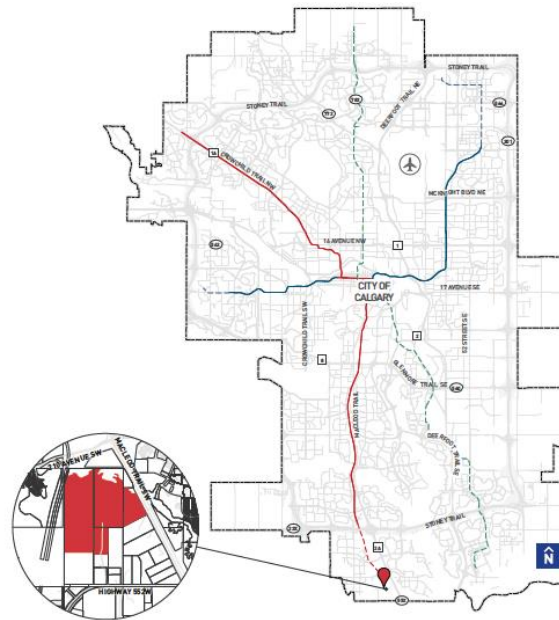


Applicant Submission



Growth Application Opportunity Overview



This Growth Application has been prepared for the Subject Lands, herein referred to as Saatohtsi Phase 1, on behalf of Cidex Group of Companies (Cidex Group). The Growth Application area includes all Cidex Group owned lands, with the understanding that there is a 2,000-unit threshold for transportation upgrades. This Growth Application aligns with the Municipal Development Plan, Calgary Transportation Plan, is financially viable, and produces new housing supply that responds to market demand. Saatohtsi Phase 1 is readily serviceable by funded infrastructure delivered through adjacent development and is located within the recently approved Saatohtsi Area Structure Plan lands.

- +/- 88 ha**
Gross Area
- +/- 21 ha**
Environmental Reserve Lands
- 2,000 units**
Residential Units
- 6,700 jobs**
Indirect + Direct
- 30,000 sq ft.**
Employment Uses
- \$5.1 million**
Annual Taxes
- \$45.1 million**
in Levies
- \$1.0 billion**
Investment at Buildout

Looking Forward

Saatoohsi Phase 1 provides an opportunity to initiate development in a pocket of South Calgary that is bordered by actively developing communities, leveraging infrastructure investment made to date.

This Growth Application will support Cidex Group's vision for Phase 1 lands and enable a community that provides for higher densities than typically found in other new communities in Calgary.



This plan represents a thoughtful approach to sustainable growth and community development and aligns with The City's strategic policies and plans.

Anticipated Development Timeline:

Cidex Group is targeting an Outline Plan and Land Use Amendment submission in Q2 2026, with the intent of launching the first phase of development by 2029.



Initiating Saatoohsi

1 Contiguous Development

Initiating Phase 1 of Saatoohsi will bring further supply to the South sector which has accounted for 20% of total citywide dwelling growth between 2020-2024. Legacy has developed 80% of the single/semi-detached supply and 91% of the multi-family housing supply. Belmont has built out 78% of the single/semi-detached supply and 21% of the multi-family supply in the community. Pine Creek has seen development of 44% of the single/semi-detached supply and 30% of the multi-family supply.

2 Investment Support

Phase 1 will provide residential rooftops to support existing and approved employment in proximity to the Macleod trail corridor. This Growth Application optimizes existing infrastructure investments within contiguous developing communities and contributes a population base to ensure return on investment for current and future city funded projects (such as proximate recreation facilities and Red Line LRT South Extension).

Visioning Saatoohsi

Cidex Group's vision for Saatoohsi Phase 1 is to retain ownership and develop a multi-generational rental community that allows residents to grow in place and foster deep connections. A variety of high-quality housing types will accommodate people with different preferences, needs, and in various life stages. Community amenities are planned throughout with a focus on gathering and community building to support housing, provide commercial opportunities, and celebrate the natural features of the Pine Creek Valley.

Key Benefits:

- Increase citywide supply for purpose-built rental
- Rental offering is a vital component of the housing continuum
- Unique opportunity to provide variety of rental housing forms
- Accommodate residents in a variety of incomes and life stages
- Cidex Group has extensive experience developing and managing attainable housing projects

Cidex Group has played a defining role in shaping Calgary's urban context. Cidex Group is poised to bring that same spirit of innovation, urban-focused densities, and design excellence to Saatoohsi Phase 1.

This growth application will aim to bring incremental improvements to Calgary, understanding that meaningful transformation occurs one block at a time. As Cidex Group looks to expand into suburban residential growth, they remain committed to authenticity and inclusivity, crafting strategically connected neighbourhoods that support local entrepreneurship and enrich everyday living. Guided by expertise and driven by purpose, they are redefining what suburban communities can be: refined, resilient, and designed for everyone to thrive.



Initiating Saatoohsi

3 Driven by Purpose

Purpose-built rental housing paired with strategically connected commercial opportunities is essential to supporting complete, connected neighbourhoods. High-quality rental homes provide long-term stability and broaden housing options, while curated retail at the street level brings daily services, local businesses, and walkable convenience to residents. Together, this unique approach enhances vibrancy and helps strengthen the economic and social fabric of South Calgary's growing communities.

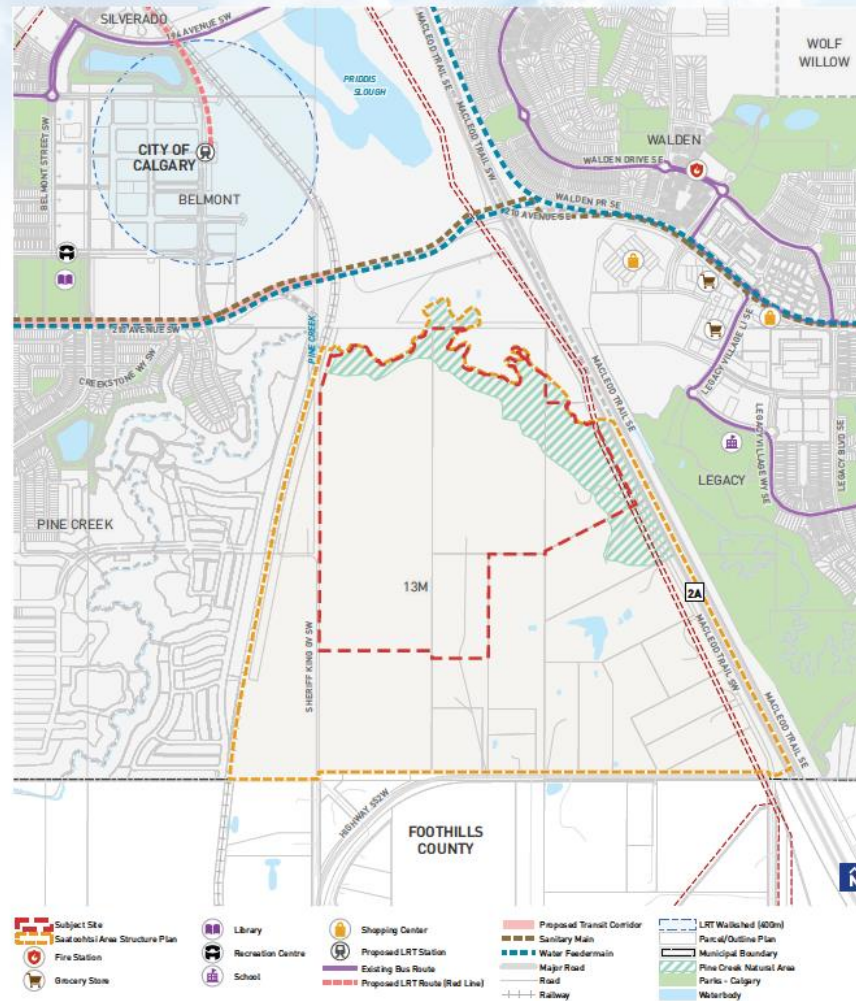
4 Attainable Housing

Offering diverse and attainable housing options is essential to supporting residents at every stage of life. A mix of housing forms helps ensure people can remain in their neighbourhood as their needs evolve. This diversity also strengthens neighbourhood resilience, attracts a wider range of households, and contributes to a more inclusive, vibrant suburban environment. This is a key value of Cidex Group – everyone deserves a nice place to live and improving communities mean taking affordability into account from the outset.

Growth Context

Leveraging Existing Infrastructure Initial phase does not require capital infrastructure

- Water Servicing:** Water servicing to the Growth Application area will be provided through connections to the City's existing 1050mm diameter feedermain along 210 Avenue SW just west of MacLeod Trail and to the distribution network in the area. No additional Capital Funding is required for water servicing.
- Sanitary Sewer:** The Growth Application area is serviced by the existing 1650mm Pine Creek sanitary trunk sewer located in 210 Avenue SE. Connection to this trunk will be made by a regional two-barrel siphon crossing of MacLeod Trail and Pine Creek, tying to the gravity main in Legacy Village Link. The total Capital Funded Sanitary Infrastructure is estimated to be **\$7.7 million** which includes sections of onsite gravity main 600mm or larger.
- Stormwater Management:** The Growth Application area is adjacent to Pine Creek, thereby offering an opportunity for a new outfall to the creek to service the lands. The optimum location for the outfall was on the east side of MacLeod Trail. Multiple Developer-funded stormwater management facilities will be interconnected to a common storm trunk and outfall to Pine Creek. Storm pipe larger than 900mm in diameter are considered to be Capital Funded with the cost, including the new outfall, to be **\$2.4 million**.
- Transportation:** Interim access will be utilized via 16 Street W and MacLeod Trail to support the initial 2,000 dwelling units. This access will be temporary only, it will be removed in coordination with subsequent phases or upon construction of the interchange at 210 Avenue and Macleod trail, whichever comes first.
- Fire Services:** The Walden Fire Station #43 will serve this Growth Application area, with an anticipated delivery of 2027. A temporary station is planned in Yorkville with an unknown anticipated delivery date.



Land Use Concept Plan

- Housing Density:** Located in proximity to future primary transit routes and near high activity areas, maximizing accessibility to neighbourhood amenities. This Growth Application area will offer a variety of housing types to support multi-generation living.
- Natural and Cultural Preservation:** With 21 hectares of environmental lands and 14 hectares of open space, this Growth Application area offers residents abundant opportunities to connect with nature just minutes from their doorstep.
- Purpose-Built Retail:** Thoughtfully designed commercial spaces attract long-term tenants, support local businesses, and provide everyday services within walking distance of residents.
- Context Sensitivity:** Includes active connections to the Pine Creek Valley with significant environmental dedication while presenting intentional interfaces to adjacent rural and natural lands.
- Joint-Joint Use Site:** Provides location for schools as well as public recreation and community uses. The site is centrally located near the NAC to create a central hub of activity.
- Future Flexibility:** Commercial area can accommodate flexible neighbourhood scale commercial uses, strategically located to respond to market demand, community needs, and placemaking opportunities.

