



April 12, 2024

RE: Citywide Growth Strategy: New Communities, 2023 Growth Applications - Providence

Dear Growth Application Team,

The Developer Group comprised of Qualico, Dream, Hopewell, Jayman, and Ronmor would like to take this opportunity to provide our comments on the Administration evaluation of our Growth Application.

The Developer 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. Significant investments from various levels of government and the private sector have been made to ensure sustainable growth in alignment with current City planning policies. These investments encompass essential elements such as community open spaces, transit, access to major roads like Stoney Trail and Highway 22X, employment areas, diverse housing options including affordable housing with secondary suites, and community service facilities.

We are in a housing crisis and demand in the southwest sector of the City has historically been very strong, but has lagged given the recent supply constraints. However, with the completion of infrastructure projects like the southwest leg of Stoney Trail and emerging commercial developments, Providence has become highly desirable. Our Growth Application seeks to provide additional land necessary to fulfill all essential community services and complete the envisioned community.

Based on the attached timeline, and the current rate of sales in Alpine Park and Vermilion Hill (two communities in Providence), the ideal timing to initiate preliminary design work has passed. Further postponement of funding would risk a significant gap in demand and delivery impacting future and current residents of the Providence area. 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 Growth Application will generate **\$271M in off-site levy** contributions that would be used to fund the required infrastructure in the area. In addition, Providence will generate a **\$21M 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).

We are formally requesting consideration of full funding for the Providence Growth Application area. Continuity of investment in this area is crucial to ensure that lands already approved for growth are not stranded, and to allow crucial infrastructure supporting existing residents to proceed. If the full funding request cannot be considered, we recommend IPC direct administration to request sanitary design funds in the amount of **\$5M in Q3 2024** to keep pace with ongoing development. Although a 2023 design start would have been necessary to bridge a gap in development, this design funding would ensure that gap does not accumulate, while establishing a logical path to ultimate build-out.

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,

The Providence Team



QUALICO · DREAM · HOPEWELL · RONMOR · JAYMAN

PROVIDENCE

GROWTH APPLICATION
OPPORTUNITY OVERVIEW



A logical choice for sensible growth.



The Development Group comprised of Qualico, Dream, Hopewell, Jayman and Ronmor formally request approval of this Growth Proposal to further establish the southwest as a key node for sustainable development that leverages significant capital investment and leading infrastructure.

The long awaited \$2 billion Southwest Ring Road (SWRR) is complete and efficiently integrates Providence to the greater Calgary region and establishes a key growth and commercial corridor along the west edge of the City. The SWRR further unlocks the potential of Providence as a complete community in the Calgary region.



445

HECTARES GDA

9,500+

UNITS

30,000+

DIRECT/INDIRECT JOBS

\$~21M

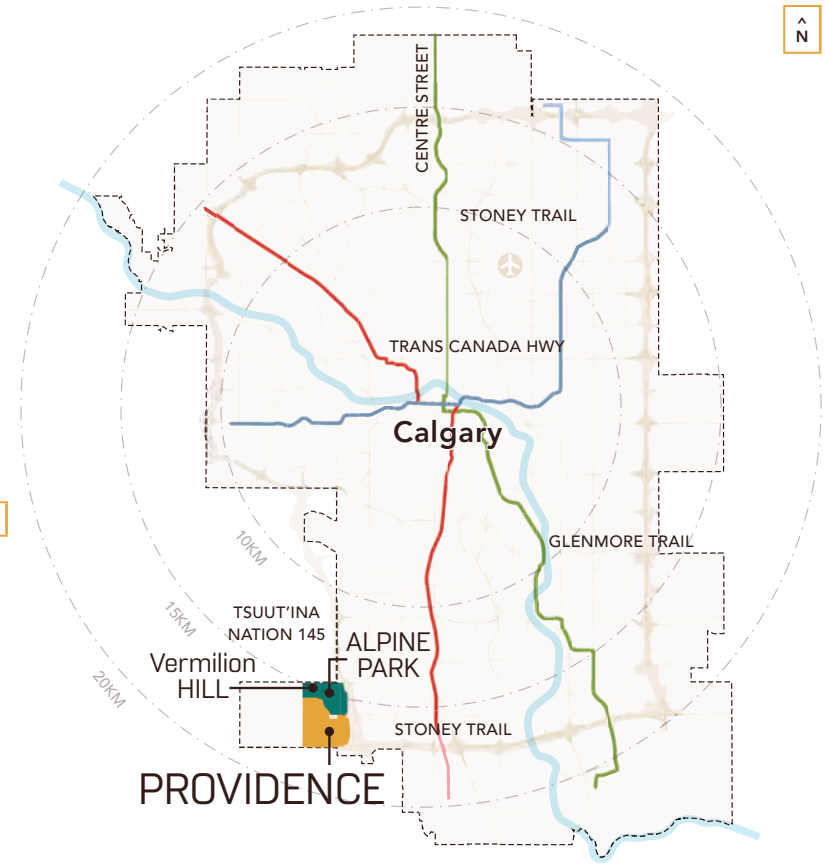
IN PROPERTY TAX

\$271M

IN LEVIES

+ \$5 BILLION

TOTAL PROJECT VALUE



CONSIDERATION N° 1

Connected and Integrated



The Development Group will continue to invest in Providence, leveraging the recent approvals and ongoing build-out of Alpine Park and Vermilion Hill. They continue to anticipate strong market demand, which presents an opportunity to build a growth node along the southwest edge of the city that supports a diverse residential and commercial offering.

CONSIDERATION N° 2

Building Capacity to Support Tsuut'ina



Providence will continue to increase demand for commercial development in the TAZA corridor, creating access to jobs and training for the community, as outlined in the 92nd Truth and Reconciliation Commission of Canada Calls to Action. Dream has a working relationship with TAZA (Canderal) which has three villages planned to include office, institutional/educational, medical and research facilities, light industrial, retail, entertainment and other uses. The Development Group established a relationship with the Tsuut'ina Nation Administration through the recent approval processes for Alpine Park, Vermilion Hill and Providence Area Structure Plan.

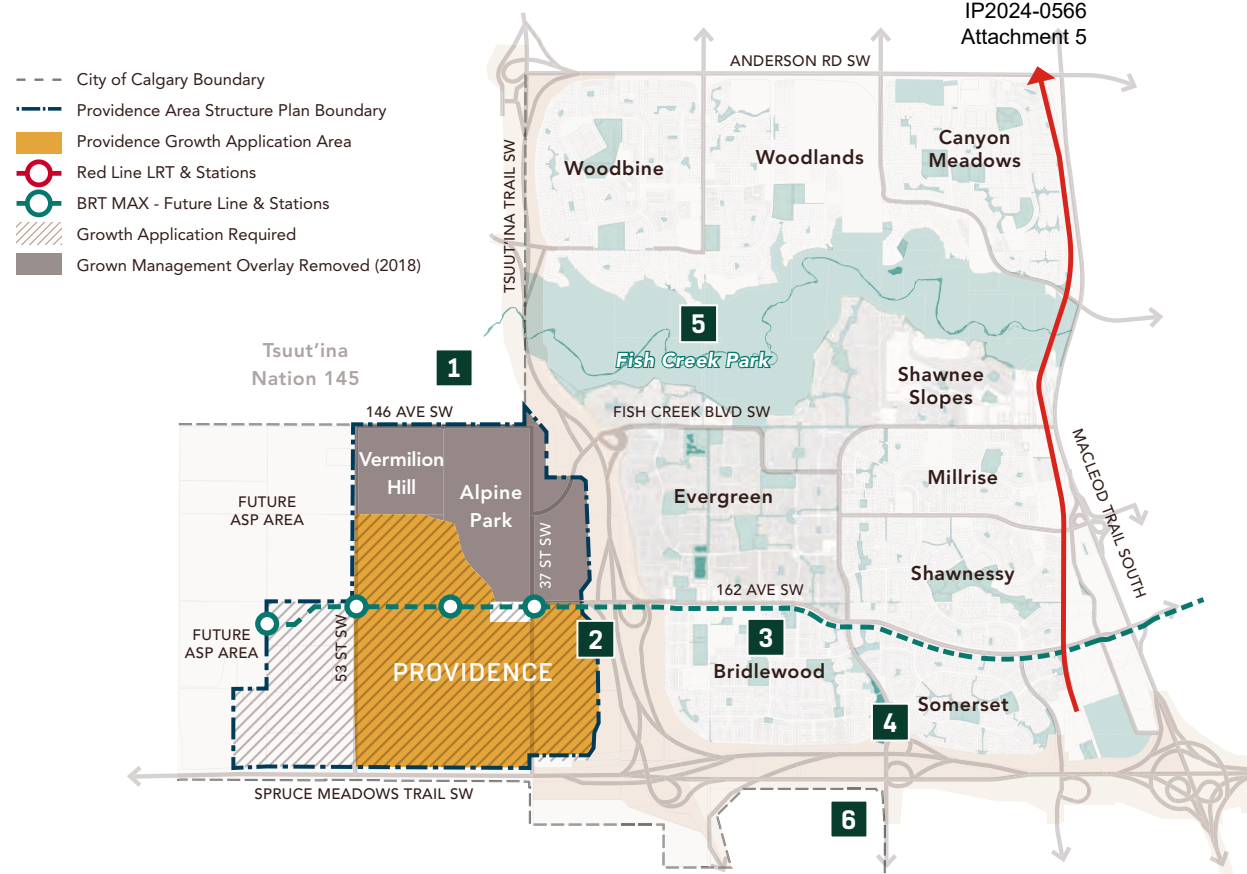
PROVIDENCE

Growth and Development Context



The Providence Growth Application area integrates with the actively developing communities of Alpine Park and Vermilion Hill, with contiguous connections to Evergreen and Bridlewood. The future 162nd Avenue Transitway, combined with the extension of existing transit routes, the two SWRR interchanges (154 Avenue and 162 Avenue SW), pedestrian and bicycle routes and mix of uses provides for efficient and safe movement for all modes of travel to, from and within Providence.

Servicing extensions are available, and development is anticipated to start from the north, continuing south from Alpine Park and Vermilion Hill. Regional intensification through residential development provides further success to existing amenities in Providence, TAZA, and the Somerset-Bridlewood Major Activity Centre. Increasing the population of the Providence catchment area will translate into increased investment in the future CACs, existing MACs, attracting more local business, services, and organizations to the south sector.



- 1** TAZA Commercial Development
- 3** 162 Avenue Transitway connecting to Red Line LRT
- 5** Fish Creek Park and Regional Pathway Network
- 2** Recently Completed South West Ring Road and Two Providence Interchanges
- 4** Somerset-Bridlewood Major Activity Centre
- 6** Spruce Meadows and Calgary FC ATCO Field

CONSIDERATION N° 3

Southwest as a Unique Sector



Providence is distinctly located in the southwest, separated from the remainder of the southern sector by the ring road. This portion of the city has limited supply and underlying demand. Support for this Growth Application would ensure continued growth for this portion of the City, supporting the existing actively developing communities.

CONSIDERATION N° 4

High Return on Investment



The City committed to initial investment in Providence and continual investment is required to ensure capital is not stranded. There is a high return on future capital in levy and tax revenues, as well as direct economic impact. The Development Group will work with the City to clarify specific capital requirements.

CONSIDERATION N° 5

Continuing the Momentum



The Growth Application area leverages momentum and urban design frameworks established in the actively developing and highly sought after communities of Alpine Park and Vermilion Hill. Build out of the community has been progressing at rates faster than expected as a result of strong sales and demand.

CONSIDERATION N° 6

Not Your Typical Suburb

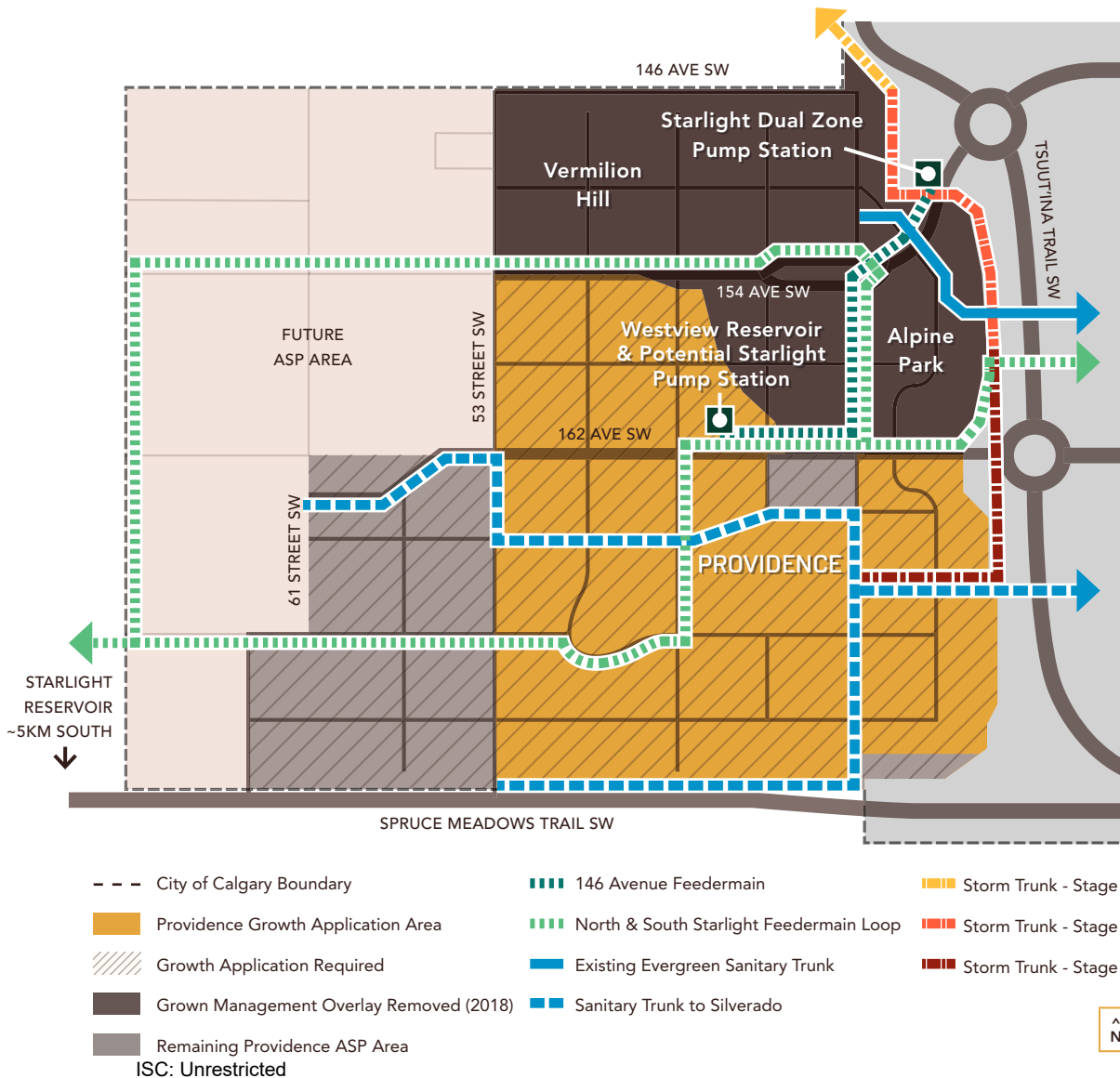


The vision for Providence is one where all of your daily amenities are accessible by active transportation modes, with an emphasis on overall walkability and access to green space.

PROVIDENCE

Infrastructure and Funding

The Providence Growth Application Area is a large growth area with established leading infrastructure. The Development Group will work with the City to refine capital requirements.



STORM

- Stage 1 services approved development – Construction 2022 ~\$8M
- Stage 2 to Alpine Park Storm Pond services the remainder of Dream and Qualico land north of 162nd - Design is complete, an RFQ has been issued and construction completion is anticipated September 2024 (~\$20M)
- Stages 3 and 4 service the remainder of the subject lands – construction 2026-2028 if added to budget (~\$20M)

SANITARY

- Continued development will require either interim measures or the West Pine Creek Sanitary Trunk to Silverado (~\$69M)
- Remainder requires Sanitary Trunk to Silverado (~\$25M)

WATER

- Portions can be serviced by infrastructure underway and estimated to be completed in early 2025
- Full development requires the Westview Reservoir (~\$30m) and the Starlight Pump Station (~\$20m)

FIRE

- The Evergreen Fire Station serves the majority of the business case area.

TRANSPORTATION

- The two interchanges (154 Ave & 162 Ave) have capacity to accommodate the application area.



PROVIDENCE

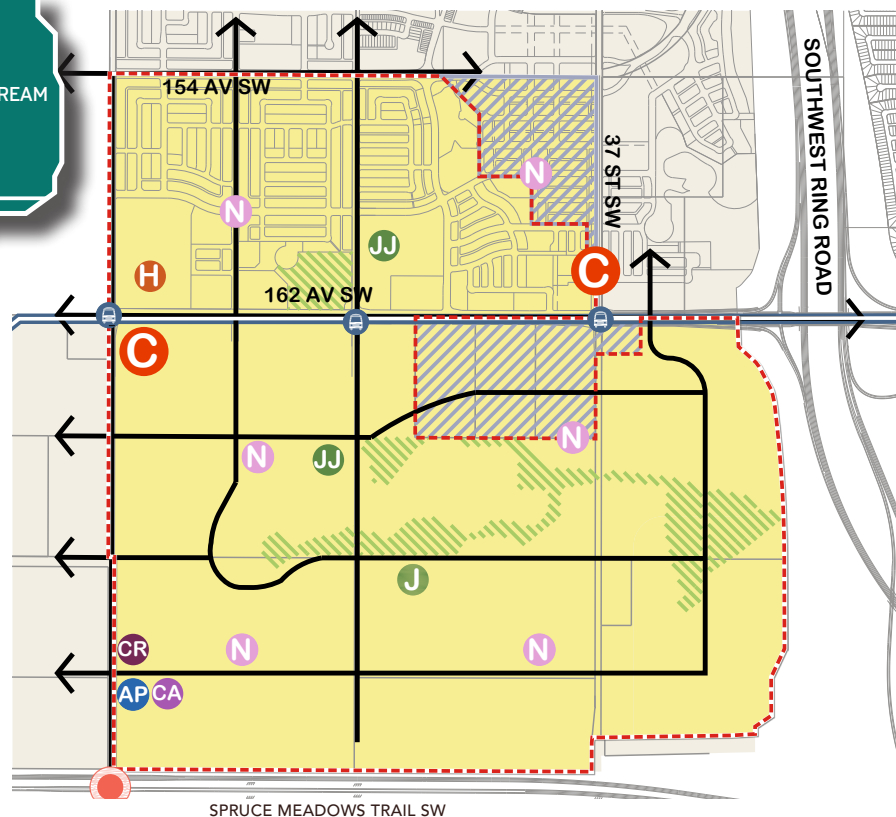
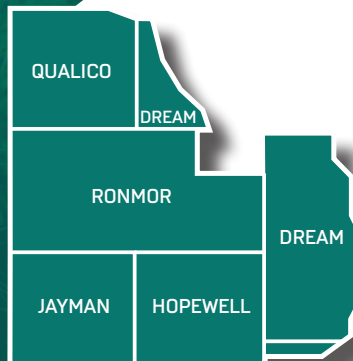
A Vision for Providence



Qualico, Dream, Hopewell, Jayman and Ronmor have developed a significant portion of Calgary's Communities and have a long-term commitment to the City of Calgary. They offer a track-record of private investment capital required to support Calgary's growth and overall economy.

The Growth Application area will emphasize universal access to safe, inclusive and accessible green and public spaces, in particular for women and children, older persons and persons with disabilities. A multi-modal transportation network provides kilometres of safe and varied routes for bikes, scooters, wheeling or strolling. Design will be human-scaled with a core goal to create safe, affordable, accessible and sustainable systems for all. This includes improving road safety, notably by expanding public transport along 162nd and multi-modal routes, with special attention to the needs of those in vulnerable situations.

Specific developers are planning for residential buildings to be solar ready should the customer choose to incorporate at time of build or in the future and others require solar infrastructure on all residential buildings. Specific developers may also incorporate storm parks as functional amenity spaces.



- ▬ Growth Application Area
- ▬ Area Included for Additional Context
- ▬ City of Calgary Boundary
- ▭ Providence Area Structure Plan
- ▬ Streets
- ▬ Future BRT MAX Transitway
- Future BRT MAX Transit Station
- Future Interchange
- ▭ Neighbourhood Area
- ▭ Environmental Open Space Study Area (Anticipated ER)
- Regional Athletic Park
- Joint Use Site
- Joint/ Joint Use Site
- High School
- Community Activity Centre
- Neighbourhood Activity Centre
- Community Association Site
- Community Retail Centre