

Applicant Submission

This attachment provides the original application submission.



CABANA RESIDENTIAL COMMUNITY

BUSINESS CASE PROPOSAL
AUGUST 22, 2025

PREPARED BY
COMPASS SQUARE DESIGN

PREPARED FOR
Quick Real Estate Inc.

SUBMITTED TO
CITY OF CALGARY
PLANNING & DEVELOPMENT / NEW COMMUNITIES

15151 - 14TH STREET N.W.
CALGARY, ALBERTA

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15151 - 14TH STREET N.W.
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EXECUTIVE SUMMARY

This Business Case Brief outlines the strategic and design rationale for an assembly of lands in the new upcoming community northwest of Calgary, Main 14 Street NW. It also contains chapters on development considerations, growth projections, approach to sustainability and community engagement process. The Brief provides an overview of the proposed development context for The Cabana Ivory Business Centre proposed development. The development team as it ensures a high-quality and well thought out sustainable urban design outcome that aligns with the future application proposed land use change.

1. INTRODUCTION + PLANNING RATIONALE

PLANNING + DESIGN:



Compass Square Design
Design & Development Consultant

Our Values

Our belief system is grounded on the principles of delivering the highest quality, client centric offerings in a professional and objective manner. We strive to be the leaders in our professional practice areas and we are passionately committed to a service-based culture where values such as understanding, honesty and transparency are followed.

Our Projects

CS Design is an assembled team of experienced consultants, creating sustainable commercial & residential of high value to communities in Alberta. We have a range of distinctive projects covering , feasibility and master planned new developments. Our planning approach on sustainability and technology ensuring excellence in aesthetics, community engagement.

Our Promise

We are driven by our core values of understanding, honesty and transparency to deliver the highest quality and attention to detail in every project, offer services with the highest standards of professionalism, and lead the industry in our practice areas for our service-based culture.

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DEVELOPER:

Quick Real Estate Inc.
2609937 ALBERTA LTD.
Landowners / Group of Developers

Our dedicated team is passionate about continuous improvement in all aspects of home building. Each time we discover a new and better way to build, it moves us forward to a higher level of building excellence and happier customers.

Mission and Vision Statement:

To be the best construction company in the industry through Building Dream Homes with Quality & Affordability

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15151 - 14TH STREET N.W. CALGARY, ALBERTA

OVERVIEW

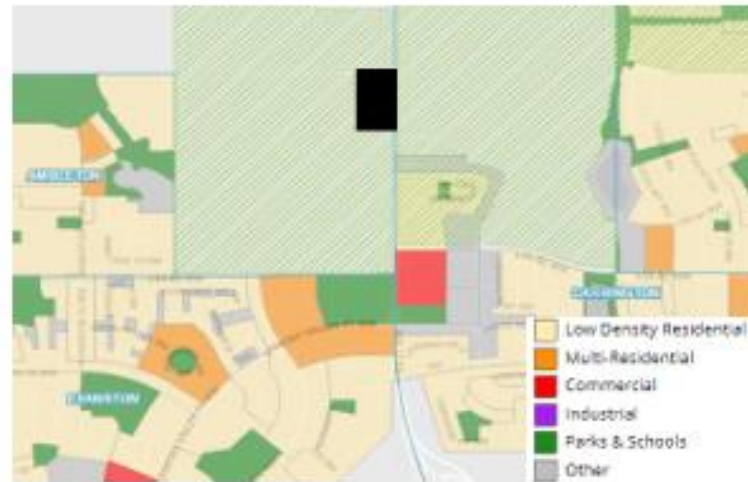
PROPOSED CABANA IVORY BUSINESS CENTRE SITE LOCATION

The Brief was created by Compass Square Design Inc. to outline a development vision for the land at 15151 – 14 Street NW. The site is located at North of 144 Avenue NW in the community of Moraine, and in between the neighborhood of Ambleridge (West) & Carrington (East).

SITE PHOTOS



CURRENT LUB MAP / DEVELOPMENT MAP



CRITERIA FOR PROPOSED DEVELOPMENT & RISK

LOCATION CRITERIA FOR MEDIUM DENSITY DEVELOPMENT

The proposed development of townhomes at 15151 – 14 Street NW, Calgary, several key criteria must be assessed and met to ensure the project is successful, sustainable, and aligned with both local regulations and market demand. Here's an overview of the essential criteria to consider for this development:

The project team measured the site development potential against The City of Calgary's location criteria for medium density residential development as a demand in an upraising city-wide population & density growth. The Proposed Cabana residential community represents a small & consistent scale growth, and the project team felt the location criteria, measured in combination with its strategic placement within the 14th Street NW provides a solid planning rationale for this type of intensification. A proposed residential development community aligning to the neighboring communities, will be making a significant contribution to the economy & growth development of the City. Investors who are keen on residential development tend to invest on various types of developments irrespective of the risk. Property development is inherently a riskier business, due to the difficulty of predicting the stage at which a developer must face with risk and uncertainty. In the development process, from the conceptual design to construction, stage, letting on rent occupying the building or the handover stage, risk is a common encounter.

The proposed development economic & financial goal is to provide housing for new families as it expands north of the city. By creating these new medium density residential community, our team believe that this diversified propose uses can create an essential growth to the north, and to a more sustainable neighborhood. As per Calgary Economic Development.

On developing a commercial / residential or any other development, the environment is affected. Calgary, as rules and regulations to control environmental impacts, such as environmental law and Acts ,etc., have been imposed, they affect the development of the real estate. The adverse environmental impacts can be measured a consulting team using a developed quantitative approach to identify environmental risk as follows:

- Adverse environmental impact; and
- Climate changes

However, this idea has not been considered in this proposal or research because of unavailable data from the respective parties. Instead, natural disasters impact was considered as an environmental risk in the particular area.

2. CABANA RESIDENTIAL COMMUNITY

PROPOSE USES

The project team measured the site’s potential Medium-density Residential development; creating population density and sustainable area, and potential for growth for expansion to connect to the City. This projecting development will potentially become an attribute within uprising future community boundary and neighboring communities. We believe that combining residential assemblies supports a complete growth community and ensuring future commercial developments in the proximity can be supported. It also supports economic development by keeping local dollars in the community and contributes to the City’s tax base. A variety of commercial & residential uses are located within the urban and rural service areas of Calgary, providing services for Community residents, the traveling public and surrounding areas.

URBAN DESIGN

This proposed residential development is to contribute not only aesthetics, but also innovative technology, sustainability & connect to contextual community. Allocating street greens, electric-vehicle & Solar-panel power-source ready residential uses. The team is also looking to create modern street pieces & wayfinding to residential community engagement, visible to future 14 Street NW development and proximity.

CONNECTING TO CITY

Having transportation and access to the site is one of the major items that our development team is strategically laying out, and will suggest and seek recommendation with city transportation committee. Locations for potential bus stops and internal pick-up / drop off locations with barrier-free consideration, will be indicate on plan. To connect to City, our team will coordinate closely to city transportation and align to the 14 Street NW development corridor proximity as we move forward on the proposed development.

Our project team key objective and align on City’s current MDP:

- Establish a strong, diversified commercial base, to provide employment and a high level of service to residents and visitors
- Encourage commercial developments which contribute to a more sustainable community
- Development an adequate, efficient and economical infrastructure to meet current and future commercial needs
- Use commercial developments to aid in establishing a central focal point for communities

APPOACH TO GREEN

The project team proposed sustainable elements to considered including in this development but not limited to its other potential characteristics to contribute & align to City’s greening the community by promoting Net -zero & efficient Eco-HVAC Systems, Electric-vehicle Charging dock option in garages & Solar-panels power sources.

To achieve these environmental / sustainable goal, our pro-active team will monitor the change and growth of the proposed development in order to implement these sustainable constituent.

	<p>1. Site Location Is the site strategically located on a corner parcel? Does the site have direct lane access?</p>	✓
	<p>2. Development Context Is the site adjacent to existing or planned non-residential development or multi-unit development?</p>	✓
	<p>3. Amenity Access Is the site adjacent to or across from a planned or existing open space, park, or community amenity?</p>	✓
	<p>4. Road Capacity Is the site located on a collector or higher standard roadway on at least one frontage?</p>	✓
	<p>5. Transit Provision Is the site located within 400 metres of a transit stop? Is the site located within 600 metres of an existing or planned primary transit stop?</p>	✓
	<p>6. Corridor Proximity Is the site located along or within close proximity to an existing or planned corridor or activity centre?</p>	✓

3. MARKETING DEMAND

FORWARD & GROWTH

The proposed development is based on its location as part of an upraising community and along a future corridor, our team & the development group is leaning to medium density residential community; Capitalizing on demographic trends, infrastructure improvements, and market momentum, we anticipate strong appreciation in property value and consistent occupancy rates. Our commitment to innovation, green building practices, and customer satisfaction positions this project as a key driver of residential growth and urban transformation in the region.

Our vision of a residential development project is positioned to meet the growing demand for high-quality, sustainable, and community-focused housing in a rapidly expanding urban/suburban market. With strategic location advantages, modern architectural design, and a focus on long-term livability, the project aims to deliver exceptional value to homeowners and investors alike.

If the City approves and release Landuse amendment consideration, the project team will ensure and that the proposed development will align to City's Community Growth vision. And will target environmental, economic and social goals as it move forward.

FORWARD & CONSTRUCTION

The proposed residential development is still early in the application process. Should the project team receive approvals from Council and the Development Authority, the earliest that construction could in Q1 & Q2 of 2026. Construction is anticipated to take approximately will last up to 18-24 months for the Phase I to substantial; and continuous development projection on proceeding Phases for the next 36 - 60 months. Development group is committed to following construction management best practices. This includes a collection of site management related policies from City Bylaws and provincial legislation, and new City guidelines for communication with community residents. The Development group to pro-actively address any arising community site management concerns.





CABANA RESIDENTIAL COMMUNITY

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PROPOSED DEVELOPMENT DRAWINGS

15151 - 14TH STREET N.W.
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PROPOSED SITE DEVELOPMENT PLAN & PHASES



100 UNITS - 44.4%	40' - 0"	(12192)
58 UNITS - 26.2%	18' - 0" 16' - 0" 14' - 0"	(4287)
66 UNITS - 29.3%	18' - 0" 16' - 0" 14' - 0"	(4287)
TOTAL UNITS: 225	38' - 0"	(11582)

RESIDENTIAL ASSEMBLIES

PHASE I - Approx. 84 Units

1. Combination of Type A & B Units
2. Target construction Q2 - Q3 of 2026
3. Substantial Completion Q2 of 2028

PHASE II - Approx. 71 Units

1. Combination of Type B & C Units
2. Target construction Q2 of 2028
3. Amenity / Community Playground construction
4. Substantial completion Q2 of 2030

PHASE III - Approx. 54 Units

1. Combination of Type C Units
2. Target construction Q2 of 2030
3. Amenity / Community Playground construction
4. Substantial completion Q3-Q4 of 2032



PROPOSED MEDIUM DENSITY RESIDENTIAL ASSEMBLIES & VISUALIZATION



Type A & B Models



Type C Models



Exterior Features:

- Facade:** Mix of flat & slightly angled roofs, large windows, minimal ornamentation.
- Materials:** Combination of glass, steel, wood, and concrete; often uses mixed textures (e.g., wood slats + stucco).
- Color Palette:** Neutral base (white, gray, black) with accent tones (natural wood, bold metal, or deep earthy colors).
- Balconies/Terraces:** Integrated outdoor living spaces.

Entryways: Simple but bold, often recessed with sleek door designs.

Interior Layout:

- Ground Floor:**
 - Garage or carport
 - Entry foyer
 - Guest suite or office space
- Second Floor (main living):**
 - Open-plan kitchen, dining, and living room
 - Large windows for natural light
 - Sliding doors to balcony or terrace
- Upper Floors:**
 - Bedrooms (often with en-suite bathrooms)
 - Master suite with walk-in closet and private balcony
 - Flexible space for office or lounge

PROPOSED DEVELOPMENT PHASES & FUNDING SUMMARY



PHASE I

Average townhouse size: 1,400 – 1,600 sq.ft.
Total Build Area (84 units): ~120,000 – 134,000 sq.ft.
Construction cost range in Calgary (2025): \$220 – \$260/sq.ft.

Budget: \$36,282,425.00
Site/Work & Servicing (grading, utilities, roads): \$4/ft – \$5/ft
Building Construction (labour, materials, finishes): \$20/ft – \$27/ft
Landscaping, Fencing, Lighting: \$1.2/ft – \$1.5/ft
Contingency (5–7%): \$1.2/ft – \$1.8/ft

Potential Profit Margin: 10–20% (depending on land cost & finishes)
Gross Revenue: \$46/ft – \$58.8/ft

PHASE 2

Average townhouse size: 1,450 – 1,600 sq.ft.
Total Build Area (71 units): ~103,000 – 114,000 sq.ft.
Projected Construction cost in Calgary (2028): \$245 – \$290/sq.ft.

Budget: \$29,665,575.00
Site/Work & Servicing (grading, utilities, roads): \$3.5/ft – \$4.5/ft
Building Construction (labour, materials, finishes): \$19/ft – \$25/ft
Landscaping, Fencing, Lighting: \$1.3/ft – \$1.8/ft
Contingency (5–7%): \$1.2/ft – \$1.8/ft

Potential Profit Margin: 8–15% (depending on land cost & finishes)
Gross Revenue: \$42.6/ft – \$54.4/ft

PHASE 3

Average townhouse size: 1,450 – 1,600 sq.ft.
Total Build Area (84 units): ~78,000 – 86,000 sq.ft.
Projected Construction cost in Calgary(2030): \$255 – \$305/sq.ft.

Budget: \$26,660,450.00
Site/Work & Servicing (grading, utilities, roads): \$2.8/ft – \$3.6/ft
Building Construction (labour, materials, finishes): \$15/ft – \$20/ft
Landscaping, Fencing, Lighting: \$1.0/ft – \$1.3/ft
Contingency (5–7%): \$1.1/ft – \$1.4/ft

Potential Profit Margin: 10–20% (depending on land cost & finishes)
Gross Revenue: \$35.1/ft – \$45.9/ft

Projected Development Budget: \$92,608,450
Substantial Completion on 2032

**BLOCK GROSS FLOOR AREA:
TOTAL UNITS PER BLOCK**

BLOCK NUMBER	TOTAL UNITS PER BLOCK			GROSS AREA		
	TYPE A	TYPE B	TYPE C	UNITS	SF	\$/ft
BLOCK 01	0	7	0	7	10850.49	1007.93
BLOCK 02	4	3	0	7	11558.57	1073.77
BLOCK 03	4	3	0	7	11558.57	1073.77
BLOCK 04	4	3	0	7	11558.57	1073.77
BLOCK 05	2	2	0	4	6554.32	608.88
BLOCK 06	4	3	0	7	11558.57	1073.77
BLOCK 07	4	3	0	7	11558.57	1073.77
BLOCK 08	4	3	0	7	11558.57	1073.77
BLOCK 09	2	2	0	4	6554.32	608.88
BLOCK 10	4	3	0	7	11558.57	1073.77
BLOCK 11	4	3	0	7	11558.57	1073.77
BLOCK 12	4	3	0	7	11558.57	1073.77
BLOCK 13	2	2	0	4	6554.32	608.88
BLOCK 14	4	3	0	7	11558.57	1073.77
BLOCK 15	4	3	0	7	11558.57	1073.77
BLOCK 16	4	3	0	7	11558.57	1073.77
BLOCK 17	2	2	0	4	6554.32	608.88
BLOCK 18	2	2	0	4	6554.32	608.88
BLOCK 19	0	0	7	7	10063.62	934.85
BLOCK 20	0	0	7	7	10063.62	934.85
BLOCK 21	0	0	7	7	10063.62	934.85
BLOCK 22	0	0	7	7	10063.62	934.85
BLOCK 23	0	0	6	6	8625.96	801.3
BLOCK 24	0	0	4	4	5750.64	534.2
BLOCK 25	0	0	7	7	10063.62	934.85
BLOCK 26	0	0	7	7	10063.62	934.85
BLOCK 27	0	0	7	7	10063.62	934.85
BLOCK 28	0	0	7	7	10063.62	934.85
BLOCK 29	0	0	7	7	10063.62	934.85
BLOCK 30	0	0	6	6	8625.96	801.3
BLOCK 31	0	0	7	7	10063.62	934.85
BLOCK 32	0	0	7	7	10063.62	934.85
BLOCK 33	0	0	7	7	10063.62	934.85
BLOCK 34	4	3	0	7	11558.57	1073.77
BLOCK 35	4	3	0	7	11558.57	1073.77
TOTAL GROSS AREA	66	59	100	225	349208.07	32440.11