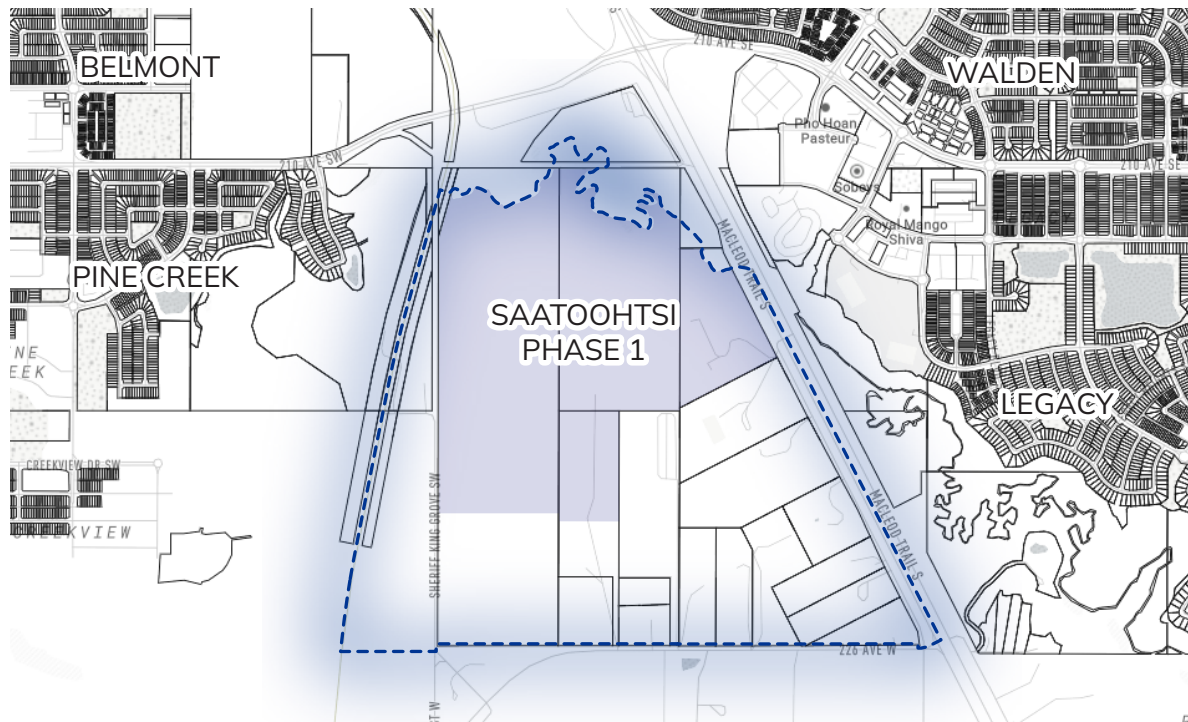


Saatohtsi Phase 1

GROWTH APPLICATION • IPC • APRIL 2026

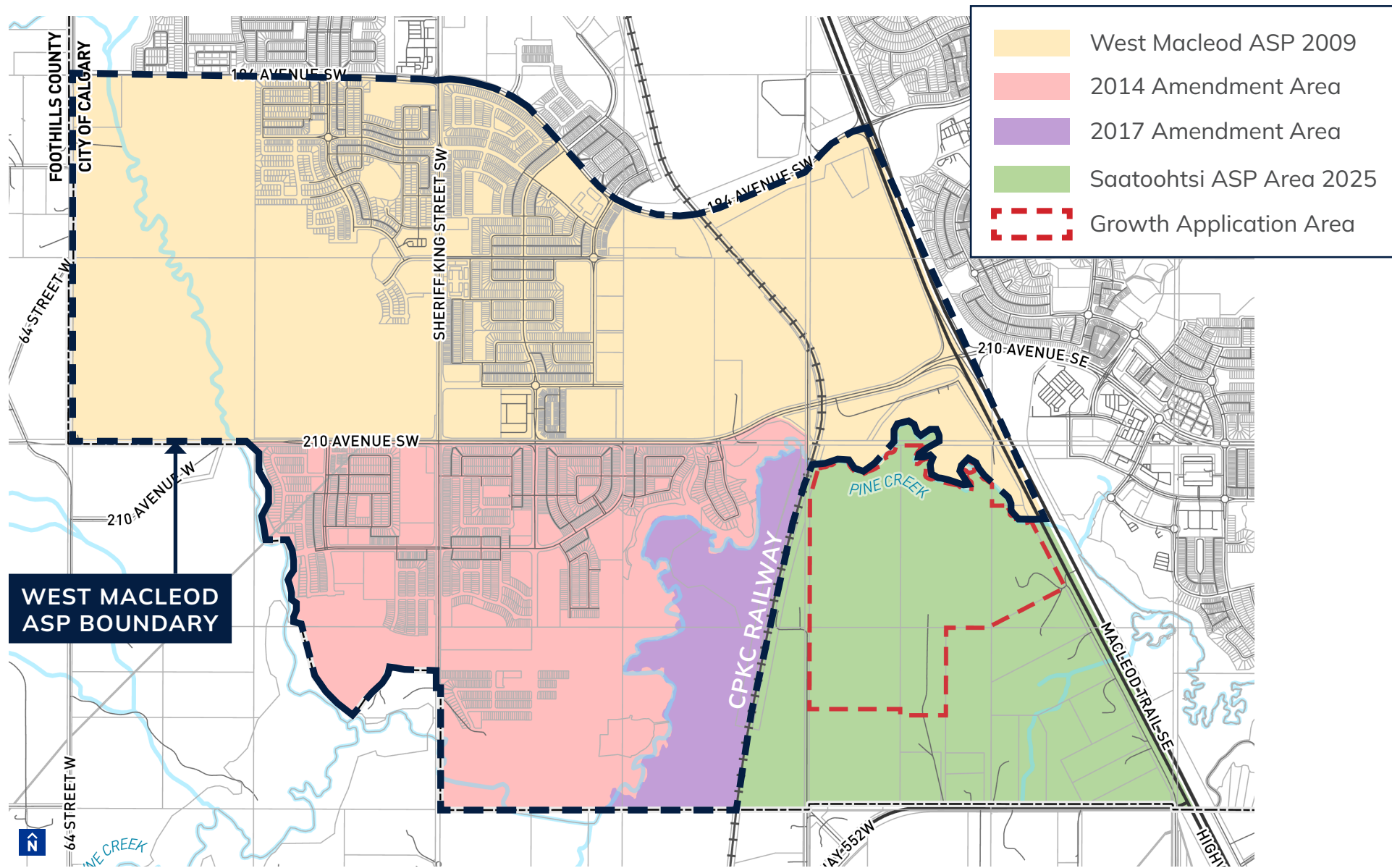


Saatohtsi Phase 1 is bordered by the actively developing communities of Legacy, Belmont, and Pine Creek. It will provide higher densities than seen in other suburban communities with a 60% ratio of multi-family residential.

Saatohtsi Phase 1 requires relatively limited upfront capital investment while delivering significant returns, including approximately \$6.8M in annual tax revenue and nearly \$45M in Stage 1 levies.

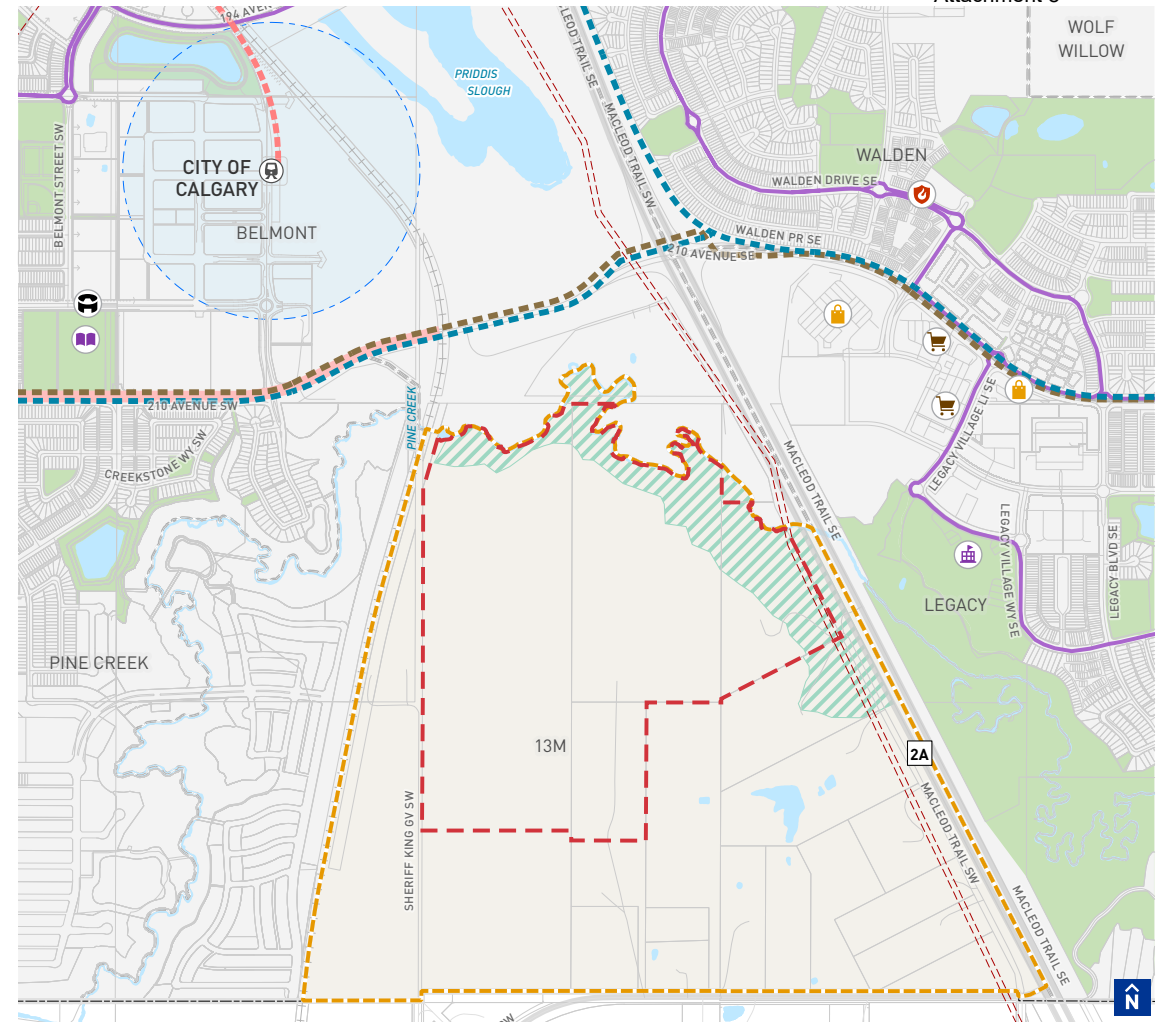
<p>+/- 88 ha Gross Area</p>	<p>800 units Low-Density Residential</p>	<p>30,000 sq ft. Employment Uses</p>	<p>\$44.8 million in Levies</p>	<p>6,700 jobs Indirect + Direct</p>
<p>+/- 21 ha Environmental Reserve Lands</p>	<p>1,200 units Multi-Family Residential</p>	<p>\$6.8 million Annual Taxes</p>	<p>\$1.0 billion Investment at Buildout</p>	

West Macleod Growth Progression



Growth Context

Enabling Phase 1 maintains development continuity, provides certainty for future infrastructure upgrades and stages of development, and formalizes safe mobility connections to Pine Creek, Belmont, and Legacy.



- Subject Site
- Saatohtsi Area Structure Plan
- Fire Station
- Grocery Store
- Library
- Recreation Centre
- School
- Shopping Center
- Proposed LRT Station
- Existing Bus Route
- Proposed LRT Route (Red Line)
- Proposed Transit Corridor
- Sanitary Main
- Water Feedermain
- Major Road
- Road
- Railway
- LRT Walkshed (400m)
- Parcel/Outline Plan
- Municipal Boundary
- Pine Creek Natural Area
- Parks - Calgary
- Waterbody

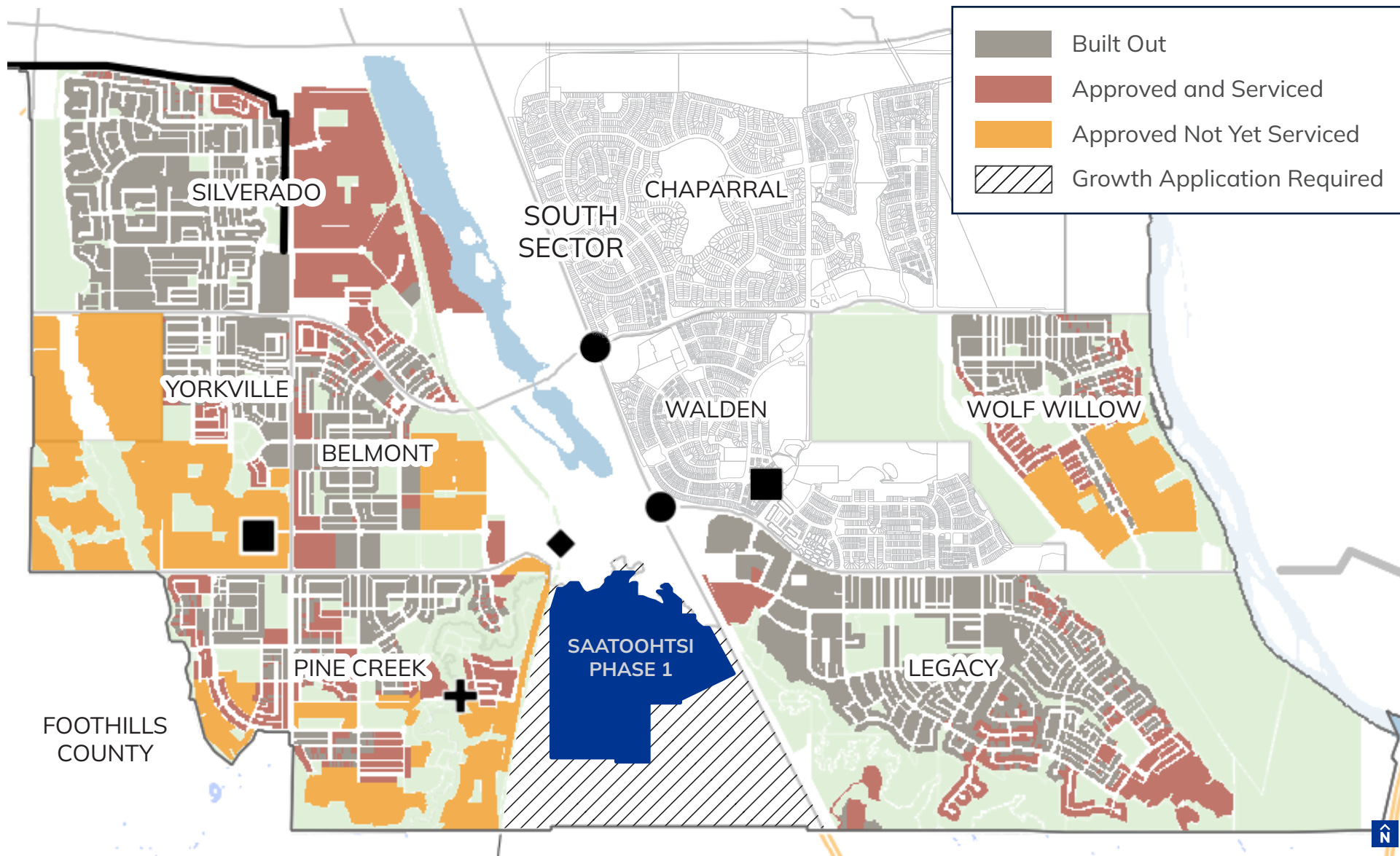
Anticipated Development Timeline

Cidex has initiated the Outline Planning process and is committed to delivering supply in the south sector.

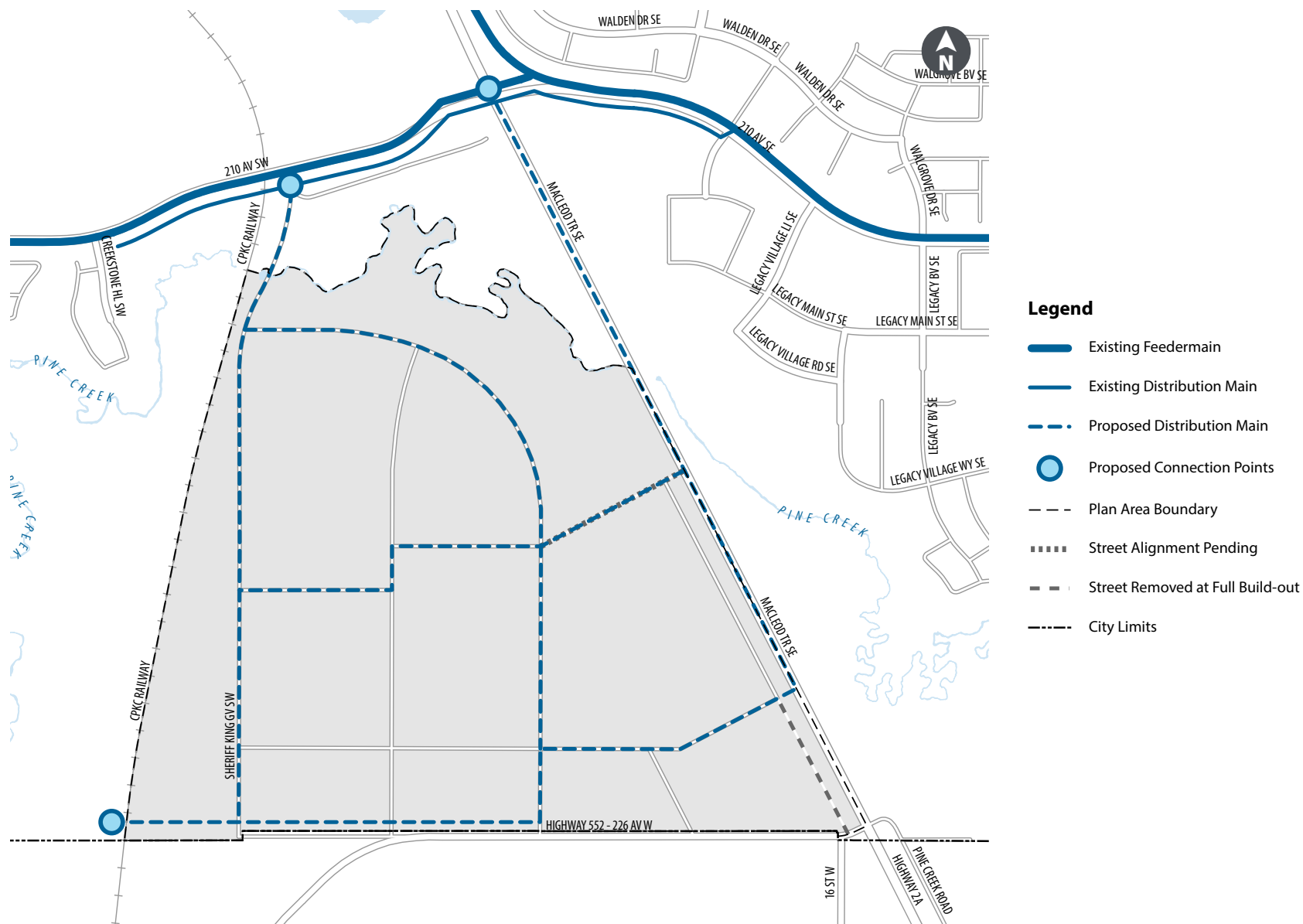


Contiguous Development









Suburban Residential Growth 2025-2029



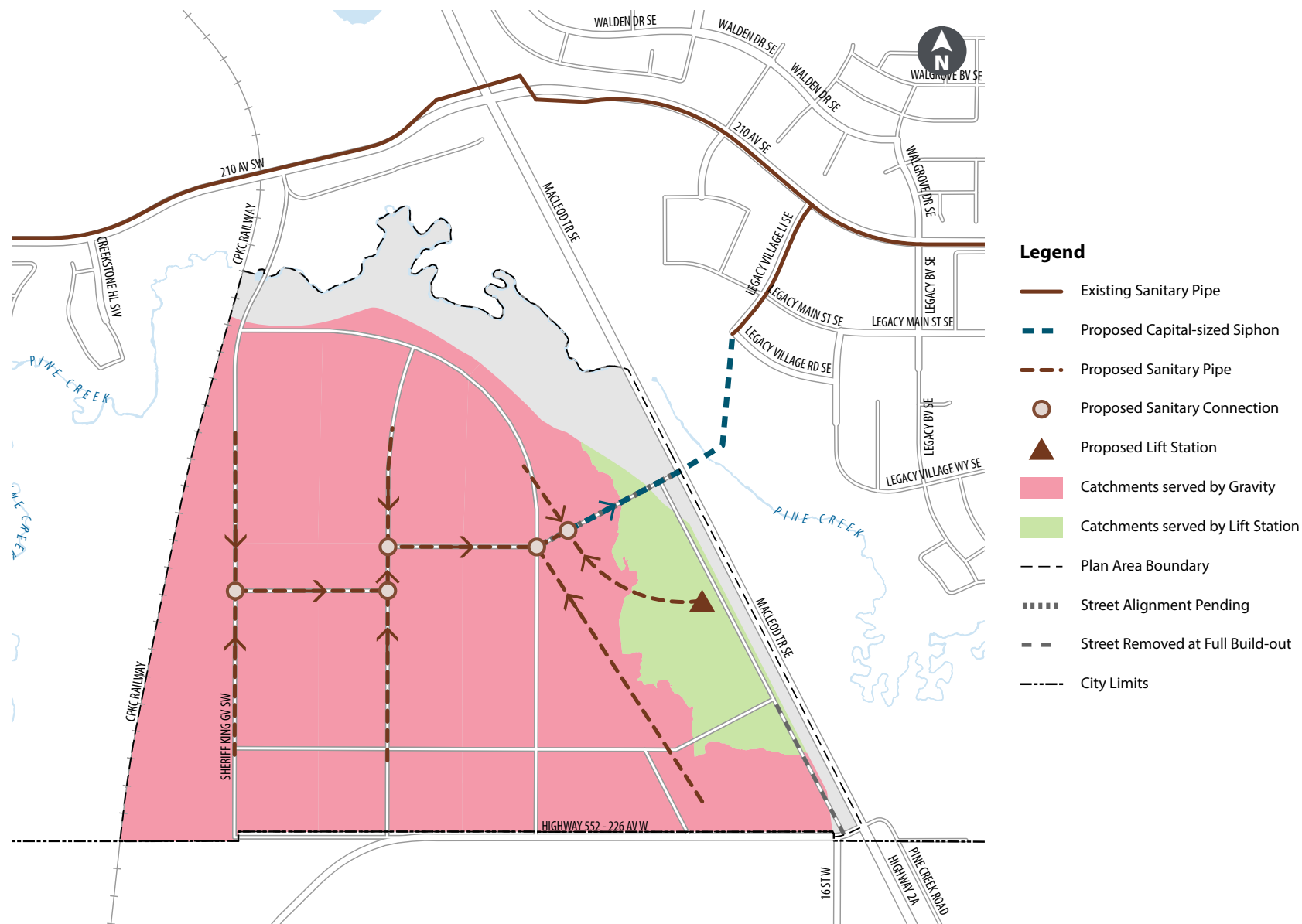
Saatohtsi ASP Water Servicing



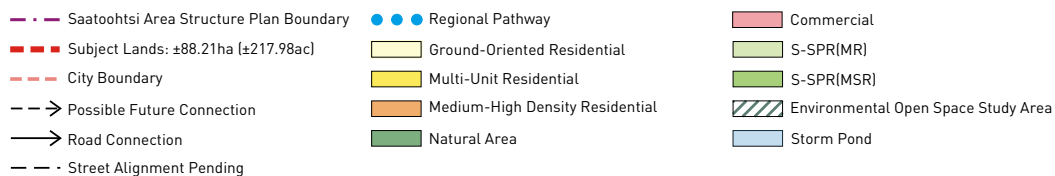
Legend

-  Existing Feedermain
-  Existing Distribution Main
-  Proposed Distribution Main
-  Proposed Connection Points
-  Plan Area Boundary
-  Street Alignment Pending
-  Street Removed at Full Build-out
-  City Limits

Saatohtsi ASP Sanitary Servicing



Our Ask to Committee



This application delivers a compact, contiguous, and cost-effective growth opportunity that aligns with Calgary’s broader planning and financial objectives.

We are requesting Committee to overturn Administration’s recommendation and consider this growth application in the upcoming budget to:

- Avoid leapfrog development and creating an isolated pocket in the south
- Correct a pattern of deferral and minimize risk of additional delay and lost momentum
- Break the cycle of constraint-driven inaction on these lands
- Maximize return on minimal upfront investment

Visioning Saatoohtsi



Supplemental Slides

Map 10: Street Network

