

Applicant Submission

64 ha
Gross Area

1,100 units
Residential Units

4,000 jobs
Indirect+Direct

25,000 sq ft.
Employment Uses

\$3.1 million
Annual Taxes

\$39.7 million
in Levies

\$697 million
Investment at Buildout

This Growth Application has been prepared for the Subject Lands, herein referred to as Stoneyview on behalf of Apex Developments. This Growth Application aligns with the Municipal Development Plan (MDP) and Calgary Transportation Plan (CTP), addresses market demand, and is financially viable. Stoneyview is readily serviceable by funded infrastructure delivered through adjacent development and is located within the Belvedere Area Structure Plan lands which were identified by Council as a priority growth area in 2023.

APEX DEVELOPMENTS STONEYVIEW | GROWTH APPLICATION | NOVEMBER 2024 | 1

Opportunity awaits...

Stoneyview provides an opportunity to progress with development in the Belvedere ASP area and leveraging infrastructure investment made to date. It will provide residential rooftops to support existing and approved employment along Stoney Trail while bringing neighbourhood-scale retail uses internal to the community.



The Belvedere ASP area is unique in that it facilitates a key intermunicipal transit connection and is also the closest new development area to downtown Calgary.

Introducing a new neighbourhood to Belvedere will strengthen existing investment and contribute capital to support development of infrastructure such as the 17 Avenue SE BRT, Memorial Drive Flyover, and Highway 1 interchange at Garden Road.

Anticipated Development Timeline:

Apex is targeting an Outline Plan and Land Use Amendment submission in Q2 2025, with the intent of launching the neighbourhood by 2026.



WHY STONEYVIEW?

1 Commitment to Connection

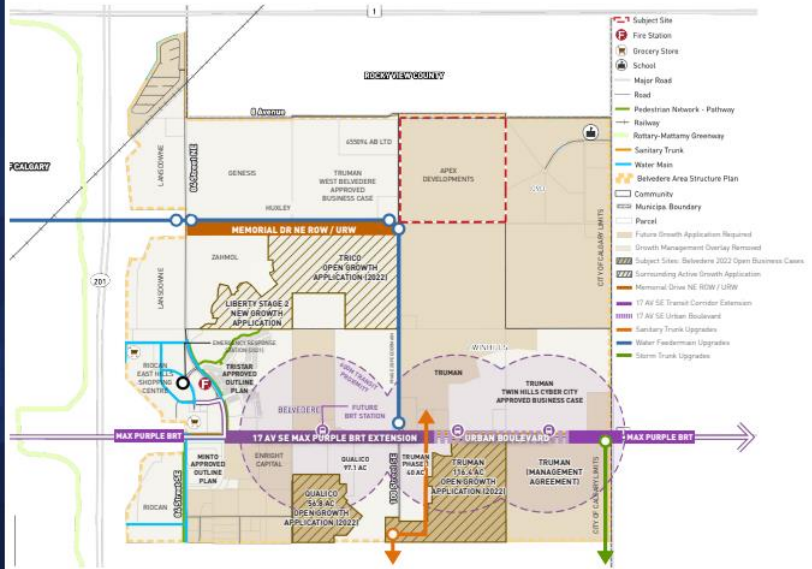
Apex believes that a place to call home is more than just connected houses, it's where you share life with others. This philosophy is demonstrated through multiple Calgary neighbourhoods with pathways, ponds, land uses and memorable parks that connect people and the natural environment.

2 Significant Return on Investment

Stoneyview optimizes existing infrastructure investments within contiguous developing neighbourhoods and contributes a population base to ensure return on investment such as ridership for the Bus Rapid Transit expansion.

Growth Context

Initial build-out of the Belvedere ASP area has included significant uses to support further residential growth including Fire Station 45 which opened in October 2023, and the East Hills Shopping Centre providing 880,000 square feet of employment-generating uses. Additionally, the area is well-served by transportation infrastructure including the Stoney Trail Ring Road and MAX Purple BRT which currently terminates on 84 Street SE. With three other Growth Applications recommended for approval as part of the 2024 mid-cycle budget deliberations, Stoneyview is a logical location for continued growth and development, to optimize the City's significant investment in Belvedere.



WHY STONEYVIEW?

1 Community Diversification

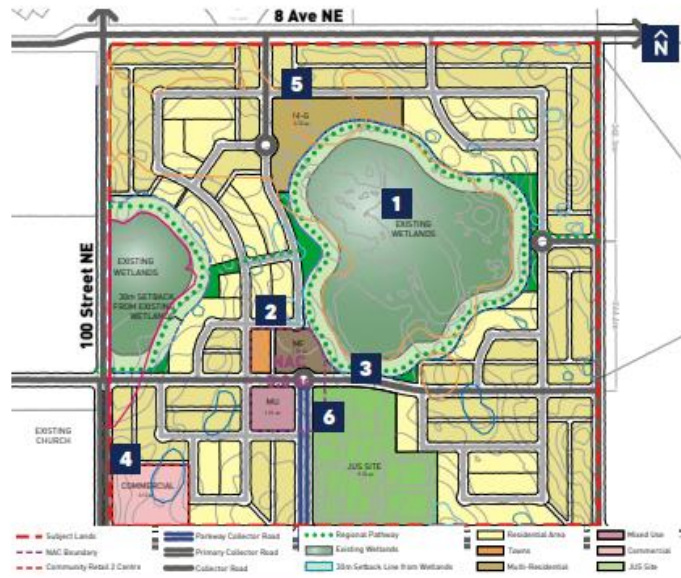
Stoneyview will be one of many neighbourhoods actively building in the Belvedere area and provides an opportunity to bring a diversity of product offering. Differentiated housing supply will increase housing choice and aid in affordability efforts to address the housing prices by ensuring continued supply.

4 Supporting City Direction

Belvedere was identified as a priority growth area for the City of Calgary which is reflected in the investment made to date. Stoneyview will leverage this commitment from the City to establish the east sector as a significant growth node close to transit, jobs, and amenities.

Land Use Concept Plan

- 1** Preservation and integration of existing natural features.
- 2** Neighbourhood Activity Centre providing a diversity of uses.
- 3** Future Joint Use Site as contemplated by the Belvedere ASP.
- 4** Community Retail Centre bringing local-scale commercial internal to the Belvedere area.
- 5** A diversity of residential uses to support regional employment areas and provide housing options to the City.
- 6** A Neighbourhood Boulevard terminates at the Neighbourhood Activity Centre connecting Stoneyview to neighbourhoods throughout the Belvedere ASP area.



WHY STONEYVIEW?

Appreciation for Natural Features

Stoneyview includes lands identified as "Open Space and Naturally Vegetated" as per the MDP. The Growth Application will emphasize appreciation and retention of significant open space and natural lands where possible.

Substantiate Existing Investment

Funding for all infrastructure and services has been provided through the 2023-2026 budget and through the proposed mid-cycle budget adjustment recommended by Administration, IPC, and Council. This Growth Application will utilize this infrastructure and contribute capital to support recovery of those costs through property tax and levies.