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Reference: Prairiesong Growth Application – GA2023-003 – May 2024 IPC Meeting

Stantec, on behalf of Jayman Living, is proud to submit a Growth Application for Prairiesong, a community in the North Sector of Calgary that will develop the final land within the Keystone Hills Area Structure Plan (ASP). With minimal capital investment required to proceed, development of the Prairiesong community will leverage significant existing infrastructure investment made by The City of Calgary to date.

Covering 320 acres in total, Prairiesong is located within the rapidly developing Keystone Hills ASP, with a smaller portion of the land within the Nose Creek ASP. Based on feedback received by Administration through the Growth Application process, only the portion of Prairiesong community within the Keystone Hills ASP will proceed under the proposed Growth Application. This area will be the final development phase of the Keystone Hills ASP, completing the vision set forth by the Keystone Hills ASP that was approved by Council in July 2012. It is recognized that the north sector remains the fastest growing area of Calgary, with production over the last two years significantly exceeding the average annual new residential lot production (+500 lots above the average).

This application is a testament to Jayman's unwavering commitment to develop a sustainable, vibrant community and demonstrates close collaboration with various City departments over the last six months through the Growth Application process. This collaboration included extensive meetings between December 2023 and March 2024 that will result in cost-effective, well planned, interim and ultimate solutions for water and sanitary services, demonstrating our proactive approach to infrastructure planning. Our work on the Prairiesong Outline Plan is well underway, with an anticipated submission date to The City of Calgary in early Q3 2024, demonstrating Jayman's commitment and eagerness to proceed with development of the Prairiesong lands in a timely fashion.

By leveraging infrastructure investment to date by The City and surrounding communities already in development, we are requesting a budget allocation of **\$11.6 million** to enable Prairiesong to proceed, a modest sum in the context of the overall economic benefits development of Prairiesong will generate. This investment includes:

- East Keystone Sanitary Trunk: Essential for Prairiesong's service, estimated at **\$7.6 million**.
- Airdrie Meter Chamber Relocation: Critical for operational efficiency, estimated at **\$4.0 million**.

Design with community in mind

The development of Prairiesong promises significant economic benefits, including:

- Total Project Value: \$1.5 billion
- Property Tax Revenue: An estimated \$5.9 million annually
- Total Levies: Generating \$70 million over the project's lifespan

As the final piece of Keystone ASP, the Prairiesong community leverages existing capital infrastructure investments to support the development, including:

- 144th Avenue Storm trunk (covered as part of 2018 GMO approvals at ~\$10.4m)
- 11th Street/Stoney Trail Interchange (covered as part of 2018 GMO approvals at ~\$25-35m)
- 14th Street/Stoney Trail Interchange
- Centre Street/Stoney Trail Interchange
- North Ridge Pressure Zone infrastructure
- East Keystone Sanitary Trunk Extension (partial)
- Livingston Fire Station

Prairiesong directly responds to the Calgary housing crisis by offering diverse and affordable housing options. This development will significantly help reduce the strain on Calgary's housing market, providing quality homes for a growing population.

The Prairiesong Growth Application is a project that exemplifies strategic utilization of existing infrastructure investment and forward-thinking community design. With a minimal initial investment, we aim to deliver immediate housing solutions and set a precedent for future development. The Prairiesong growth application demonstrates Jayman Living's commitment to holistic benefits for the City of Calgary. The development prioritizes sustainability, resilience, economic growth, social inclusion, and ensuring a vibrant and liveable community for its residents.

Regards,



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