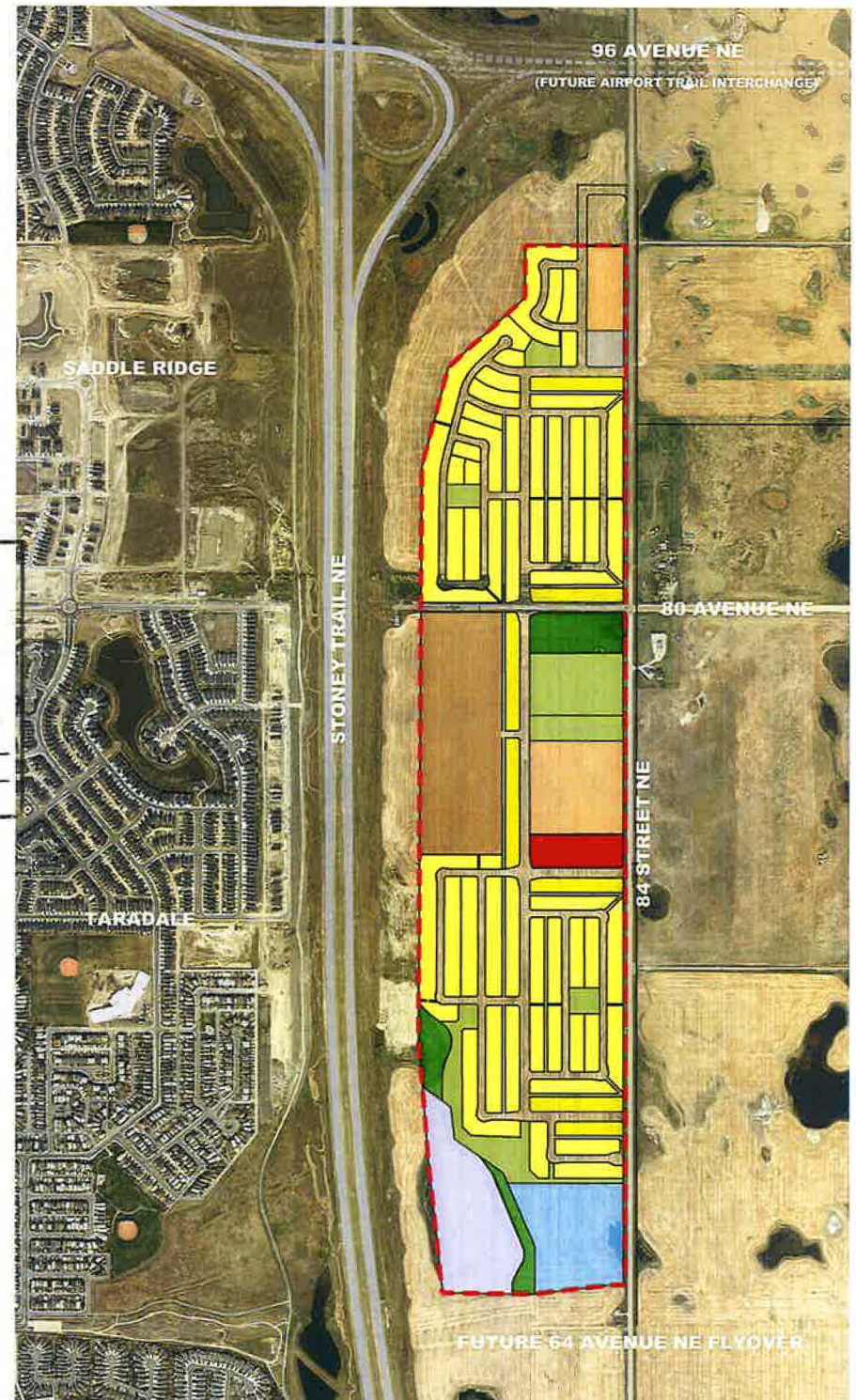
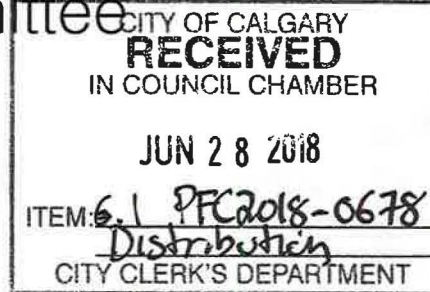


East Stoney Business Case

Presentation to the Priorities
& Finance Committee

June 28, 2018



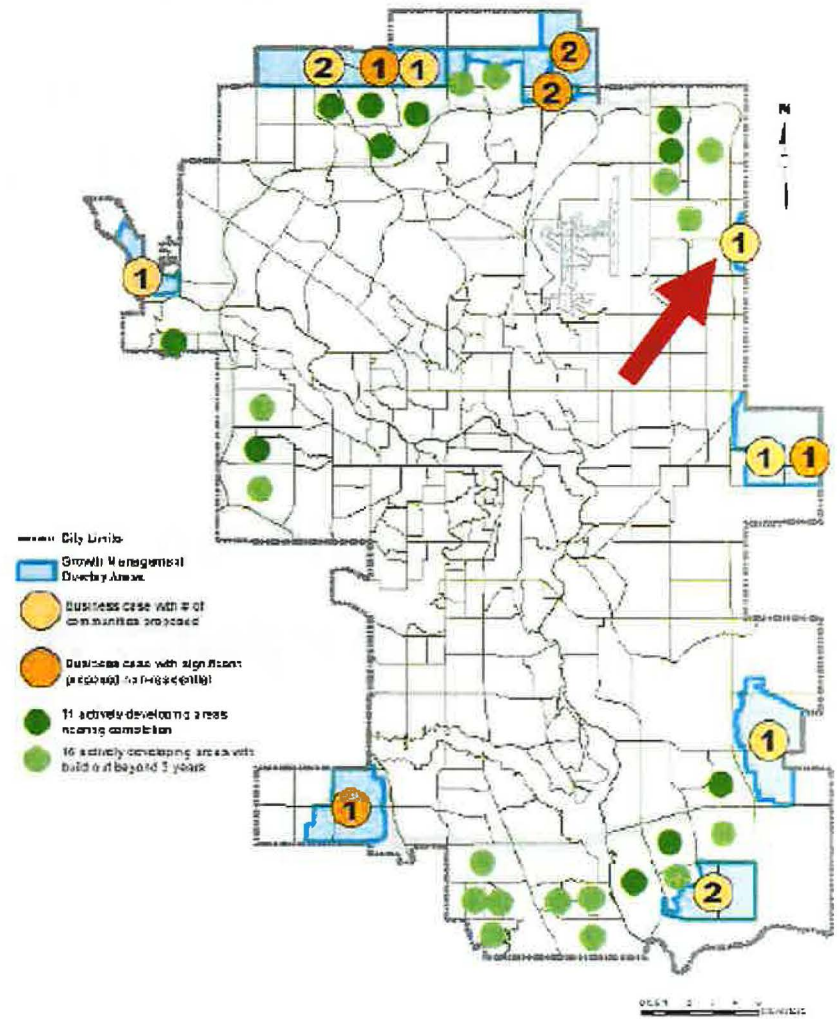
EAST STONEY BUSINESS CASE PROPONENTS



BUSINESS CASE REVIEW PROCESS

The three lenses:

1. MDP Alignment;
2. Market Demand; and,
3. Financial Capacity.

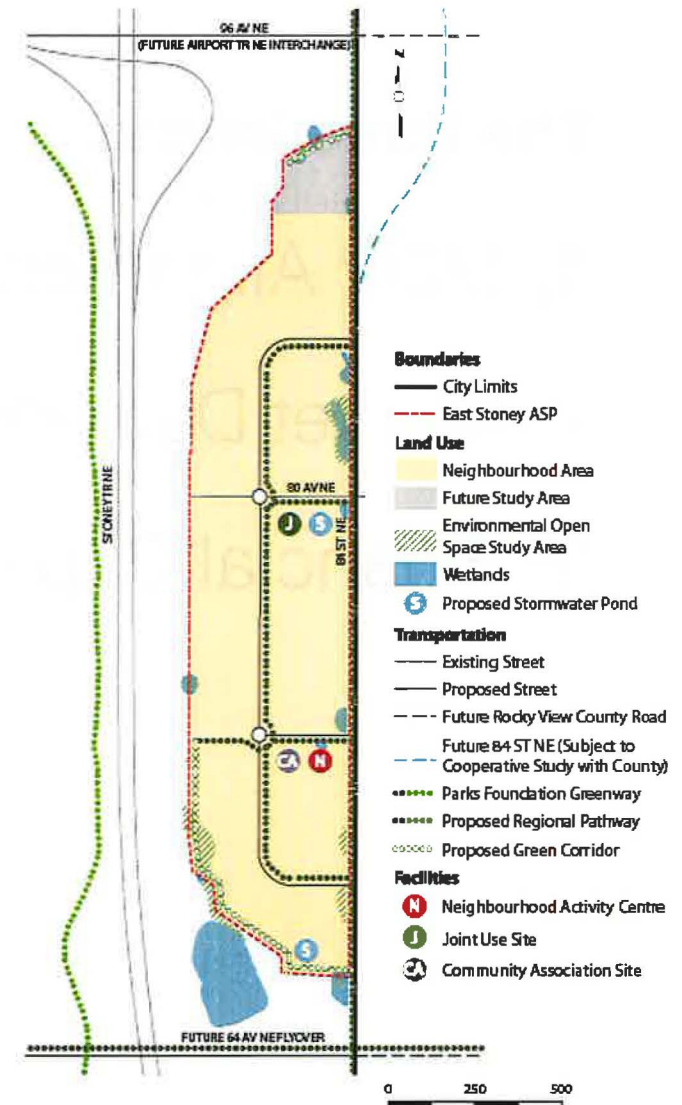


1. MDP ALIGNMENT

MDP ALIGNMENT

East Stoney aligns with the **Five** pillars of Growth Management:

- **Water**
- **Sanitary**
- **Stormwater**
- **Transportation**
- **Fire/ Emergency Response**



2. MARKET DEMAND

MARKET DEMAND

- NE Calgary is economically diversified and a **unique part of the City**
- It is the **2nd largest employment centre** outside of the Downtown Core
- 32% of the NE population **works within** the NE sector, mostly in service industry employment



2. MARKET DEMAND

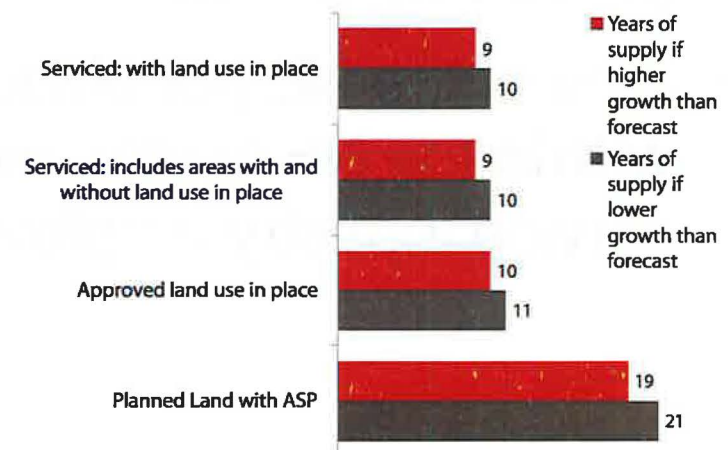
- The City used **580 units** for an annual Single Family Home (SFH) absorption rate
- In 2017, there were **805 SFH Dev Permits** issued for in NE Calgary
- 7-8 years supply could be actually be 4-5

Table 28: Northeast Sector Suburban Absorption

Five Year New Suburban Absorption 2012-2016					
Category (average)	People	Single/Semi	Multi	Total	Land
People per year	3,862				
Units per year		580	838	1,418	
Absorption Total Five Years	19,308	2,902	4,189	7,091	245
Share of City Suburban Total	18%	15%	25%	20%	14%

Land = Gross Residential Hectares (Ha) **Suburban Residential Growth 2017-2021
Monitoring Growth & Change Series**

Figure 40: Northeast Sector Suburban Years of Supply



Source: City of Calgary: Planning & Development

2. MARKET DEMAND

Diverse Housing Options:

- A Manufactured Home component is planned
- Also, entry-level, single-family home built forms
- Multifamily is oversupplied in the NE quadrant



- Larger, multi-generational homes are practical & culturally important to the South Asian community

Figure 38: Northeast Sector Housing Capacity of New Communities and ASP's



Note: The end values given represent the estimated build-out capacities for each community.

2. MARKET DEMAND

- Regional absorption is the developer's risk
- East Stoney's proponents are prepared to assume **100% of the absorption risk**, and are prepared to develop immediately

Market Oversupply?

Housing price goes down.

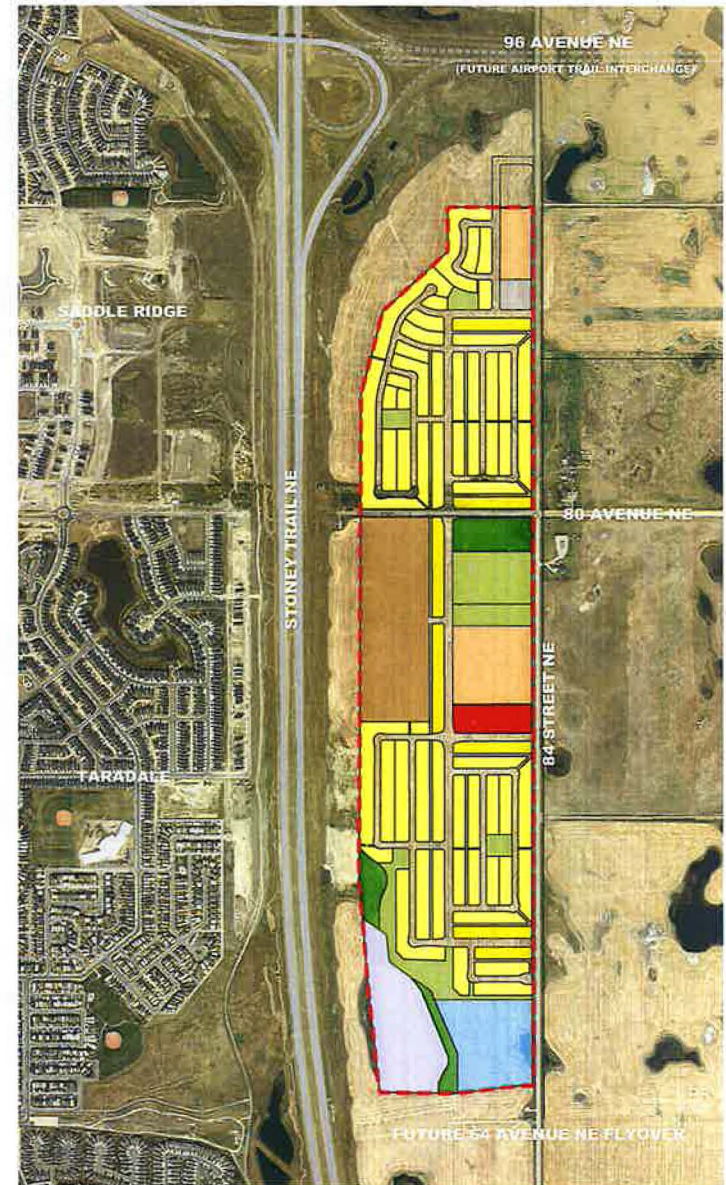


Market Undersupply?

Housing price goes up.

3. FINANCIAL CAPACITY

- Administration's \$30M Flyover cost **is not required**
- East Stoney is a **CAPITAL COST-FREE** community
- East Stoney will use existing infrastructure and build offsite services **at its own cost**
- No operations funding 2019-2022 (One Calgary)
- \$48M in levies, and \$19M in property tax



**THE EAST STONEY BUSINESS CASE:
AT A GLANCE**

THE BUSINESS CASE AREA CAN BE DEVELOPED AT

ZERO COST

FOR UPFRONT CAPITAL INFRASTRUCTURE

=EQUALS=



428

PERMANENT
JOBS

+

2055

HOUSING
UNITS

+

65

PEOPLE+
JOBS/HA

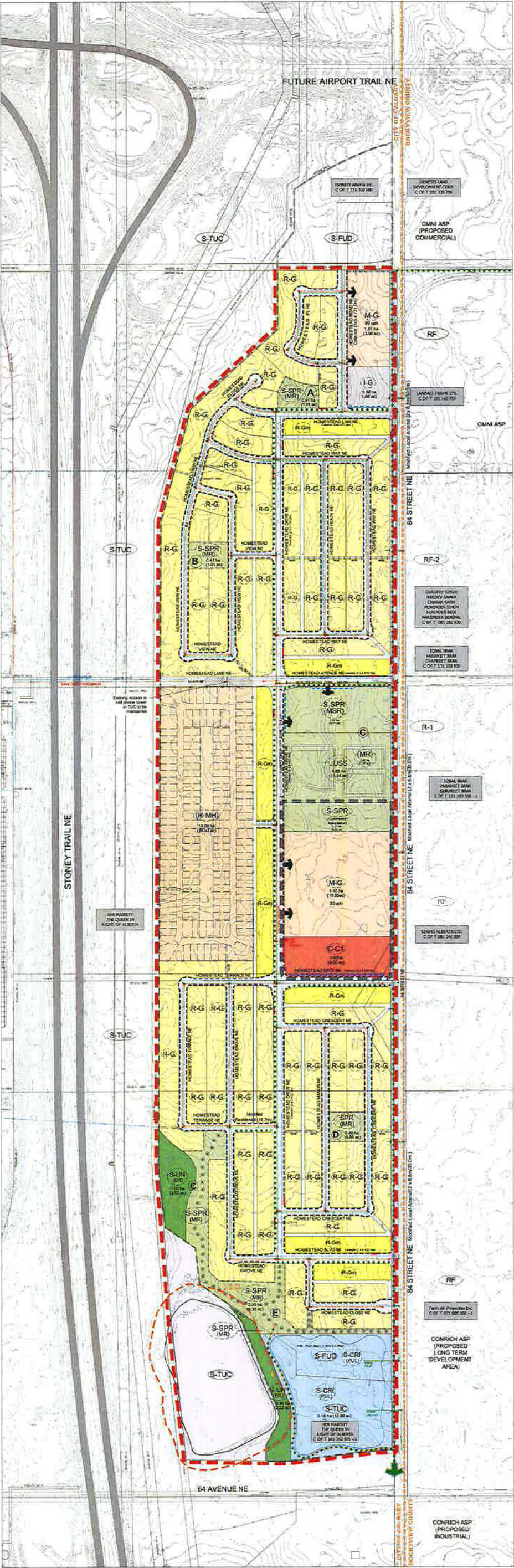


EAST STONEY IS THE ONLY NEW DEVELOPMENT
FULFILLING THE DISAPPEARING
MANUFACTURED HOME (M-H) BUILT-FORM

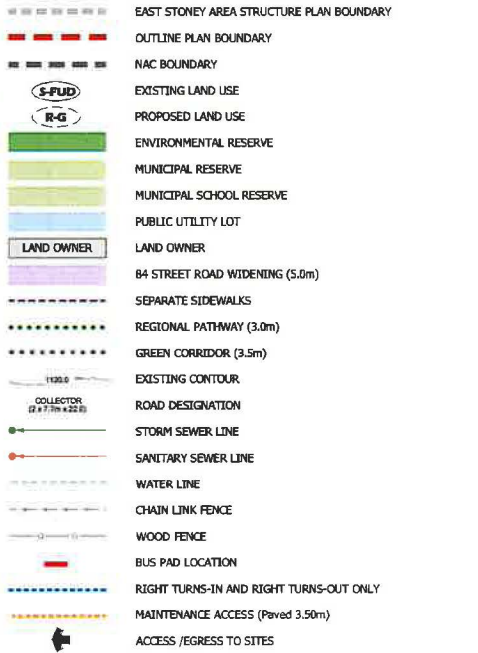
ULTIMATE REVENUE GENERATION

OVER A TEN-YEAR PERIOD OF:

\$67,000,000



OUTLINE PLAN LEGEND



OUTLINE PLAN STATISTICS

	ha	ac	%
Gross Developable Area	102.25	252.66	
Less:			
SUN (Urban Nature District)	1.91	4.72	
S-TUC (Transportation Utility Corridor)	6.10	15.07	
Net Developable Area	94.24	232.87	100
R-G (Residential - Low Density Mixed Housing District)	36.52	90.24	39
R-Gm (Residential - Low Density Mixed Housing District)	5.11	12.63	5
R-MH (Residential Manufactured Home District)	10.09	24.93	11
M-G (Multi-Residential - At Grade Housing District)	6.03	14.90	6
I-G (Industrial - General District)	0.68	1.68	1
C-C1 (Commercial Community 1 District)	1.62	4.00	2
S-SPR (Special Purpose - School, Park and Community Reserve District)	9.84	24.31	10
(N/A) - 1.91 ha / 4.72 ac - (N/A) 7.92 ha / 19.51 ac			
S-CRI (PUL) (Special Purpose - City and Regional Infrastructure District)	5.24	12.95	6
ROADS	19.11	47.22	20
Road Widening (84 Street NE)	1.17	2.89	
Road - Original Road Allowance (20.12m)	0.44	1.09	
Road - Collector Street (21.0m)	0.57	1.41	
Road - Modified Collector Street (22.0m)	5.77	14.26	
Road - Modified Residential (18.7m)	0.15	0.37	
Road - Residential (16.0m)	8.50	21.00	
Road - Lanes (7.0m) & Walkways (3.0m)	2.51	6.20	
	94.26	232.91	100

Density Calculations	Frontage (m)	Area/ha	Average Lot Width (m)	Anticipated Units	Maximum Units
R-G - Single Family	10047.62	36.52 / 90.24	8.7	1154	1154
R-Gm - Single Family	1551.92	5.11 / 12.63	6.7	231	231
R-MH - Residential Manufactured Home District (24.93 ha maximum / 1.37 ha minimum)	2068.72	10.09 / 24.93	11.8	175	175
M-G - (25 min up to 80 max up)	N/A	6.03 / 14.90	N/A	211	483
TOTAL UNITS				1771	2942
Anticipated Density = 1771 / 94.24 ha (232.87 ac) = 18.79 units / ha / 7.5 units / acre					
Maximum Density = 2942 / 94.24 ha (232.87 ac) = 31.27 units / ha / 12.6 units / acre					

OUTLINE PLAN STATISTICS			
PEOPLE			
Product Type	Units	Occupancy Rate	People
R-G - Single Family	1154	3.3	3808
R-Gm - Single Family	231	3.3	762
R-MH - Residential Manufactured Home District	175	3.3	577
M-G - (25 min up to 80 max up)	346 (Average)	2.2	761
TOTAL PEOPLE			5898
JOBS			
Employment Type	Area ha / ac	Intensity Assumption	Number of Jobs
HOME BASED	57.75 / 142.70	5000 People / 100 = 50.00 x 3.8 jobs / ha	225
C-C1	1.62 / 4.00	40 jobs / ha	65
I-G (1.68 ha)	6.54 / 1.63	25 jobs / ha	24
SPR (MR)			50
TOTAL JOBS			354
Total People & Jobs = 3508 + 254 = 6262 People and Jobs			
Total People & Jobs / ha = 6262 People & Jobs / 94.24 ha = 66 People and Jobs / hectare			

NAC STATISTICS			
NAC AREA			
NAC Area	7.13 / 17.62		
PEOPLE CALCULATION			
Residential Type	Units	Occupancy Rate	Number of People
M-G - (Average 27.5 units)	234 (Average)	2.2	500
TOTAL NUMBER OF PEOPLE			560
EMPLOYMENT CALCULATION			
Employment Type	ha / ac	Total Number of People	Intensity Assumption
Home Based	3.8 Jobs / 100 people	560	131 People / 100 = 1.31 x 3.8 jobs / ha
C-C1	1.62 / 4.00 ac	40 jobs / ha	40 jobs / ha
TOTAL JOBS			65
Total People & Jobs = 560 + 65 = 625 People and Jobs			
Total People & Jobs / ha = 625 People / 7.13 ha = 87 People and Jobs / ha			

- NOTES
- Information outside of the Outline Plan boundary is provided for information purposes only.
 - Contour Interval = 0.5 meters
 - All distances shown in meters
 - Plan subject to change without notice
 - All lanes are 7.0m wide
 - Lands are contained within the East Stoney ASP
 - High Water Level (HWL) of pond is conceptual only and will be confirmed at detail design.

PROPOSED PLAN ONLY
SUBJECT TO REVIEW AND APPROVAL
BY CPC AND CITY COUNCIL LOC-2017-0111

No.	Date	Revisions	By	For
1	25.06.18	ISSUES BASED ON DTP COMMENTS	CPC	PH
2	25.06.18	ISSUES BASED ON DTP COMMENTS	CPC	PH
3	25.06.18	ISSUES BASED ON DTP COMMENTS	CPC	PH
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