climate adaptation, and energy efficiency, we commit to delivering equitable access to energy efficient, safe, and resilient neighbourhoods at a range of price points, from multi-family apartments and townhouses to single family homes.

We are asking Committee to recommend to Council the removal of the Growth Management Overlay for this business case area. There is no risk to the City in doing so and no implications for the 2023-2026 budget, as the area does not require additional capital for development to proceed.

Thank you,

Jay Westman
Chairman, Jayman BUILT

Dick Van Grieken
Director, Telsec



June 13, 2022

Dear Committee Members,

RE: Citywide Growth Strategy – New Communities, 2022 Business Cases

Genesis Land Development Corp. (Genesis) would like to thank Administration for all their hard work and collaborative efforts in evaluating business cases through the Citywide Growth Strategy process. We greatly appreciate the time taken to review the submissions and discuss opportunities to continue to grow our city and provide livable, sustainable, and resilient communities.

Genesis submitted Business Cases for Lewiston (Keystone Hills ASP) and Logan Landing (Ricardo Ranch ASP). These plans have a high degree of readiness as we have received Outline Plan approval for Lewiston, and are currently working with Administration to finalize the Outline Plan for Logan Landing in anticipation of Calgary Planning Commission in Q3 2022. We are committed to working with The City to develop each of these growth areas to leverage the significant public and private investments that have already been made. There is an immediate development opportunity existing in each of these cases that takes advantage of market demand, existing servicing, and funded capital infrastructure. There are no 2023-2026 budget implications relating to either business case and they provide the City with an immediate return on investment by generating approximately \$77 million in combined off-site levies.

Throughout the 2020 business case process, there were overarching concerns with supply and Administration's view may be accurate based on the strict definition of funded/serviced land supply. Genesis and its professional consultants, however, view supply as empty lots and spec homes available for purchase by consumers. Approximately 90% of the "units," as defined by the City are unavailable to consumers and the supply becomes more constrained as the year progresses due to seasonal construction timelines. Our analysis highlights that 2.0 years of supply is required to maintain affordability. As of Q2 2022, we estimate 0.90 and 0.96 years of supply in the north and south sectors respectively, highlighting the potential erosion of affordability.

As such, we are asking Committee and Council to remove the Growth Management Overlay (GMO) for Lewiston in the Keystone Hills ASP and Logan Landing in the Ricardo Ranch ASP in order to maintain affordability and establish walkable neighbourhoods, supported by all transportation modes, that have access to employment, amenities, and natural green space.

Our company is committed to Calgary, and we understand the importance of continued growth to ensure that our city remains affordable and contributes to the high quality of life of its residents into the future. Genesis has made investments in sectors of the city that support employment growth, fulfill the goals of the Municipal Development Plan and Calgary Transportation Plan, and align with the development of the future Green Line LRT.

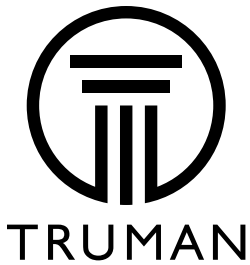
Genesis is asking Committee to recommend to Council the removal of the Growth Management Overlay for the Lewiston and Logan Landing business case areas.

Thank you,

Genesis Land Development Corporation

A handwritten signature in blue ink, appearing to read 'Arnie Stefaniuk', is written over the company name.

Arnie Stefaniuk, Vice President, Regional Planning



16 June 2022

Attn: The Mayor and City of Calgary Council

Re: Infrastructure and Planning Committee (June 27, 2022)
East and West Belvedere (Truman) Growth Management Overlay Removal Business Case

Your Worship and Members of Council,

For over thirty-five years, Truman has been developing and building properties of exceptional quality and distinguished craftsmanship in Calgary and surrounding areas with the core belief that everyone can Live Better.[®]

These two Business Cases propose the removal of a Growth Management Overlay (GMO) to support the development of 40 acres of land within the Truman-owned West Belvedere (Memorial DR corridor) land and 116.4 ac of land within Truman-owned East Belvedere (17 AV transit corridor) lands through a GMO removal process and amendment to the Belvedere Area Structure Plan (ASP). This GMO removal builds on two previous business case approvals (November 2020 / September 2021) that resulted in partial GMO removals on two quarter sections of Truman's land. The Business Cases under review will fill in the gaps of the GMO removal area to support Land Use Redesignation, Outline Planning, Subdivision, and Development Agreement(s) that would allow for investment, development and growth to occur on the entirety of Truman's two quarter sections of land.

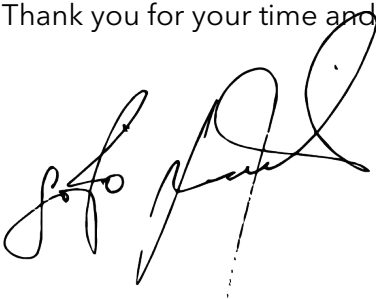
The additional GMO removals will support contiguous and strategic growth in Calgary's East Sector. We wish to share our determination in continuing to work with The City to advance the public-private collaboration and strategic planning that is essential to realizing the build-out of the 17 AV MAX Purple BRT transit corridor and the transit-oriented smart growth opportunity it brings for East Calgary and the greater metropolitan region.

We and other proponents laid out detailed Business Cases for GMO removal in Belvedere and we'll not repeat that detail here. However, we wanted to express to Council highlights from our Business Case and share our best thinking on what's at stake with Administration's recommendation:

- Truman and Trico are large landowner-developers in the greater Belvedere area at nearly 1200 combined acres. Truman owns/controls 890 acres and Trico owns 280 acres.
- Truman can confirm a purchase agreement with OpenGate, including acquisition of the Twin Hills Outline Plan area along with other contiguous lands totally 450 acres in size.
- OpenGate has formally agreed to transfer to Truman the Construction Agreement for Water Feeder Main and Sanitary Sewer Trunk. This will allow for Truman to lead and advance the delivery of essential servicing infrastructure to the development of the greater Belvedere area.

- Truman and Trico both have four (4) active 2022 cycle GMO Removal Business Cases, both in East Belvedere along the 17 AV transit corridor and the West Belvedere along Memorial DR
- In June 2020, Calgary Metropolitan Region Board's South and East Calgary Regional Transportation Study ranked the 17 AV SE (84 ST SE, within Belvedere, to Rainbow RD) widening and MAX Purple BRT transit corridor as the highest priority among all regional corridor and interchange projects.
- The City of Chestermere is the most proximate and only contiguous urban municipality to Calgary. Comprehensive growth planning within Calgary's boundaries is needed to realize strategic growth and investment within Belvedere and the greater East Sector. While Calgary continues with a piecemeal approach, Chestermere will continue to capture a major share of the East Sector growth opportunity and will directly benefit from Calgary's existing infrastructure.
- The East Belvedere Business Cases can allow for comprehensive planning and infrastructure investment that unlocks strategic growth along the 17 AV MAX Purple BRT transit corridor. This approach can avoid long-term piecemeal build out and instead realize the building of the ultimate 17 AV transportation/transit right-of-way to be led by the landowner-developers who own the super majority bounding lands along 17 AV.
- Truman and Trico, through further Growth Management Overlay removal and comprehensive planning, propose to provide land dedications and developer-funded capital improvements to assist in establishing the ultimate functional transportation infrastructure. The developers will work with The City through the Land Use and Outline Process to assist in establishing the funding and timing framework for 17 AV SE transit corridor.
- The advancement of construction of 17 AV SE through public-private partnership will facilitate the expansion of transit/BRT services through to Chestermere and will provide for added transportation capacity on 17 AV SE in the Belvedere area.
- Transit service mode splits for residential communities per the most recent available City census data (2016) showed a city-wide average of approximately 12%. Within communities where BRT is available, that proportion would be expected to increase. Since BRT service was added subsequent to the latest available census data, there is no current local information available to assess the expected shift in mode split due to BRT. However, the available census data showed that in Royal Oak the transit mode split was found to be approximately 24%, surmised to be largely due to the provision of LRT on its southern boundary. This suggests that the provision of BRT could result in transit mode splits somewhere between 12% and 24%. The investment in 17 AV SE is intended to accommodate BRT and to help the City realize a substantive increase in transit mode split, and that will equate to an increased number of dwelling units than would otherwise be supported without the improvement to 17 AV.

Thank you for your time and consideration,



George Trutina

President

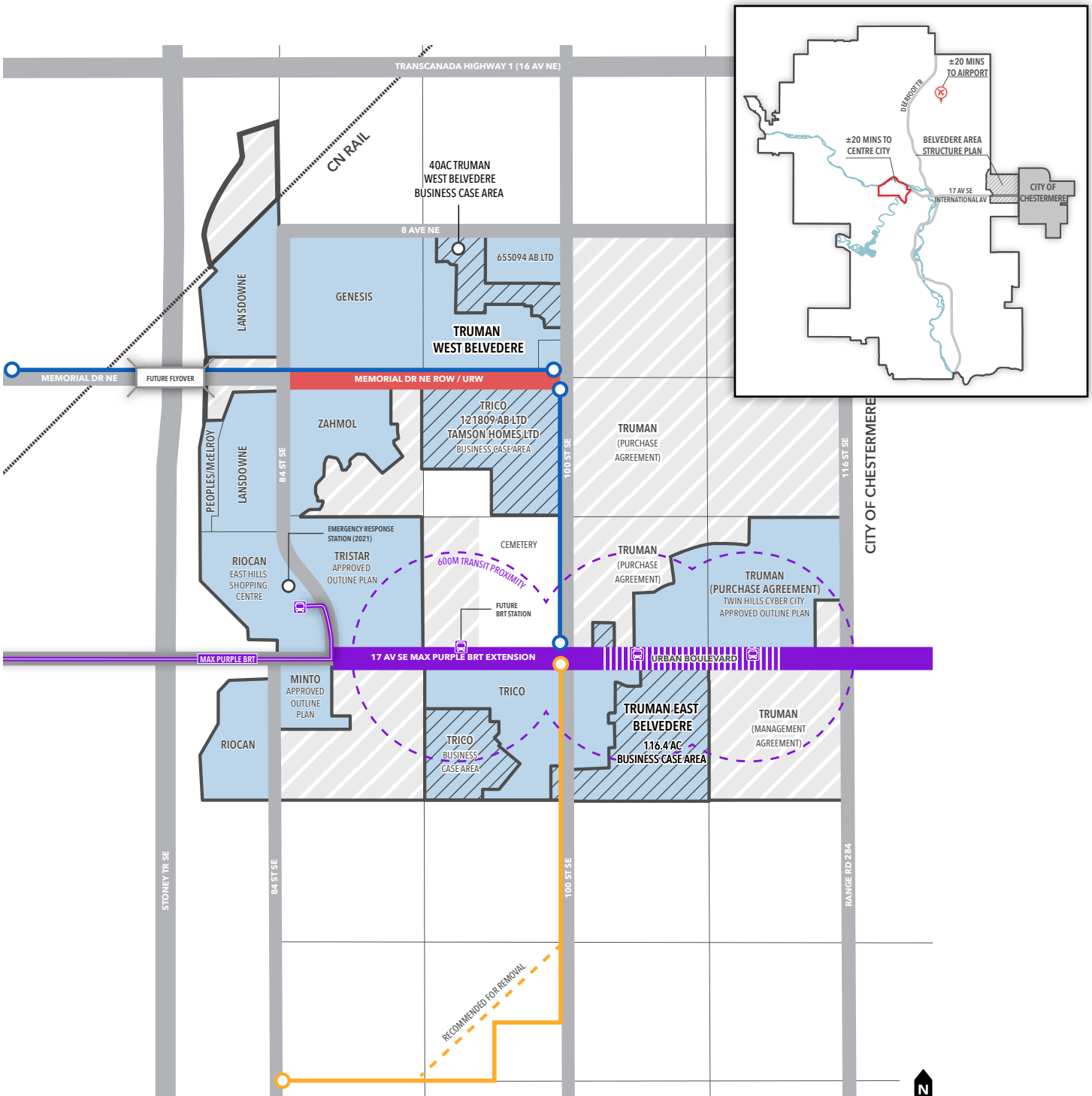
Truman Homes











TRUMAN

Trico Homes

Belvedere Growth + Change



LEGEND

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|--|---|---|-------------------------------------|--|--------------------------------------|
|  | Growth Management Overlay |  | Memorial Drive NE ROW / URW |  | Sanitary Trunk (2023 construction) |
|  | Growth Management Overlay Removed |  | 17 AV SE Transit Corridor Extension |  | Water Feedermain (2023 construction) |
|  | Proposed 2021/2022 Business Case Areas
ISC: UNRESTRICTED |  | 17 AV SE Urban Boulevard | | |





June 13, 2022

Infrastructure & Planning Committee - All Members
City of Calgary
800 Macleod Trail SE
Calgary, Alberta
T2P 2M5

Dear Councillor:

**RE: CALGARY GROWTH STRATEGIES - BUSINESS CASE AND GROWTH MANAGEMENT
OVERLAY REMOVAL - WESTCREEK TRAFFORD LANDS IN RANGEVIEW**

Located in the southeastern portion of the rapidly emerging community of Rangeview, WestCreek Developments' Trafford lands represents a comprehensively planned 320+/- acre community that will complete the Rangeview ASP Plan area; and be a contiguous and seamless extension of the actively developing Outline Plan areas by Genstar and Section 23 to the immediate west and north, respectively. A Business Case has been submitted to request the removal of the Growth Management Overlay (GMO) for the subject lands and we respectfully request Council's support of this.

This new community will further build upon the already established developing communities of Seton, Auburn Bay and Mahogany, further west, northwest and north, respectively. The Trafford Lands represents the next and final piece to be removed from the Growth Management Overlay and will complete the Rangeview Area Structure Plan. It will also be a key component in completing the Southeast Planning Area Regional Policy Plan north of 212 Avenue South. Growth Management Overlay removal will allow for the City of Calgary to maximize its return on the investment already made in the area, and the lands will further complete key infrastructure loops.

The Trafford lands offer an opportunity to create a distinctive urban environment that connects the existing natural features into an integrated development concept. The project aims to bring innovation through its thoughtful planning enabling new homes to offer green solutions, the community will integrate existing and constructed wetlands and bio-swales, amongst others, focusing on sustainable development, healthy communities and climate change resilience.

The design approach considers winter city design principles, accessible open spaces and integration with other communities creating a people-centered design with safe and distinct places to foster active and inclusive community living. The intensity of this development is anticipated to be met and exceed the City's MDP intensity targets as well as accommodate all the key land use elements identified in the Rangeview ASP.

This new community provides a diverse range of housing options altogether offering equitable housing choices such as work from home, live-work, multifamily, townhouses and single-family housing. The intended design is envisioned to take its cues from the natural landscape features where feasible, while recognizing the lands cultural roots and Calgary's local history. The community is to be inviting, open, equitable and offer a safe environment for families to grow.



The approval of this business case and removal of the GMO is in alignment with the City's growth management guidelines with all critical leading infrastructure in place or funded with little to no additional public capital investment required. This business case area will support the completion of the Rangeview Area Structure Plan while optimizing upon the infrastructure investments already made by area developers and the City; and represents the next logical progression for development.

WestCreek is an award-winning residential developer with over 20 years of home building experience and over 30 years in land development within the Calgary region. Over the years, WestCreek has created over 11 communities such as Legacy, Aspen Stone, Timberline Estates, CornerBrook and Evercreek Bluffs, building over 10,000 homes in over 1,600 acres, and has gained the necessary experience to create great communities. WestCreek looks forward to the continuing our partnership in helping to build the great City of Calgary.

For all these reasons noted above, we trust that Council will approve the removal of the GMO for this area.

Sincerely yours,

A handwritten signature in blue ink, appearing to read "Mike Festa".

Mike Festa,
Senior Development Manager
WestCreek Developments

A handwritten signature in blue ink, appearing to read "Jared Goldade".

Jared Goldade,
General Manager
WestCreek Developments

June 16, 2022



Dear Committee Members,

RE: Citywide Growth Strategy: New Communities, 2022 Business Cases - Providence

The Developer Group comprised of Qualico, Dream, Hopewell, and Ronmor would like to take this opportunity to provide our comments on the Administration evaluation of our business case submitted through the Citywide Growth Strategy process.

Our landowner group is fully supportive of the opportunity to continue building-out the Providence area as a self-sustaining new community growth node in southwest Calgary. To date there have been significant investments made by all levels of government including Provincial and Municipal, plus those investments made by private sector in this community to ensure that growth in this area is sustainable, meets the current City planning policies, and incorporates all those elements that make new communities highly desirable for the consumer. Investments include major community open spaces, transit, access to major thoroughfares including Stoney Trail and Highway 22X, employment areas, a variety of housing options that will incorporate secondary suites for affordable housing, and finally community service facilities. In order to realize the full benefit of these existing and future investments we are asking Committee and Council to remove the Growth Management Overlay (GMO) on our business case.

Demand in this quadrant of the City has historically been very strong, but has lagged given the recent supply constraints. Now with the completion of the southwest leg of Stoney Trail, direct access to Fish Creek Park, and the emerging commercial developments in the area, Providence has now emerged as one of the most sought-after locations. Our business case will add additional land that is required to ensure that all the necessary community services are delivered to "complete the community", and not just a portion of one as is the case now. At the current rate of sales in Alpine Park and Vermilion Hill (two communities in Providence), we estimate full build-out to occur within 3-4 years depending on market conditions, which is limited by the existing servicing capacity that has been constructed for those two neighbourhoods. Maintaining the commitment to new growth and ensuring that communities are fully built out requires appropriate staging of infrastructure as well as a continuous supply of land to pay for that infrastructure. At full build out the Providence business case will generate **\$195M in off-site levy contributions** that would be used to fund the required infrastructure in the area. In addition, Providence will generate a **\$24M annual surplus** in property taxes, net revenue generator for the City of Calgary (i.e. taxes and users fees generated in this area are greater than the operating costs expended by the City).

In closing, we formally request Committee and Council to remove the GMO for Providence as presented in our Business Case submission and allocate approximately \$101.2 million in the 2023-2026 budget to enable continued growth in southwest Calgary, noting that the investment will be phased in alignment with infrastructure delivery corresponding to market demand and much of this cost will be funded through levy's. Continued investment in Providence ensures that the existing assets are not stranded.

The Developer Group is committed to Providence and Calgary as a whole. We understand the importance of new community growth in maintaining affordability and opportunity for existing and future Calgarians.

Thank you,





Trico Developments Corporation
New Products. New Ideas. New Trico.

June 13, 2022

Dear Committee Members,

RE: Citywide Growth Strategy – 2022 Business Cases

Trico Homes have been an active city-building partner since 1992 and is one of the top home builders today. Trico's two Business Cases, known as North and South Belvedere, present the City with an opportunity for diversification in Calgary's East Sector. In 2018, Council approved a number of Growth Management Overlay removals in the Belvedere ASP, and we believe that these additional business cases will continue to leverage investments previously committed by The City as a result of past approvals. Additionally, we received GMO removal on a portion of our south business case in 2021.

In collaboration with City Administration, our business cases have been thoroughly reviewed based upon the pre-established criteria. Through this review process, our business cases were identified to have the following key characteristics:

- A significant opportunity to build-out east Calgary along an existing Primary Transit Route, in close proximity to Downtown and significant industrial employment hubs.
- Maintain the momentum as a portion of the Growth Management Overlay (GMO) was removed in 2020 from Belvedere South Business Case area - This aligns with Trico's readiness and supports the realization of communities that are serviced by the transit corridor.
- Growth management in the Belvedere Area has occurred in a fragmented manner and removing GMO for Trico's land ensures the development and infrastructure investment can be logically phased.
- Trico is collaborating with industry partners, including Truman, to further solutions to infrastructure development as a result of previous investment decisions.
- This is the only sector for which Administration noted that new supply may benefit the market
- \$36.8 Million in off-site levy generation and over \$4 million in annual property tax generation

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

Thank you to you Administration, Committee and Council for your time and consideration.

Michael (Mike) Brown, ICD.D
President, Trico Residential

BiodiverCity Advisory Committee

Providing Calgary Council and Administration with strategic advice on matters affecting urban biodiversity in The City of Calgary



20 June 2022

Infrastructure and Planning Committee
City of Calgary

Dear Councillor Carra and Committee Members,

Knowing that you will soon be reviewing new community business cases, the BiodiverCity Advisory Committee would like to provide some input to your deliberations. We appreciate that you have several criteria to consider, and we draw your attention to factors that will advance the objectives of Calgary's 10-year Biodiversity Strategic Plan.

We encourage the committee to give appropriate consideration to the information provided by proponents in their Climate Risk Statements and their Natural Asset Valuations. Retaining biodiversity is key to these components of their plans.

In addition, we point out that in 2019, the City of Calgary lost about 58% of the environmentally sensitive areas (ESA) identified in Biophysical Impact Assessments. Note that when protected, ESA offer important natural assets that provide resilience to climate change and improve our environmental sustainability. To reduce the loss of these important areas within the potential new communities under discussion, the City will need to utilize current mechanisms and may need to develop additional innovative mechanisms to protect ESA. Additionally, the City should prioritize preserving ESA that are biodiverse or rare ecosystems and habitats and those that have been identified as important in the Ecological Network.

The BiodiverCity Advisory Committee looks forward to continued dialogue regarding biodiversity issues in our city. You may reach us through our administrative contact Samantha Managh (Samantha.managh@calgary.ca).

Sincerely,

A handwritten signature in cursive script, appearing to read "Lea Randall".

Lea Randall
Chair, Calgary BiodiverCity Advisory Committee

A handwritten signature in cursive script, appearing to read "Polly Knowlton Cockett".

Polly Knowlton Cockett
Vice Chair, Calgary BiodiverCity Advisory Committee



June 09, 2022

Dear Committee Members,

RE: Citywide Growth Strategy: New Communities, 2022 Business Cases

Brookfield Residential is committed to Calgary. We are proud to have worked collaboratively with Administration and Council to deliver some of Calgary's best communities for people to live, work and play. As we continue to provide new neighbourhoods and look to the future, we would like to thank Administration and Council for their input in reviewing Brookfield's two business cases as part of the Citywide Growth Strategy.

We submitted two business case applications as part of this process: (1) Ricardo Ranch – Seton Ridge and (2) Glacier Ridge – Cabana. Both have active Outline Plan applications currently working through the Detailed Team Review process with Administration. Significant opportunities exist in each of these cases due to the availability of existing infrastructure that leverages previous public and private investments. These sectors are also experiencing robust market demand, capturing approximately half of all new growth in the City.

In bringing on new housing supply, the financial risk to the City is limited, with no additional capital investment required for development to proceed. Additional supply increases the City's opportunity for revenue, generating return on the capital investment that have already been made. Specifically:

- \$5.1M in annual property tax and \$41M in off-site levy revenue from Seton Ridge and;
- \$6.3M in annual property tax and \$59M in off-site levy revenue from Cabana.

Our approach to community-building aligns with Council and aims to maximize the environmental sustainability that promotes the health and wellbeing of residents, rooted in the notion that community design can help support livability. We're building communities that are energy efficient, improve public health, promote healthier lifestyles, and foster a community culture. As part of this we're advancing environmental, social, and corporate governance (ESG) initiatives corporately.

This is a formal request for Committee to request Council to remove the GMO for both business cases. Brookfield must ensure a consistent business program to establish future communities. Doing so provides continuity to builder partners to allow for continued and affordable housing offerings, and to set-up predictable business plans to maintain and attract investment. Certainty provides a path forward to ensures that we're able to continue providing great places for Calgarians.

Thank you and we look forward to Administration, Committee and Council's recommendations.

Sincerely,



Sr. Vice President, Calgary Communities

4906 Richard Road SW Calgary, Alberta T3E 6L1 | Tel: 403.231.8900 | Fax: 403.231.8960

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