

Contextual Information for Developing, Developed and Industrial Areas
DEVELOPING GROWTH AREA SEQUENCED LIST

RECOMMENDED ORDER OF GROWTH AS OF DECEMBER 2013

BASED ON:

CITY FUNDING OF INFRASTRUCTURE,
MEETING LAND SUPPLY STRATEGY TARGETS, AND
NO APPROVED ALTERNATE (DEVELOPER) FUNDING OPTIONS TO DATE

Work is currently underway with the development industry on alternate (developer) funding scenarios, but no proposals have been fully reviewed at this time.

		SCOPE OF DEVELOPMENT				INCREMENTAL SCOPE OF INVESTMENT			LAND SUPPLY				
Sequenced List Order as of Nov 2013		MDP ALIGNMENT SCORE (MDP RANK)					Incremental City Capital Costs Attributable to Growth Area (\$M)		Percentile Ranking of Operating Impacts (Cumulative Net Costs @ year 10)	Cumulative Addition		North or South	Planning Status
							Linear Utility Infrastructure additional water/san/storm infrastructure; not including plant upgrades (\$ M)	Transportation, Recreation, Libraries, Police, Fire Infrastructure (\$M)		Potential Serviced Land added to inventory (ha)	Potential Residential Population Added		
1	Skyview Ranch - Remaining Development	3.32 (1)	27,810	3,521	383	10	<div><div></div></div>		87%	0	27,810	N	Community already underway
2	Redstone - Remaining Development	2.93 (8)	5,020	472	76	3	<div><div></div></div>		74%	0	32,830	N	Community already underway
3	Northeast Regional Policy Plan ASP: A	2.77 (12)	31,945	2,736	623	16	<div><div></div></div>		35%	623	64,775	N	Policy Underway
4	Saddleridge - Cell E	3.19 (2)	7,926	738	111	2	<div><div></div></div>		61%	734	72,701	N	Policy underway
5	Sage Hill - Remaining Development	3.18 (3)	16,811	3,123	250	6	<div><div></div></div>		96%	734	89,512	N	Community already underway
6	Mahogany - Remaining Development	3.03 (5)	28,549	3,435	731	18	<div><div></div></div>		57%	1,465	118,061	S	Community already underway
7	Walden - Remaining Development	3.00 (6)	9,065	1,813	117	3	<div><div></div></div>		91%	1,465	127,126	S	Community already underway
8	Legacy	2.80 (10)	15,719	1,963	319	8	<div><div></div></div>		100%	1,465	142,845	S	Community already underway
9	East Silverado	2.90 (9)	8,000	2,800	226	8	<div><div></div></div>		52%	1,691	150,845	S	Policy in place
10	Silverado - Remaining Development	2.59 (15)	2,764	262	73	2	<div><div></div></div>		22%	1,691	153,609	S	Community already underway
11	West Macleod Area Structure Plan	2.45 (18)	40,500	6,600	650	14	<div><div></div></div>		30%	2,341	194,109	S	Policy being amended
12	SE Planning Area Regional Policy Plan Cells C and D	2.62 (14)	45,446	3,635	747	19	<div><div></div></div>		17%	3,088	239,555	S	Policy Underway
13	Keystone Hills Area Structure Plan	2.99 (7)	58,960	19,500	1,084	25	<div><div></div></div>		78%	4,172	298,515	N	Policy in place
14	Evanston - Remaining Development	3.07 (4)	11,656	2,114	180	5	<div><div></div></div>		65%	4,172	310,171	N	Community already underway
15	Springbank Hill - Remaining Development	2.80 (11)	4,817	798	100	2	<div><div></div></div>		83%	4,172	314,988	S	Community already underway
16	Belvedere Area Structure Plan	2.65 (13)	52,290	13,750	1,204	26	<div><div></div></div>		4%	5,376	367,278	N	Policy in place
17	West Regional Context Study Cell B	2.50 (16)	9,764	1,100	562	14	<div><div></div></div>		43%	5,938	377,042	N	Policy required
18	West View Area Structure Plan	2.49 (17)	9,448	5,600	202	4	<div><div></div></div>		65%	6,140	386,490	S	Policy underway
19	Canada Olympic Park and Adjacent Lands Area Structure Plan	2.41 (19)	1,000	2,550	123	20	<div><div></div></div>		39%	6,263	387,490	S	Policy in place
20	Calgary West Area Structure Plan	2.39 (20)	2,940	956	125	2	<div><div></div></div>		48%	6,263	390,430	S	Community already underway
21	South Shepard Area Structure Plan	2.38 (21)	27,900	5,350	649	16	<div><div></div></div>		13%	6,912	418,330	S	Policy in place
22	West Springs - Remaining Development	2.33 (22)	6,272	43	122	20	<div><div></div></div>		26%	6,912	424,602	S	Community already underway
23	North Regional Context Study Cells C and D	2.29 (23)	52,200	6,606	958	25	<div><div></div></div>		9%	7,870	476,802	N	Policy required
24	Providence Area Structure Plan	1.98 (24)	42,932	8,100	812	19	<div><div></div></div>		0%	8,682	519,734	S	Policy required

*These lists will be used to inform the preparation of the 2015-2018 capital budgets and the 2015-2018 capital plans. Financing options will be presented through the BPBC4 reporting processes.

Contextual information is provided to inform prioritization decisions by providing 'comparative' costs (capital costs to start, overall capital, ongoing operating costs). Costs are 'additional' and may not be indicative of an 'overall cost of growth'.

It is the intent that 'Communities already underway' will have their infrastructure budgeted when required to continue to full build out.

Contextual Information for Developing, Developed and Industrial Areas

DEVELOPED GROWTH AREA PRIORITIZATION
MDP ALIGNMENT WITH CONTEXTUAL INFORMATION

December 2013

BASED ON CITY FUNDING OF INFRASTRUCTURE AS OF DECEMBER 2013.
FUTURE REFINEMENT FROM THE LAND SUPPLY STRATEGY MAY RESEQUENCE THE LIST

		SCOPE OF DEVELOPMENT				INCREMENTAL SCOPE OF INVESTMENT					LAND SUPPLY					
		MDP ALIGNMENT SCORE					Incremental City Capital Costs Attributable to Growth Area (\$M)		Percentile Ranking of Operating Impacts (Cumulative Net Costs @ year 10)	Downtown, TOD, Corridor, Node, General Development	Transit Corridor	Planning Status				
			Pop	Jobs	Size (ha)	Est. years to build out	Linear Utility Infrastructure additional water/san/storm infrastructure; not including plant upgrades (\$ M)	Transportation, Recreation, Libraries, Police, Fire Infrastructure (\$M)								
1	Centre City Plan - Beltline	4.28	40,000	112,000	393	50	<div></div>						Downtown	All	Policy in place	
2	Chinook Station Area Plan	3.82	7,300	19,000	97	20	<div></div>					77%	TOD	S	Policy in place	
3	Hillhurst/Sunnyside Area Redevelopment Plan	3.60	16,500	9,300	148	20	<div></div>					62%	Node	NW	Policy in place	
4	Brentwood Station Area Redevelopment Plan	3.40	4,300	4,700	623	25	<div></div>					46%	TOD	NW	Policy in place	
5	16 Avenue North Urban Corridor Area Redevelopment Plan	3.23	28,700	14,000	56	20	<div></div>					100%	Corridor	NW/N	Policy in place	
6	Westbrook Village Area Redevelopment Plan	3.14	18,900	8,800	54	20	<div></div>					38%	Node	W	Policy in place	
7	West Village Area Redevelopment Plan	3.04	12,900	9,000	17	30	<div></div>					0%	Downtown	W	Policy required	
8	Anderson Station Area	2.98	12,300	7,200	81	20	<div></div>					85%	TOD	S	Policy required	
9	Banff Trail Area Redevelopment Plan	2.96	3,250	2,400	28	30	<div></div>					62%	TOD	NW	Policy in place	
10	Southeast 17 Corridor Land Use and Urban Design Concept	2.94	16,900	10,800	100	20	<div></div>					92%	Corridor	17 Ave	Policy in place	
11	Marda Loop Area Redevelopment Plan	2.92	6,400	2,300	12	20	<div></div>					31%	Node	other	Policy required	
12	SSCAP - Stadium Shopping Centre	2.84	4,325	800	5	20	<div></div>					23%	Node	Other	Policy required	
13	Fish Creek/Lacombe Station Area	2.76	5,400	5,400	70	30	<div></div>					54%	TOD	S	Policy in place	
14	Midnapore 2 Area Structure Plan Amendment (Shawnee	2.51	3,043	76	52	20	<div></div>					8%	Node	S	Policy in place	
15	50 Avenue Area Redevelopment Plan	2.47	1,000	450	12	30	<div></div>					15%	Corridor	other	Policy required	
							\$0.0	\$50.0	\$100.0	\$150.0	\$200.0	\$250.0	\$300.0			

*These lists will be used to inform the preparation of the 2015-2018 capital budgets and the 2015-2018 capital plans. Financing options will be presented through the BPBC4 reporting processes.

Contextual information is provided to inform prioritization decisions by providing 'comparative' costs (capital costs to start, overall capital, ongoing operating costs). Costs are 'additional' and may not be indicative of an 'overall cost of growth'.

Contextual Information for Developing, Developed and Industrial Areas

INDUSTRIAL GROWTH AREA PRIORITIZATION

MDP ALIGNMENT WITH CONTEXTUAL INFORMATION

December 2013

BASED ON CITY FUNDING OF INFRASTRUCTURE AS OF DECEMBER 2013.
FUTURE REFINEMENT FROM THE LAND SUPPLY STRATEGY MAY RESEQUENCE THE LIST

		SCOPE OF DEVELOPMENT				INCREMENTAL SCOPE OF INVESTMENT				LAND SUPPLY					
		MDP ALIGNMENT SCORE					Incremental City Capital Costs Attributable to Growth Area (\$M)		Percentile Ranking of Operating Impacts (Cumulative Net Costs @ year 10)	Potential Years of Added Serviced Land @ 100 ha/y	North or South	Planning Status			
			Pop	Jobs	Size (ha)	Est. years to build out	Linear Utility Infrastructure additional water/san/storm infrastructure; not including plant upgrades (\$ M)	Transportation, Recreation, Libraries, Police, Fire Infrastructure (\$M)							
1	Aurora Business Park Area Structure Plan	3.64	-	7,280	142	30	<div><div></div></div>				100%	1	N	Policy in place	
2	Stoney Industrial Area Structure Plan (Revised)	2.77	-	16,370	932	20	<div><div></div></div>				67%	9	N	Policy in place	
3	Southeast 68 Street Industrial Area Structure Plan	2.70	-	13,500	1,088	20	<div><div></div></div>				33%	11	S	Policy in place	
4	North Regional Context Study Cell H	2.03	8,016	12,234	350	20	<div><div></div></div>				83%	4	N	Policy required	
5	Shepard Industrial Area Structure Plan	1.81	-	16,840	1,356	20	<div><div></div></div>				0%	14	S	Policy in place	
6	North Regional Context Study Cell B	1.80	-	8,000	1,037	30	<div><div></div></div>				17%	10	N	Policy required	
7	North Regional Context Study Cell A	1.64	-	9,000	525	20	<div><div></div></div>				50%	5	N	Policy required	
							\$0.0	\$50.0	\$100.0	\$150.0	\$200.0	\$250.0	\$300.0		

*These lists will be used to inform the preparation of the 2015-2018 capital budgets and the 2015-2018 capital plans. Financing options will be presented through the BPBC4 reporting processes.

Contextual information is provided to inform prioritization decisions by providing 'comparative' costs (capital costs to start, overall capital, ongoing operational costs). Costs are 'additional' and may not be indicative of an 'overall cost of growth'.