

## Applicant Submission


QUALICO

# Glacier Ridge

COMMUNITY A - NORTH

## Homes where everyone wants to live.

Qualico is a proud community builder, active in the Calgary Region for over 70 years. Glacier Ridge Community A - North highlights an opportunity to continue investing in Calgary and ensure an active stream of housing supply caters to demand. This growth application area is supported by existing investment by the City in ultimate servicing solutions. Initial phases of development may be able to proceed in advance of ultimate infrastructure completion as latent capacity becomes available. Continued development in this area will bolster this existing investment.




## A Natural Fit for Northwest Calgary.

Glacier Ridge Community A - North benefits from its connection to Symons Valley and West Nose Creek to create a shared natural focal point for the north west. Retaining and incorporating the natural ravine system creates a more contiguous natural corridor to provide recreational opportunities for residents, while remaining interconnected to the greater Glacier Ridge ASP area.

### Location within the Glacier Ridge ASP



<b>130</b>	Hectares of Gross Area	<b>2500</b>	Housing Units	<b>250</b>	Permanent Jobs	<b>6812</b>	Direct + Indirect Jobs
<b>\$7.0M</b>	Annual Property Tax	<b>\$68M</b>	in Levies	<b>\$1.1B</b>	in Total Project Value	<b>\$0</b>	Capital Cost to the City for Initial Phases

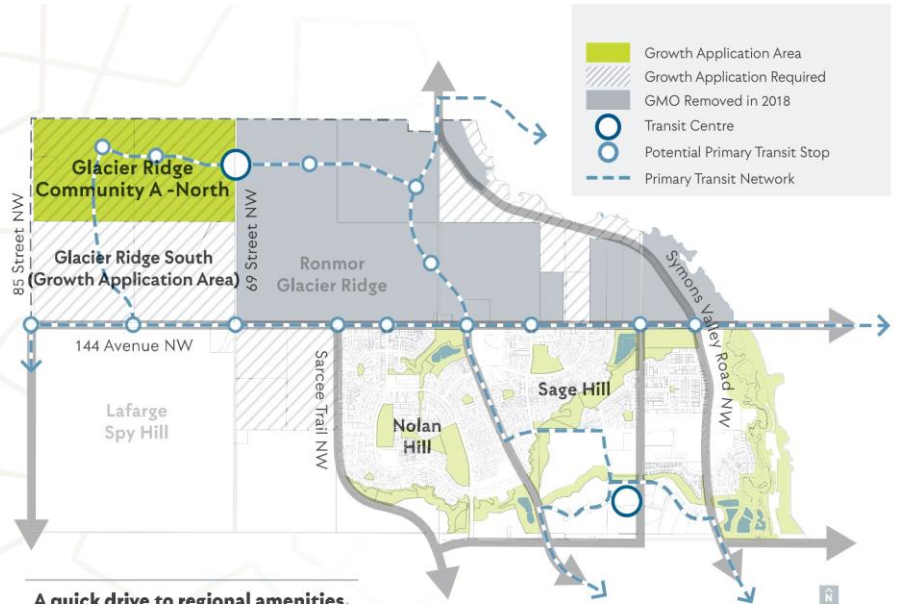
## Growth & Development Context

Qualico proposes this growth application area as a new neighbourhood within the Glacier Ridge ASP area. Glacier Ridge Community A - North supplies a trade area population to support the northwest employment centres that include Spy Hill industrial and Rocky Ridge commercial area, and the large business park anticipated immediately south.

It is timely for this growth application to move forward with subsequent planning stages to maintain momentum in the ASP area and to integrate with the actively developing communities in Glacier Ridge.

The North Sector will provide inventory to meet the demand of not only the North Sector itself, but adjacent sectors, such as the Northwest, which has relatively low supply. Glacier Ridge Community A - North can actively supply housing to serve growing demand, in close proximity to existing services such as the Red Line LRT and Rocky Ridge YMCA.

This application area provides population to support developing employment centres in the north that include the Calgary Airport, YYC Global Logistics Park, Stonegate Landing, North Stoney Industrial, Aurora Business, Park, and Spy Hill Industrial. CED identifies the established Transportation and Logistics cluster as an opportunity for growth in the City. The location of employment associated with this cluster is in the northwest, north and northeast portions of the City, easily accessible from the growth application area. In addition, the growth application will supply the population necessary to realize the buildout of the industrial and business park districts as identified within the Glacier Ridge ASP.



### A quick drive to regional amenities.

05 min. Rocky Ridge YMCA

10 min. Tuscany LRT Station

05 min. Royal Oak Commercial Centre

05 min. Royal Oak Employment Centre

02 min. U of C Spy Hill Campus

05 min. Beacon Hill Commercial Centre

06 min. Sage Hill Crossing Commercial

06 min. Sage Hill Public Library

### Providing Housing in an area with demand.

Qualico is committed to advancing Glacier North in the near future. The northwest sector has had significant market demand for over a decade with zero supply, only now with Rockland Park under development. With development 'across the street' to the east this area is accessible for servicing and growth.

### The North is a Growing Sector.

The City committed to initial investment in Glacier Ridge and continued investment is needed to ensure the capital that has been invested realizes a return. A high return would be enabled for future capital in the form of Levy and Tax revenues, as well as direct economic impact. The Ronmor lands are developing Phase 5 of X, and are forecasted to reach full build-out by...