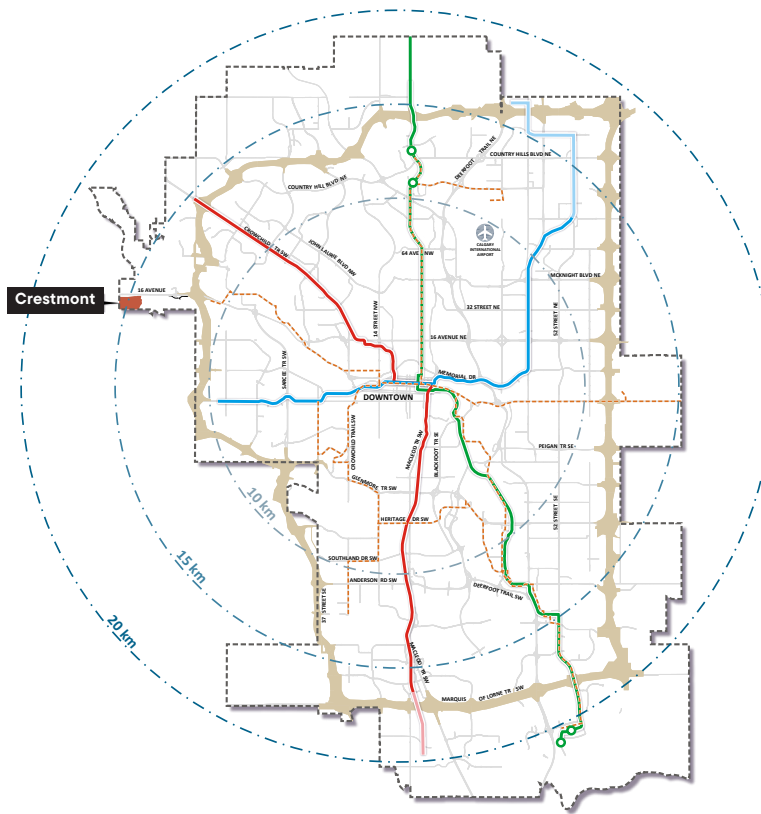




Qualico is a proud community builder, active in the City Region for more than 70 years. Qualico Communities' 2023 Growth Application highlights opportunities to continue investing in West Calgary.

This business case aligns with the Municipal Development Plan (MDP), Calgary Transportation Plan (CTP), and West View Area Structure Plan (ASP), addresses market demand, and is financially viable. Currently funding is required for the ultimate water/stormwater infrastructure which leaves all development in the West View ASP stranded. The first phase of the new Crestmont area is readily serviceable within existing infrastructure capacity, with an interim water/stormwater solution. If the growth proposal for the business case area is approved, construction of the first phase could start as early as 2025.



OVERVIEW	+79 ha GROSS AREA	1,800 UNITS	3,600 DIRECT/INDIRECT JOBS
	\$4.1M ANNUAL PROPERTY TAX	\$42.2M IN LEVIES	\$884M TOTAL PROJECT VALUE
	\$0 CAPITAL COST TO THE CITY FOR INITIAL PHASES IN 2022 THE CITY ANALYSIS DETERMINED THAT THIS AREA WAS A NET POSITIVE TO THE OPERATIONS BUDGET.		



ISC: Unrestricted











Communities in Calgary’s west sector are sought after because they provide the perfect combination of urban amenities and a quick escape to the mountains.

The Crestmont neighbourhood holds a unique place at the western gateway to Calgary. Crestmont embraces mountain views and accessibility to nature, blending them with an urban design that places recreation, retail and neighbourhood amenities close to home.

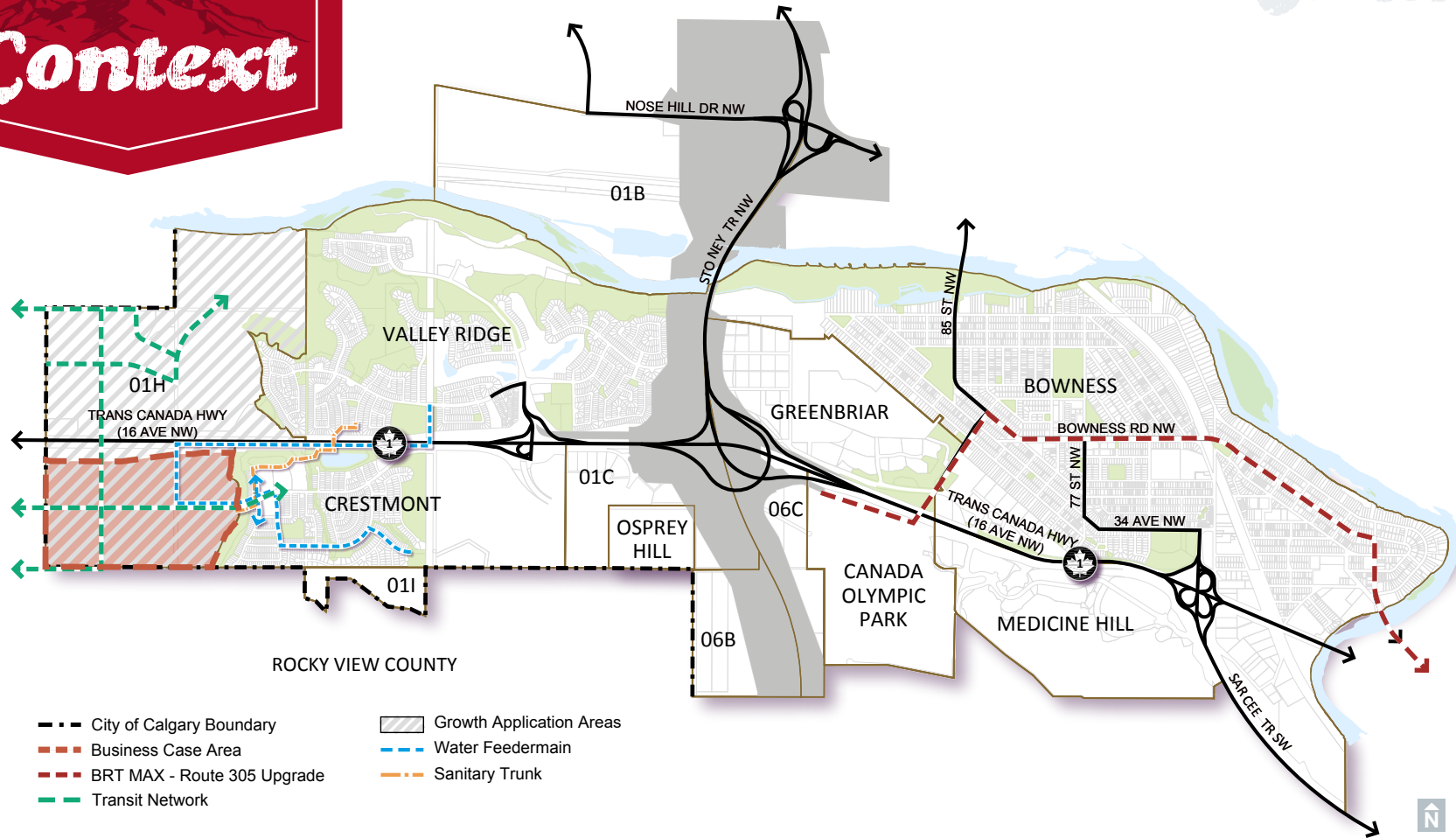
This Qualico growth application proposes the completion of the Crestmont community that was first established over 20 years ago. Crestmont is designed as a complete neighbourhood offering an inclusive range of housing options, mixed use commercial development, and both local and neighbourhood level amenities to meet the needs of its residents.

Key elements of the vision for this neighbourhood include:

-  **VISTAS AND OPEN SPACE:** excellent viewsheds to the rocky mountains, combined with a wide range of natural and planned open spaces.
-  **ACTIVE CONNECTIONS:** An interconnected street, sidewalk and pathway network that promotes walkability and active recreation.
-  **NEIGHBOURHOOD HUB:** A social focal point for the neighbourhood including a mixed use activity centre, school, community centre, recreation centre and library.
-  **HOUSING DIVERSITY:** A mix of housing forms providing housing choice for consumers, ranging from single detached to townhouses, mixed use apartment and potentially live/work.
-  **RURAL CONTEXT SENSITIVITY:** The Plan Area provides a context-sensitive interface to surrounding rural areas. Low-density residential uses provide a transition from urban uses and densities located internal to the plan.
-  **COMPLETING THE COMMUNITY:** This growth application completes the existing Crestmont community and provides amenities, through the neighbourhood hub, that will service all communities at the western edge of the City along the TransCanada.



Context



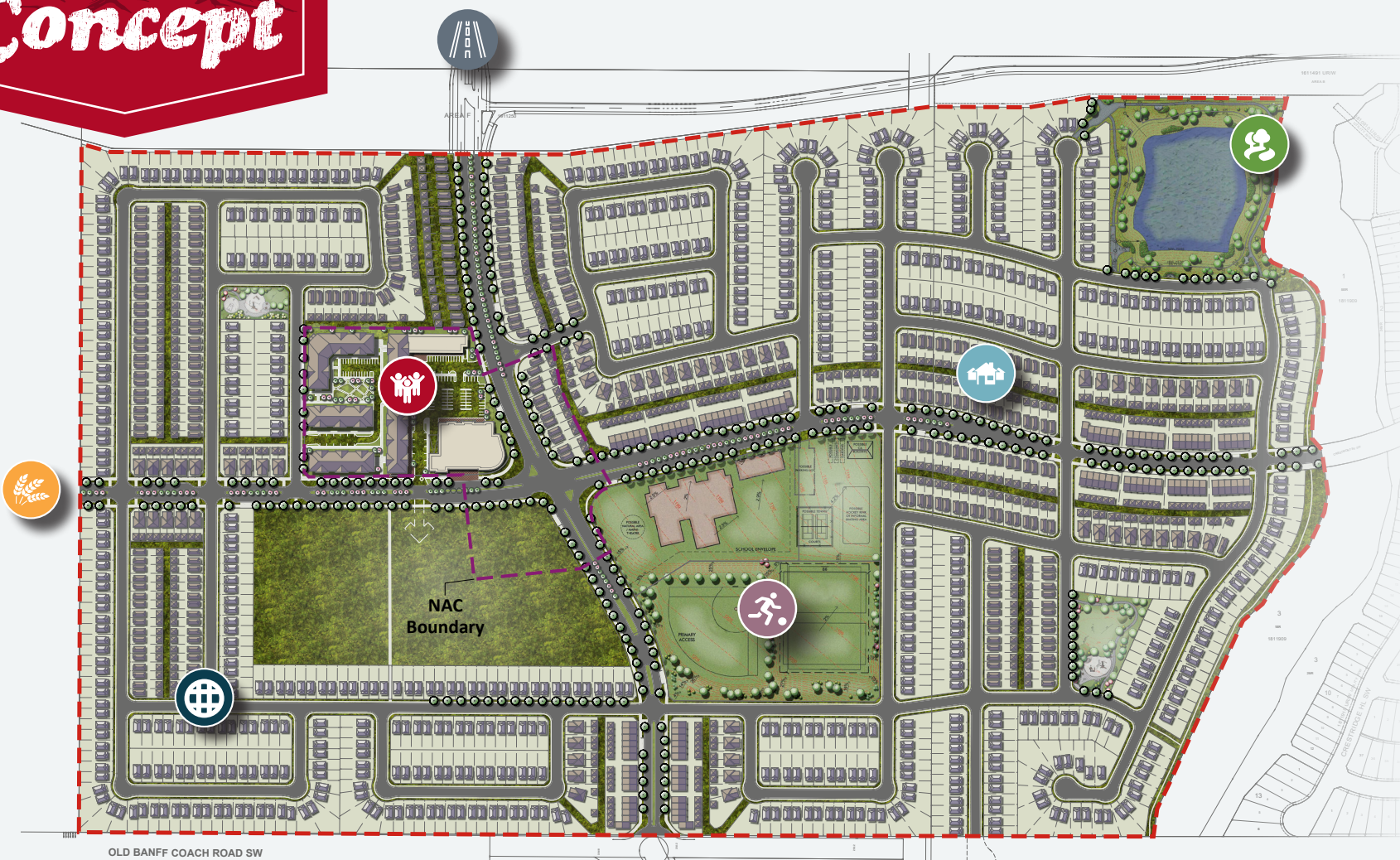
Leveraging Existing Infrastructure

Initial phase does not require capital infrastructure.

- **Transportation** accommodated by the existing road network in Crestmont, access to the TransCanada Highway, and the now open West Calgary Ring Road.
- **Fire Services** utilize the existing Valley Ridge station.
- **Stormwater management** can be provided on an interim basis by constructing a zero-discharge storm pond at developer cost until an ultimate solution is able to be funded. Request made to fund remaining infrastructure through mid-cycle budget adjustment in 2024.
- **Sanitary sewer** provided through Crestmont and Valley Ridge, utilizing existing spare capacity and the recently funded TransCanada Sanitary Trunk.
- **Water servicing** extended from Crestmont, utilizing existing spare capacity for initial phase. Request made to fund remaining infrastructure through mid-cycle adjustment in 2024, see Capital Proposal below.



Concept



A MODIFIED GRID ROAD NETWORK

connected to a central collector ensures clear and direct routes and creates distinct "cells" within the neighbourhood.



HOUSING DENSITY

is located along future transit routes and near the NAC, maximizing accessibility to neighbourhood amenities.



NEIGHBOURHOOD ACTIVITY CENTRE

central to the plan providing pedestrian-oriented mixed-use including multi-residential and neighbourhood retail commercial.



CONTEXT SENSITIVITY

includes connections to existing and future development while presenting a low-density interface to adjacent rural lands.



31+ ACRES OF PUBLIC OPEN SPACE

distributed throughout the plan area including a joint use school site, neighbourhood parks, and recreational pathways.



TRANSPORTATION CONNECTIONS

The partial interchange at the TransCanada connects all of the West View ASP. The current interim connection to Old Banff Coach Road will be made permanent. These are both significant connections that benefit the whole West side of the City.



REGIONAL & NEIGHBOURHOOD AMENITIES

including a recreation centre, library, neighbourhood centre and school site with playfields.

Market + Phasing

In 2022, the City's review of this sector uncovered that this sector is significantly deficient of supply.



Measuring Years of Supply Why Supply Flexibility is Important...

Consumer Priorities

Consumer data suggests buyers top priorities are price and product type. Consumers will look to different municipalities rather than compromising their top priorities. If approvals are not in place, new product cannot be mobilized fast enough to meet consumer demand within City limits.

Growth in Developing Communities

Over the past 5 years 62% of Calgary growth has been in developing communities. Using Administration's projections could put the City at risk of under-supplying and losing market share to surrounding communities.

Market Share by Housing Types

Recent study has identified that during 2023 the breakdown of Absorption within Calgary, is the following:
2023 YTD Absorption of apartment product: 76.3%
2023 YTD Absorption of low profile product: 75.6%
(CREB 2023 YTD Sales, September 2023)

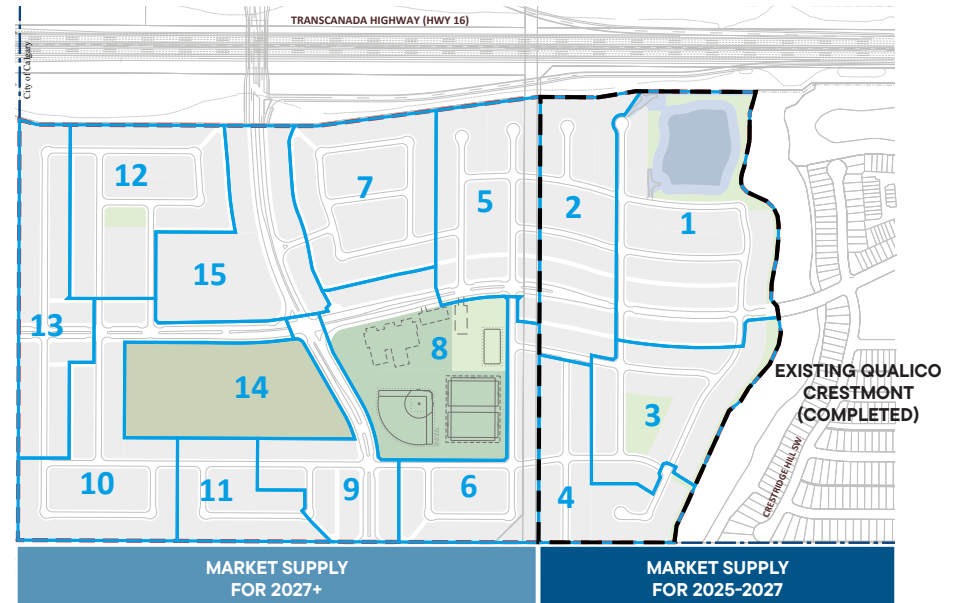
Existing Supply

Currently in the West sector there is one actively developing community: Crestmont. The existing Crestmont is built out, with the remaining undeveloped lands located in West View requiring growth application approval to proceed with Outline Planning and Land Use.

Compound Impacts

Calgary's Economic Opportunity - There is a nation-wide housing crisis. Restricted housing supply in other regions of the country have resulted in rapid price escalation. Shovel-ready developments, such as the new Crestmont Phase 1 can add housing supply quickly to accommodate these shortages.

CRESTMONT PHASING



Growth Application approval for the Crestmont Business Case area will:

- ✓ Deliver market supply to the West Sector.
- ✓ Provide a logical extension and completion of development from existing Crestmont community.
- ✓ Facilitate the provision of neighbourhood amenities including a school, recreation centre, community association site and a local commercial area.

Capital Proposal

Completion of these infrastructure projects will permit development of both the Qualico and Melcor West View Growth Applications, completing the West View ASP.

\$ Making Use of Approved Infrastructure

Sanitary Preparation

Qualico has an active Outline Plan application that is in the final stages of approval, and we understand Administration is requesting \$81M in capital to proceed with the sanitary projects highlighted below in red. While a significant investment, it does not provide an immediate financial return to the City (levies and property taxes) because a potential limiting factor limiting development is the Westview Storm Trunk, which is being requested in the 2027+ budget. **Initial phases can move forward if an interim stormwater solution, as approved in other locations in the City, is approved.**

Water and Storm Capacity

While the ultimate solution for water and stormwater is desired, Qualico understands that initial phases (up to 315 homes) could be developed within the existing capacities, bridging the gap between existing and ultimate capacities. To align capital spending with planning and development timelines, Qualico requests that \$69M (projects highlighted in green below) be added to the 2023-2026 budget, through the mid-cycle budget adjustment in 2024. This closely aligns with Administration's recent update that they are proceeding with feasibility studies for the Westview Storm Trunk and Stage 2/3 Water infrastructure.

Stranded Development

Presently, the development is being stranded without the City requesting even a portion of the water/stormwater funding required to align with anticipated development timing. If an effort was made to align with sanitary infrastructure, development of Crestmont would be enabled to proceed in 2025 at a minimum. If Administration does not accept any interim solution for the proposed Phase 1, Crestmont will not be able to proceed until sometime in the 2027+ budget cycle when storm and water are requested. Realistically, not likely until at least 2028.

The Interim Solution

With the sanitary investment in the 2023-2026 capital budget (to be delivered sometime in the next 3 years) we feel it now makes sense to proceed with Phase 1 of Crestmont with an interim storm solution (when the sanitary upgrade is complete). The levies collected for Crestmont for Phase 1 will help contribute in advance to the storm budget in the next cycle. This will permit homes in Crestmont to be family ready in the next 4-7 years instead of 7-10 years or more. If the City does approve mid-cycle funding for the remaining water and stormwater projects, the whole development process can be expedited to bring much needed housing on-line as soon as possible.

To maintain development continuity with the West View ASP and provide immediate revenue to the City, Qualico Proposes the following:

- Approval of the Outline Plan based on interim servicing solutions understanding that Phase 1 Stormwater Feasibility Study and Phase 2- 3 Water Feasibility Design are under way.
- The City approve Water and Stormwater funding in the 2024 mid-cycle budget adjustments ~\$69M.

REQUIRED INFRASTRUCTURE (\$M'S)

PROJECT	SERVICE LINE	2023-2026	2027+	TOTAL
Hwy 1 / 133 Street Interchange	Streets	-\$50 \$0	-\$0 \$50	\$50
Crestmont / Valley Ridge Feedermain Loop	Water	\$0 \$24	\$24 \$0	\$24
TransCanada Sanitary Trunk	Sanitary	-\$50 \$81.9	-\$31.9 \$0	\$81.9
West View Storm Trunk	Storm	\$0 \$30	\$30 \$0	\$30
Valley Ridge Pump Station #41 Upgrades	Water	\$0 \$15	\$15 \$0	\$15
	Total	-\$100 \$81.9 + \$69 = \$150.9	-\$100.9 \$50	\$200.9