

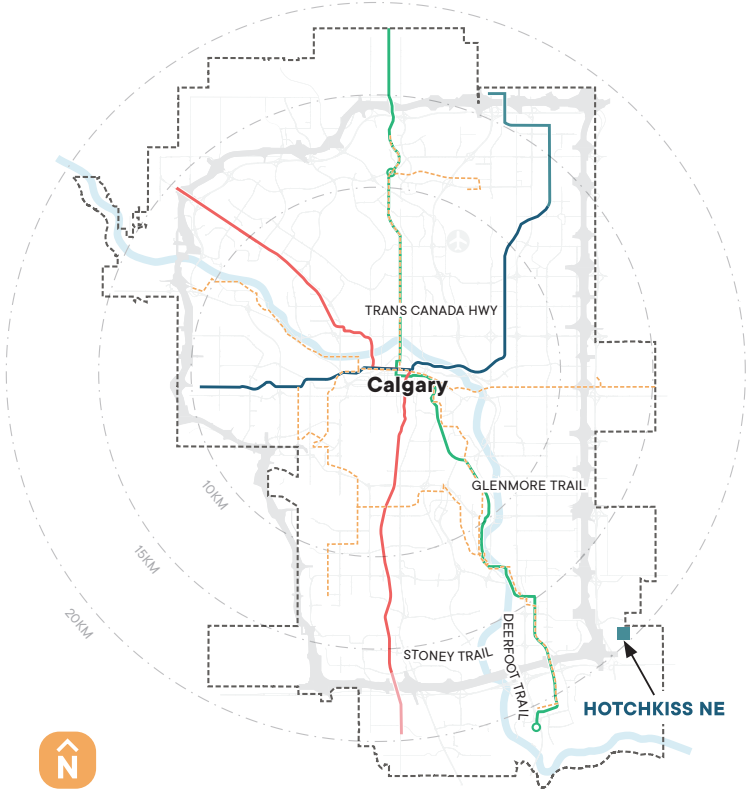


# HOTCHKISS NE

## GROWTH APPLICATION



Hotchkiss NE proposes a residential neighbourhood aligned with the policies of the South Shepard Area Structure Plan (ASP), the Municipal Development Plan (MDP) and the Calgary Transportation Plan (CTP). This Growth Application has been contemplated as part of the Outline Planning process and is being submitted concurrently with an Outline Plan / Land Use Redesignation application.



**64.88 ha**  
Total Area



**58.31 ha**  
Gross Developable Area



**1,184 units**  
Low-Density Residential



**137 units**  
Multi-Family Residential



**3,500+**  
Population

**Located in southeast Calgary and represents the final piece of the South Shepard ASP's 'Community A' which includes the developing neighbourhoods of Hotchkiss (west) and Sora.**

### Why Hotchkiss NE?

**N°1 COMPLETING A DEVELOPING COMMUNITY**  
This proposal contemplates a logical completion of Hotchkiss as a comprehensively planned community. Enabling Hotchkiss NE provides connectivity between the two developing neighbourhoods.

**N°2 OPTIMIZING INFRASTRUCTURE & INVESTMENT**  
Hotchkiss NE utilizes existing infrastructure within contiguous developing neighbourhoods and brings additional investment to support any additional infrastructure requirements.

# The Southeast Advantage

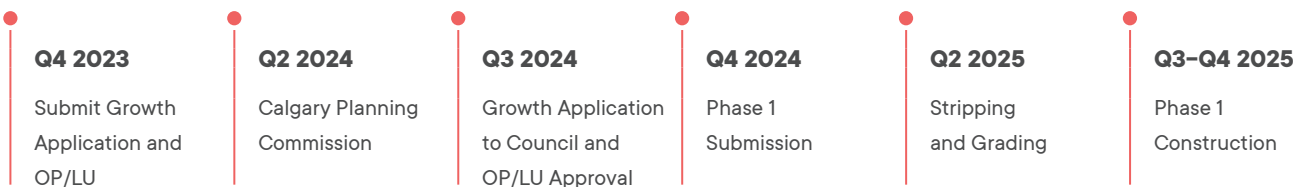
**Calgary’s southeast sector has been one of the fastest growing in the city, with significant investment in growth, major employment centers such as South Health Campus, and the extension of transit services with the Green Line project.**

Regional intensification through residential development will provide a supportive population and bring additional investment to the sector to further validate these investments.

Introducing an additional neighbourhood will provide more choices for existing and future Calgarians and will create further competition in the market to maintain affordability. By making more housing readily available, Hotchkiss NE will directly impact the cost of housing and inaffordability as a result of limited supply. The additional population will support major employment generators, and attract more local businesses, services and organizations to the area.



## Anticipated Development Timeline



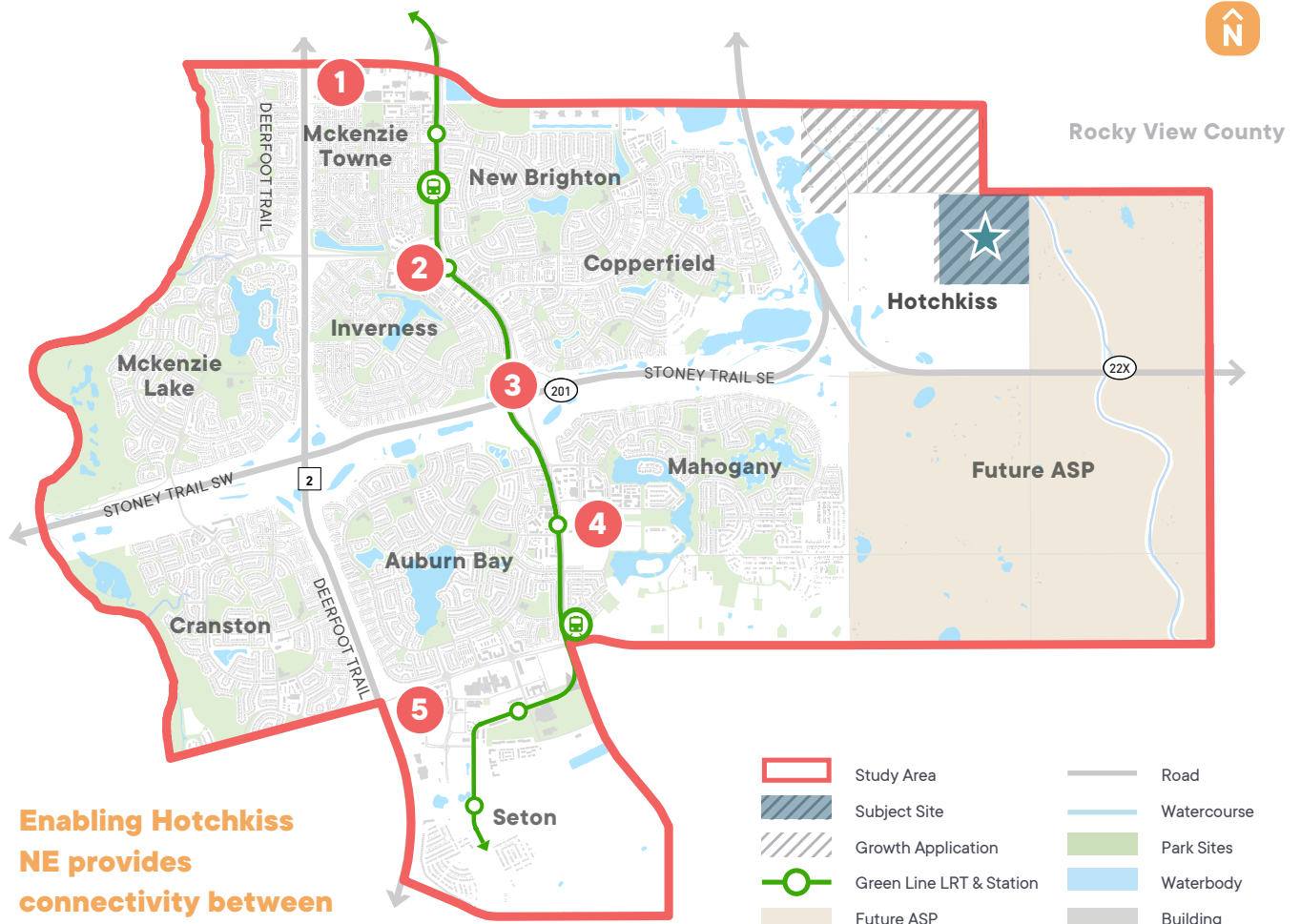
## Why Hotchkiss NE?

### N°3 PROVIDES HOUSING DIVERSITY

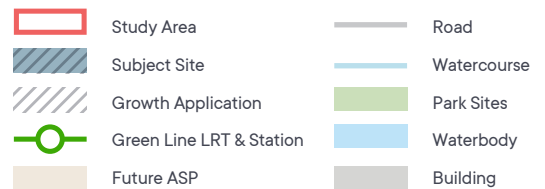
The Hotchkiss NE neighbourhood will help the city maintain its relative affordability and meet market demand by providing diverse housing supply and variety within the southeast sector of the city. DC land use addresses the 'missing middle' for the SSASP area.

### N°4 RECONSTRUCTION OF NATURAL FEATURES

A defining feature of the application area is a large, shared wetland complex. This permanent wetland will be reconstructed ensuring the health, longevity and sustainability of the wetland in a developed context.



**Enabling Hotchkiss NE provides connectivity between the two developing neighbourhoods.**



- 1** South Trail Shopping Centre
- 2** McKenzie Towne Shopping Centre
- 3** Future Green Line LRT
- 4** Westman Village in Mahogany
- 5** Seton Urban District (MAC)



## Why Hotchkiss NE?

### N°5 UTILIZES EXISTING FACILITY INVESTMENTS

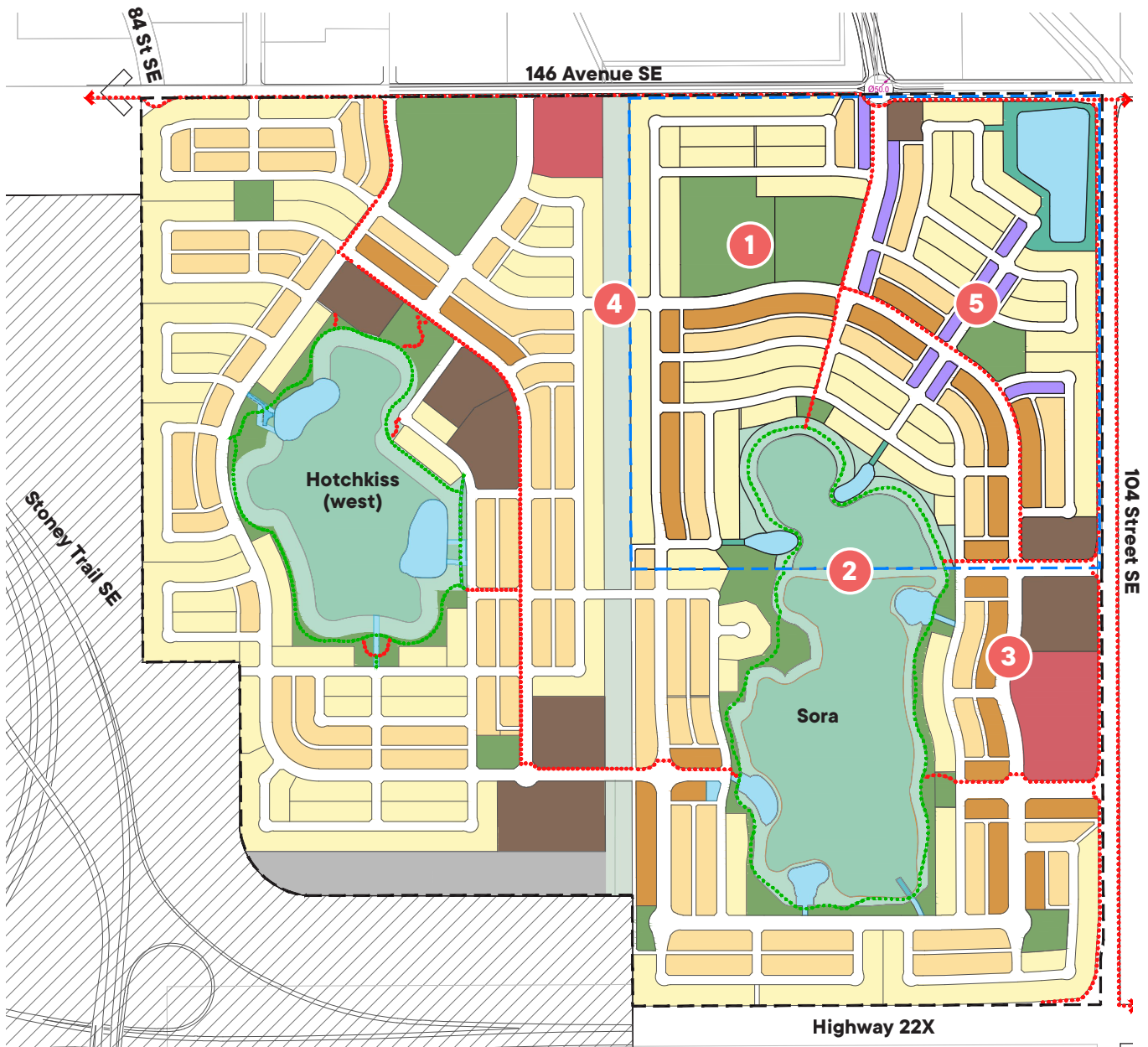
Hotchkiss NE contributes to the viability of facility investments including the Green Line extension by supplying residents, employees, and customers to contribute to the critical population thresholds necessary for efficient infrastructure investments.

### N°6 DEVOTED TO CREATING AMAZING PLACES

Genesis is a committed and active developer with recent investment in the City's southeast sector. As a builder, Genesis has the opportunity to directly influence the design and construction standards.



This application area has been planned comprehensively and is contiguous to the aforementioned developing neighbourhoods.



- 1 A future school site as contemplated by the South Shepard ASP.
  - 2 Completion of the Sora wetland reconstruction and surrounding open space amenity area.
  - 3 Supportive population for the future NAC contemplated by the Sora neighbourhood.
  - 4 Providing the missing link for vehicular and pedestrian connectivity throughout the entire Hotchkiss community.
  - 5 A range of housing forms that offer choice and variety at all levels of home ownership.
- - - - Hotchkiss (Community 'A') Boundary  
 - - - - Growth Application Area