

Applicant Submission

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.

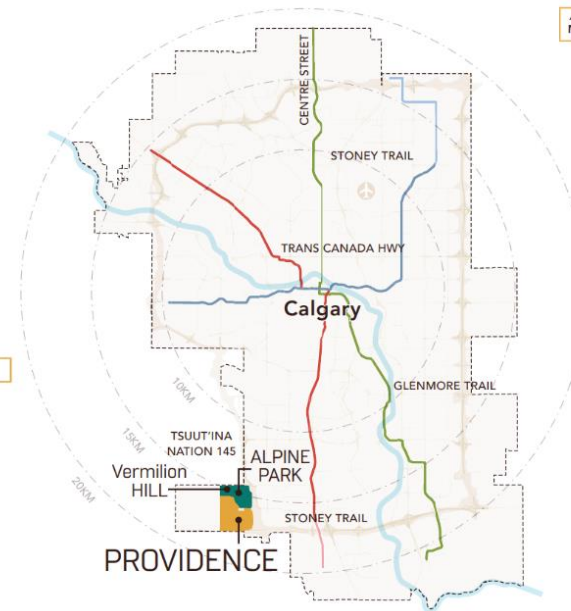
The long awaited \$2 billion Southwest Ring Road (SWRR) is complete and efficiently integrates Providence to the greater Calgary region and establishes a key growth and commercial corridor along the west edge of the City. The SWRR further unlocks the potential of Providence as a complete community in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



dream **QUALICO** **Hopewell** **RONMOR** **Jayman Living**

Invited for title.

- 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 (Candera) 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.

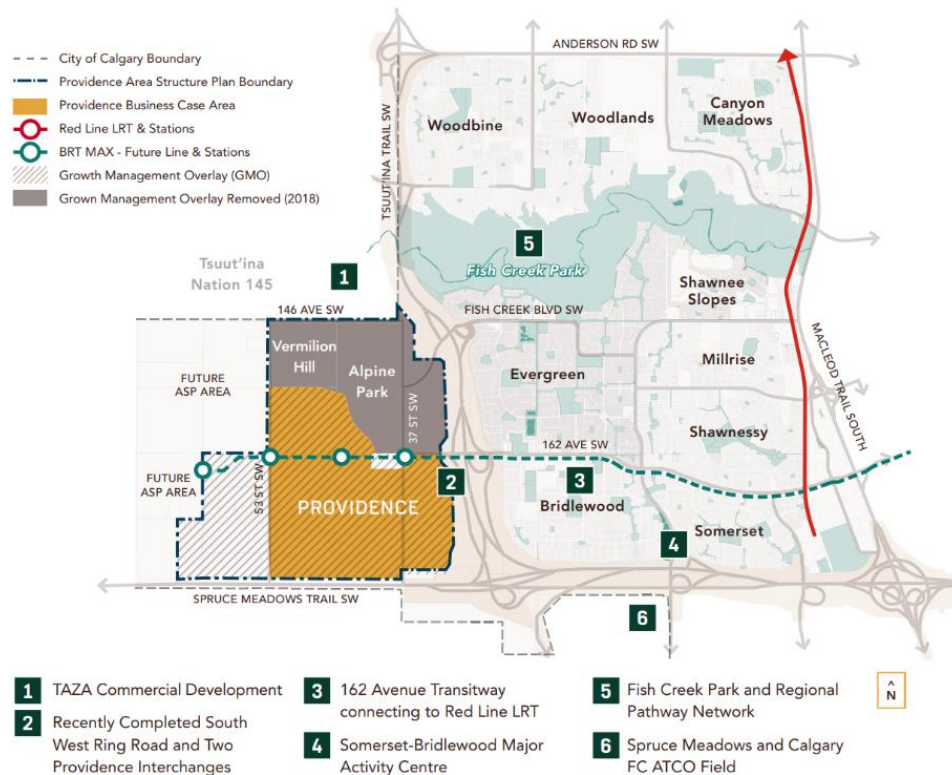
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Growth and Development Context



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
- 2 Recently Completed South West Ring Road and Two Providence Interchanges
- 3 162 Avenue Transitway connecting to Red Line LRT
- 4 Somerset-Bridlewood Major Activity Centre
- 5 Fish Creek Park and Regional Pathway Network
- 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



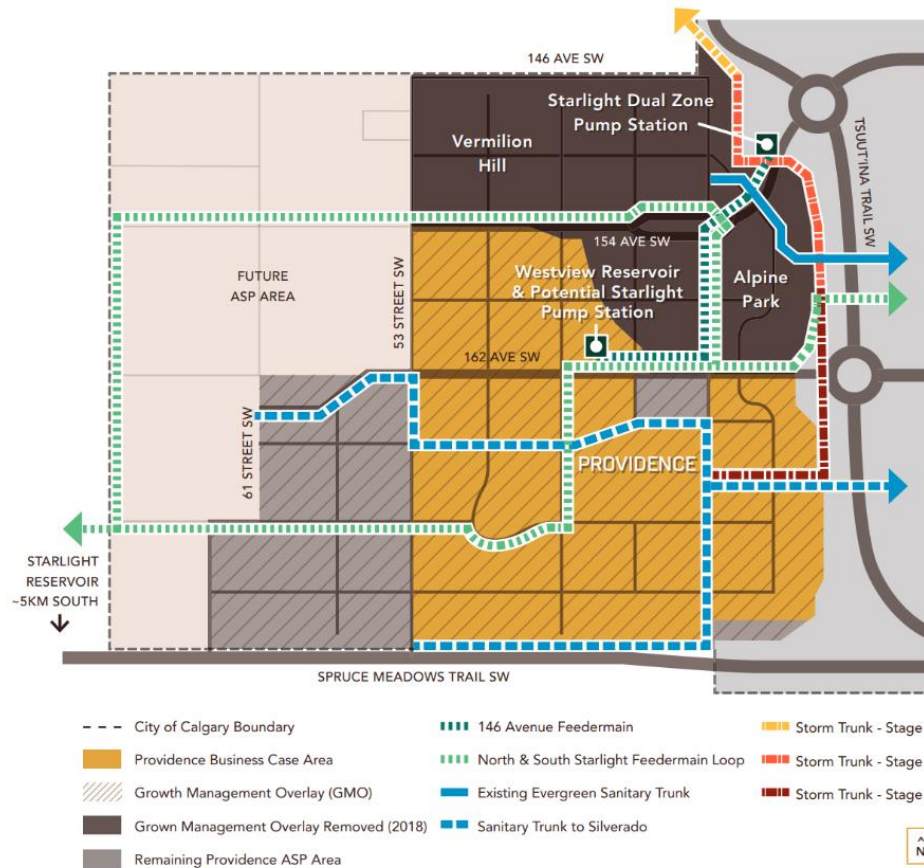
The vision for Providence is one where all of your daily amenities are accessible by active transportation modes, with an emphasis on overall walkability and access to green space.

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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.

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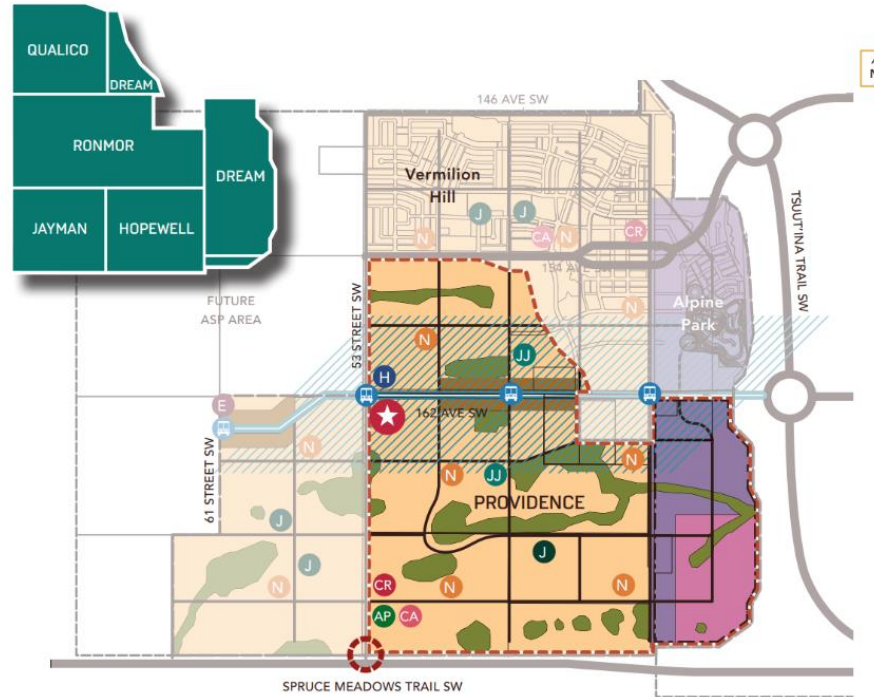
A Vision for Providence



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.



- Business Case Area Requesting GMO Removal (Qualico, Dream, Hopewell and Ronmor)
- Neighbourhood Area
- Business Industrial Area
- Employment Area
- Neighbourhood Corridor
- Transit Station Planning Area
- Open Space Study Area*
- Transitway
- Community Activity Centre
- Neighbourhood Activity Centre
- Community Association Site
- Community Retail Centre
- High School
- Joint Use Site
- Joint / Joint Use Site
- Regional Athletic Park
- Bus Rapid Transit Station
- Emergency Response Station
- Interchange

*Subject to further study, the exact ER area will be determined at the OP stage.

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The Capital Proposal



The Developer Group proposes to initiate investment to maintain development continuity through the Growth Proposal based on the following rationale:

- We are in a housing crisis and investment is required to deliver housing in logical locations.
- The City has already committed to Providence as a growth node by investing significant capital infrastructure in the area.
- Further investment is required to ensure that Qualico and Dream's approved land, without a GMO, isn't stopped.
- The City risk of not advancing additional investment, in a timely manner, could result in the approved areas (Alpine Park & Vermillion Hill) running out of housing in 3-4 years with no investment in place to continue the developments.
- Continued investment through the staging of infrastructure benefits the proposed growth area and Providence ASP as a whole.
- Additional lands open up the market to additional developers and opportunities for significant off-site levy contributions and property tax generation.
- Maintaining forward momentum ensures the existing City and Developer investment is not stranded.

REQUIRED INFRASTRUCTURE (\$000's)				
Project	Service Line	2023-2026	2027+	Total Cost (\$ M)
Previously Approved				
Providence Stormwater Trunk Stage 2	Storm	\$ 20.0	\$ -	\$ 20.00
Starlight Dual Pump Zone Stage 2	Water	\$ 22.0	\$ -	\$ 22.00
Westview Reservoir Land Purchase *	Water	\$ 1.4	\$ -	\$ 1.35
Sub Total		\$ 43.4	\$ -	\$ 43.4
Required to Service Business Case				
162 Ave Transitway (Stoney to Providence)	Public Transit	\$ -	\$ 47.0	\$ 47.00
Hwy 22X / 53rd Street Interchange	Streets	\$ -	\$ 66.0	\$ 66.00
Providence Storm Trunk Stage 3 & 4	Storm	\$ 22.0	\$ 22.0	\$ 22.00
Starlight Feedermain Phases 1 and 2	Water	\$ 14.0	\$ 14.0	\$ 14.00
Starlight Feedermain Loop (Completion)	Water	\$ -	\$ 78.2	\$ 78.20
Starlight Reservoir	Water	\$ -	\$ 18.8	\$ 18.80
West Pine Creek Sanitary Trunk Phase 3	Sanitary	\$ 69.3	\$ 69.3	\$ 69.30
Westview Feedermain (146 Ave Feedermain)	Water	\$ 23.8	\$ 23.8	\$ 20.00
Westview Reservoir Pump Station #49	Water	\$ 18.8	\$ 18.8	\$ 18.80
Westview Reservoir	Water	\$ 18.8	\$ 18.8	\$ 18.80
REVISED TOTAL		166.7	113.0	275.9

NOTES:

Administration proposes budget requests for these items in 2027+. The Developer Group requests to shift these costs to the 2023-2026 Business Cycle, through mid-cycle budget adjustments, to maintain development continuity for GMO approved lands (Alpine Park and Vermillion Hill) and this Business Case area. This will maximize a return on the City's investments to ensure assets are not stranded. There is also an opportunity to stage infrastructure in a way that aligns with actual development timing/market demand.

Starlight Reservoir and Feedermain Loop are not required to service the Business Case Area.

Revised Total \$

*Negotiated between the landowner and the City.