

GLACIER RIDGE - CABANA

BUSINESS CASE

Cabana will leverage key infrastructure

- Northridge Feedermain Phase 1
- Northridge Feedermain Phase 2
- Northridge West Leg Feedermain
- Northridge Reservoir
- Keystone Sanitary Trunk
- Sage Hill Library
- Livingston Temporary Fire Station
- Stoney Trail & 14th Street Interchange

\$59M

Off-site Levy Contributions

23%

Market Share in North Sector Demand

5,000 Sq.Ft

Commercial Space

2,200 Units

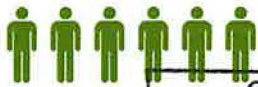
Mixed Housing Types

5,880 Jobs

Direct and Indirect

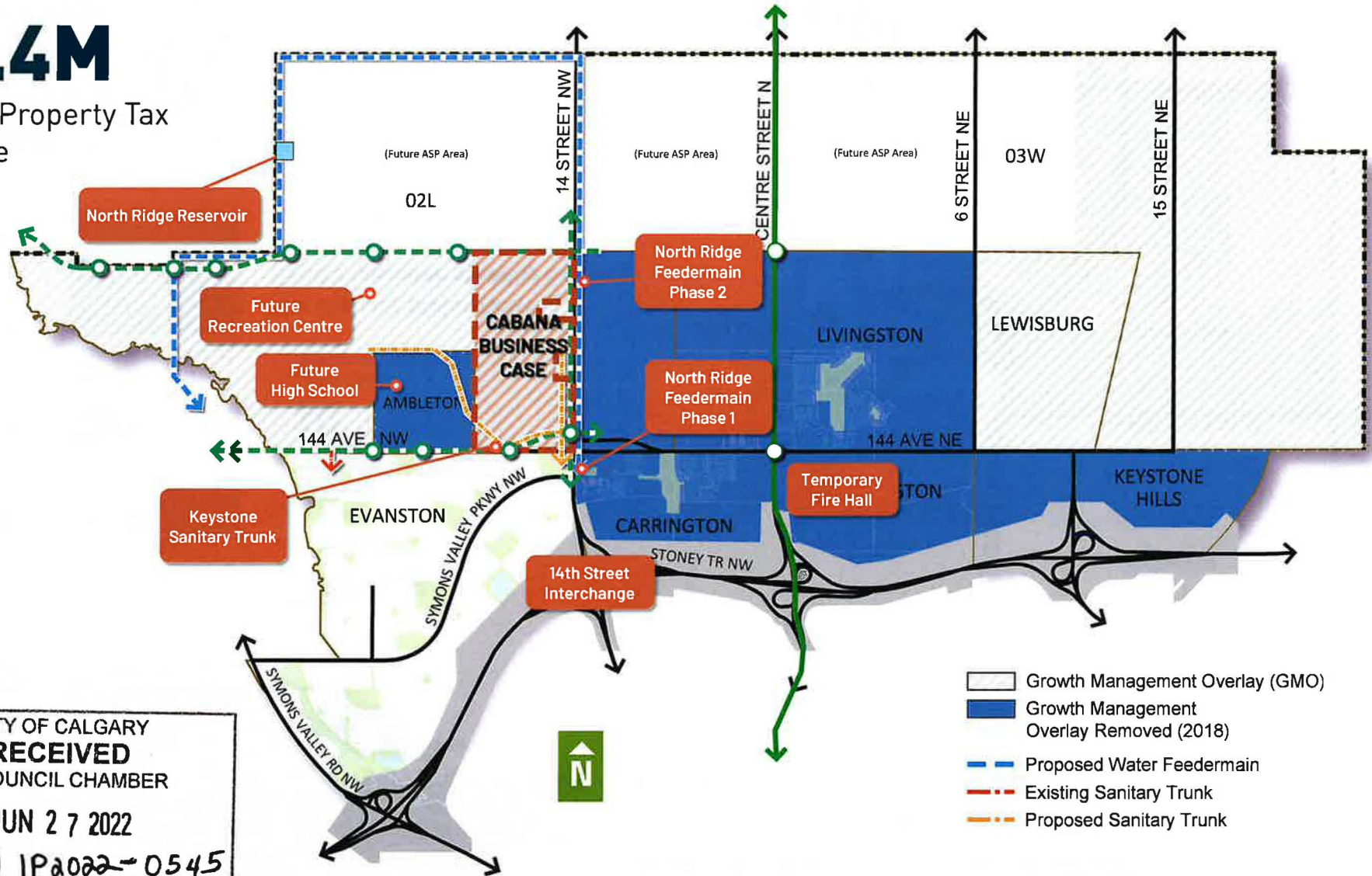
+7000

Population



\$6.4M

Annual Property Tax Revenue



CITY OF CALGARY
RECEIVED
 IN COUNCIL CHAMBER
 JUN 27 2022
 ITEM: 7.1 1Pa022-0545
 Distrib - Presentation
 CITY CLERK'S DEPARTMENT

Brookfield Residential

SETON Ridge

BUSINESS CASE

Brookfield Residential

\$3.7M

Annual Municipal Tax Revenue

\$39M

Off-site Levy Generation

1 South Health Campus



2 Seton Urban District



3 YMCA at Seton



4 Seton Public Library



5 J.C.S. High School



6 Seton Fire Station N°41



200 acs

Gross Developable Area

46%

Open Space

\$0

Capital Cost for development to proceed

The region's Major Activity Centre has been steadily building out over the last ten years with all major facilities in place.

WHY SETON RIDGE? A significant operating surplus.

Through the 2020 and 2022 Business Case Cycle, Administration concluded the Ricardo Ranch ASP Area as "the most efficient business plan with the largest contiguous area and build out that will satisfy The City for 25 years"

1,540

Residential housing units provided over 10+ years

173

Permanent Jobs

6695

Construction Jobs (Indirect and Direct)

- Seton Ridge Plan Area
- Growth Management Overlay Removed in 2018
- Growth Management Overlay Existing
- Provincial Land
- Approved Neighbourhood Activity Centre
- Future Neighbourhood Activity Centre
- LRT - Green Line
- BRT MAX - Teal Route
- Ogden Water Feedermain (Stage 1)
- Ogden Water Feedermain (Stage 2)
- Rangeview Sanitary Trunk (Stage 1)
- Rangeview Sanitary Trunk (Stage 2)
- Seton Storm Trunk

