


Applicant Submission

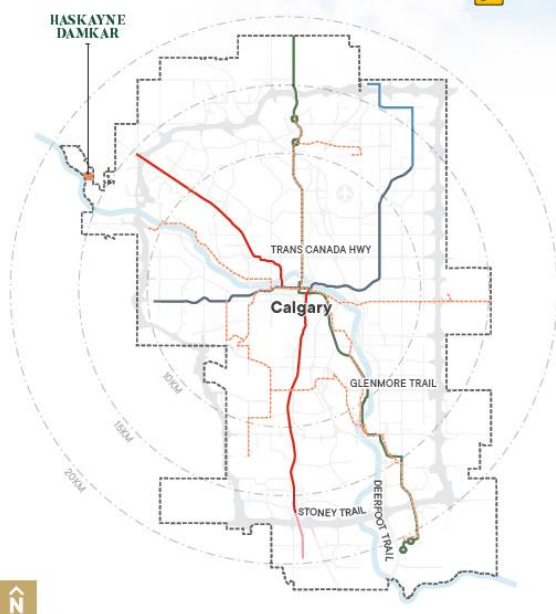
HIGHFIELD LAND MANAGEMENT

HASKAYNE DAMKAR

GROWTH APPLICATION OPPORTUNITY OVERVIEW

This Growth Application has been prepared on behalf of Highfield Land Management and presents an opportunity to enable continued growth within the Haskayne ASP area.





55 ha
Gross Area

1,346 units
Residential Units

6,314 jobs
Indirect+Direct

11k sq ft.
Employment Uses

\$3.8 million
Annual Taxes

\$34 million
in Levies

\$950 million
Investment at Buildout

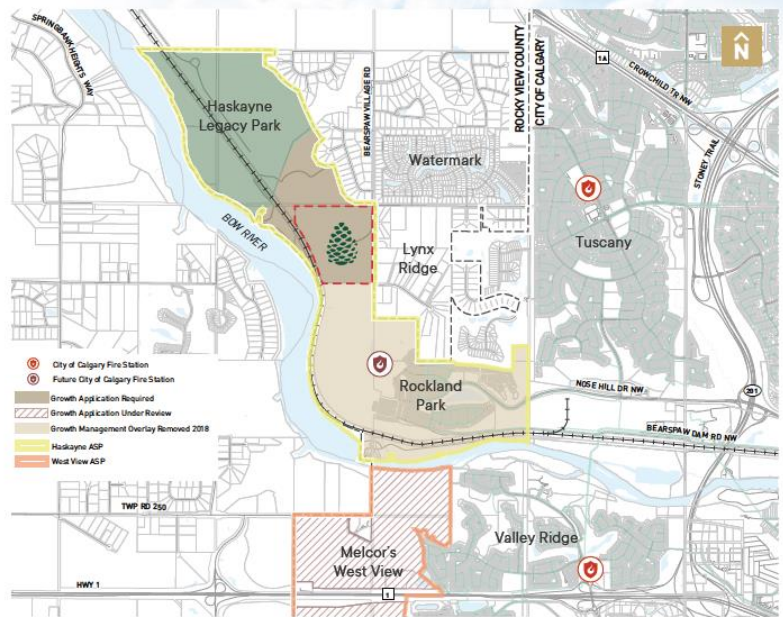
This Growth Application aligns with the Municipal Development Plan (MDP) and Calgary Transportation Plan (CTP), addresses market demand, and is financially viable. The Damkar lands are readily serviceable by existing infrastructure, adjacent to a rapidly developing neighbourhood, and within an approved Area Structure Plan.

HIGHFIELD HASKAYNE DAMKAR | GROWTH APPLICATION | NOVEMBER 2024

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Growth Context

The Haskayne-Damkar Growth Application area is the only remaining land on the west edge of the City that does not require additional capital investment. The Rockland Park / Crimson Ridge area received GMO removal in 2018 and has brought additional services to the area since its development began in 2019. This includes a future Emergency Response Station which has been fully funded.



Why Haskayne Damkar?

1 Readily Serviceable Without Capital

The Haskayne - Damkar lands do not require any further capital investment and are readily serviceable via existing infrastructure. The development will contribute annual taxes and levies to substantiate previous capital investments.

2 Increase Northwest Land Supply

As per the 2024 Suburban Residential Growth Report, there is only 1 year supply of Approved, Serviced lands within the Northwest sector. Introduction of these lands will support growth for a sector that has seen historically strong demand at a time where our City has seen record-breaking growth.

A NATURAL CONNECTION FOR NORTHWEST CALGARY

The Haskayne – Damkar lands provide important vehicular and active mobility connections for existing and future development within the Haskayne ASP. Brookfield's actively developing community of Rockland Park contemplates a future vehicular connection to Bears paw Village Road which will occur adjacent to the southeast boundary of this Growth Application area. Additionally, the continuation of Haskayne Drive is dependent on the development of the subject lands.

A regional pathway connection is envisioned by the ASP along the eastern ridge of the Bow River ultimately connecting to Haskayne Legacy Park and Glenbow Ranch Provincial Park. This regional path has been constructed within Rockland Park and Haskayne Legacy Park but requires connection through the Haskayne – Damkar lands. Once completed this connection will become a major recreational asset to the Calgary region.



Q4 2024

Outline Plan
Submission



Q3/Q4 2025

Outline Plan
Approval



Q4 2025

Phase 1
Subdivision



Q2/Q3 2026

Phase 1
Construction



Q4 2026

Building
Permits

Why Haskayne Damkar?

3 Positioned for Growth

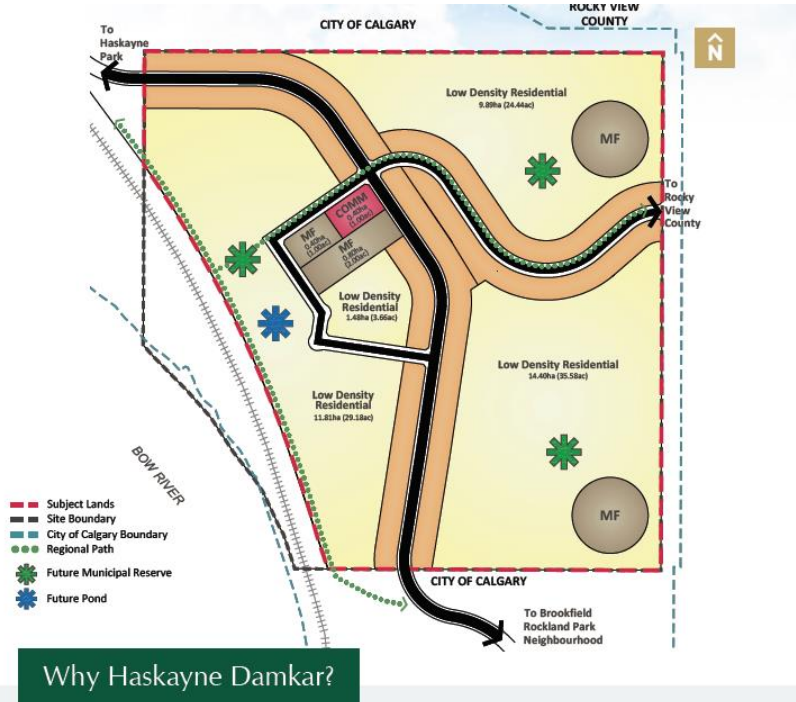
These lands are within a well-defined growth area for the City, which will connect the Bow Valley open space corridor, provide logical extension of the established development pattern within adjacent neighbourhoods, and utilize service capacity at the west end of the City.

4 Continuity and Collaboration

The Haskayne – Damkar lands interface with an approved Outline Plan area for a rapidly developing community. Progressing the planning of these lands allows opportunities for continuity and collaboration to ensure a harmonious transition is achieved.

Concept Plan

Conceptual planning for the Haskayne - Damkar lands has begun and will be refined towards an Outline Plan and Land Use application in Q4 2024. The current concept maximizes developable lands pending the results of technical evaluation. In alignment with the ASP the plan contemplates a residential neighbourhood with vehicular and regional pathway connections, as well as a NAC area.



Why Haskayne Damkar?

5 Timely Opportunity

Planning for the development of these lands is occurring at an optimal time to integrate with the Rockland Park neighbourhood and to enable serviceable lands for efficient delivery of product while demand remains high.

4 Housing Diversity

Highfield's Damkar development will bring a diversity of residential product to the broader area and increase availability of housing in a sector with high demand and low supply.