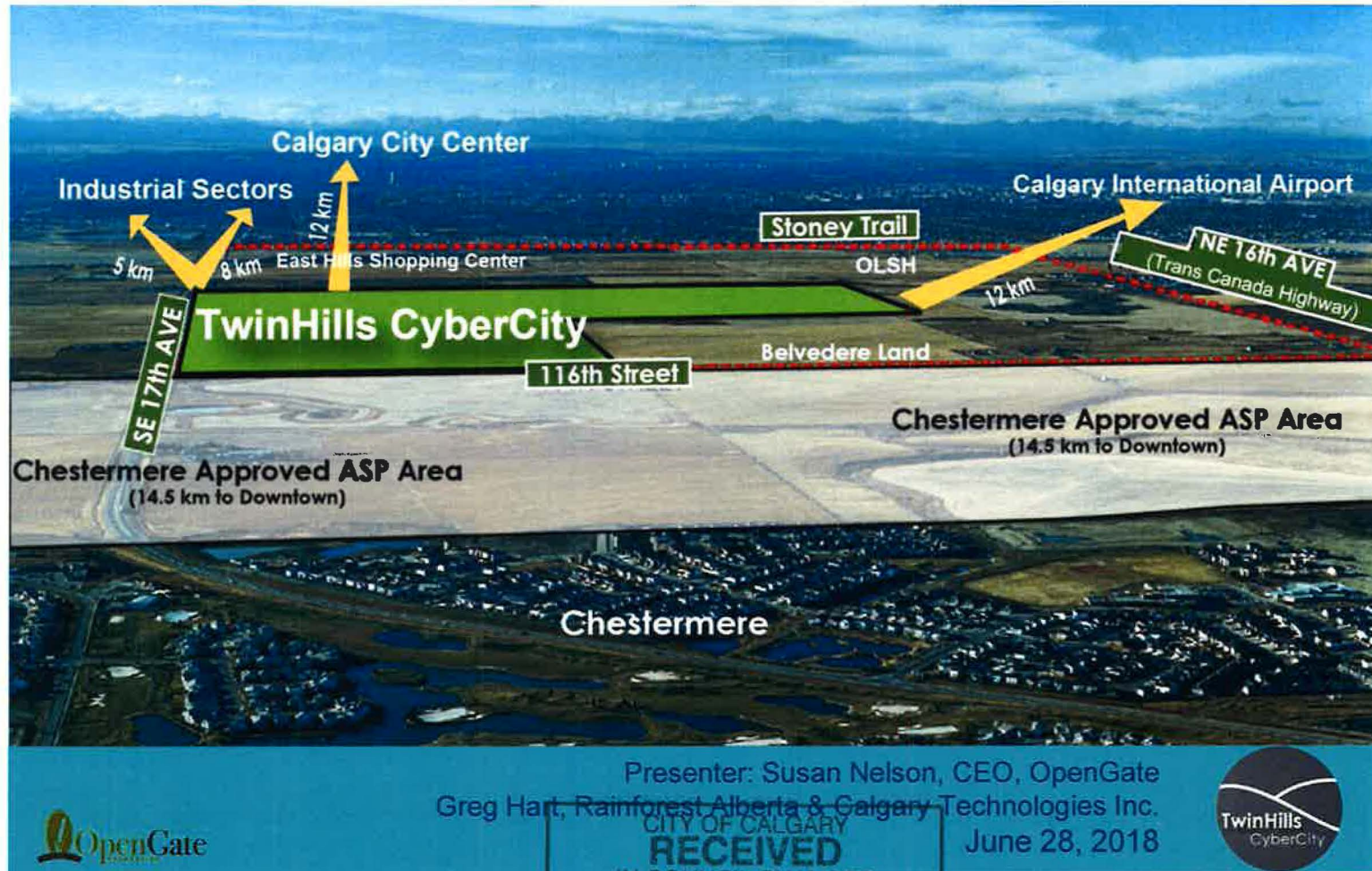


TwinHills CyberCity & Intermunicipal Service Centre



Presenter: Susan Nelson, CEO, OpenGate
Greg Hart, Rainforest Alberta & Calgary Technologies Inc.
CITY OF CALGARY
RECEIVED
JUNE 28, 2018

IN COUNCIL CHAMBER

JUN 28 2018

ITEM: 6.1 PFC2018-0678
Distribution
CITY CLERK'S DEPARTMENT

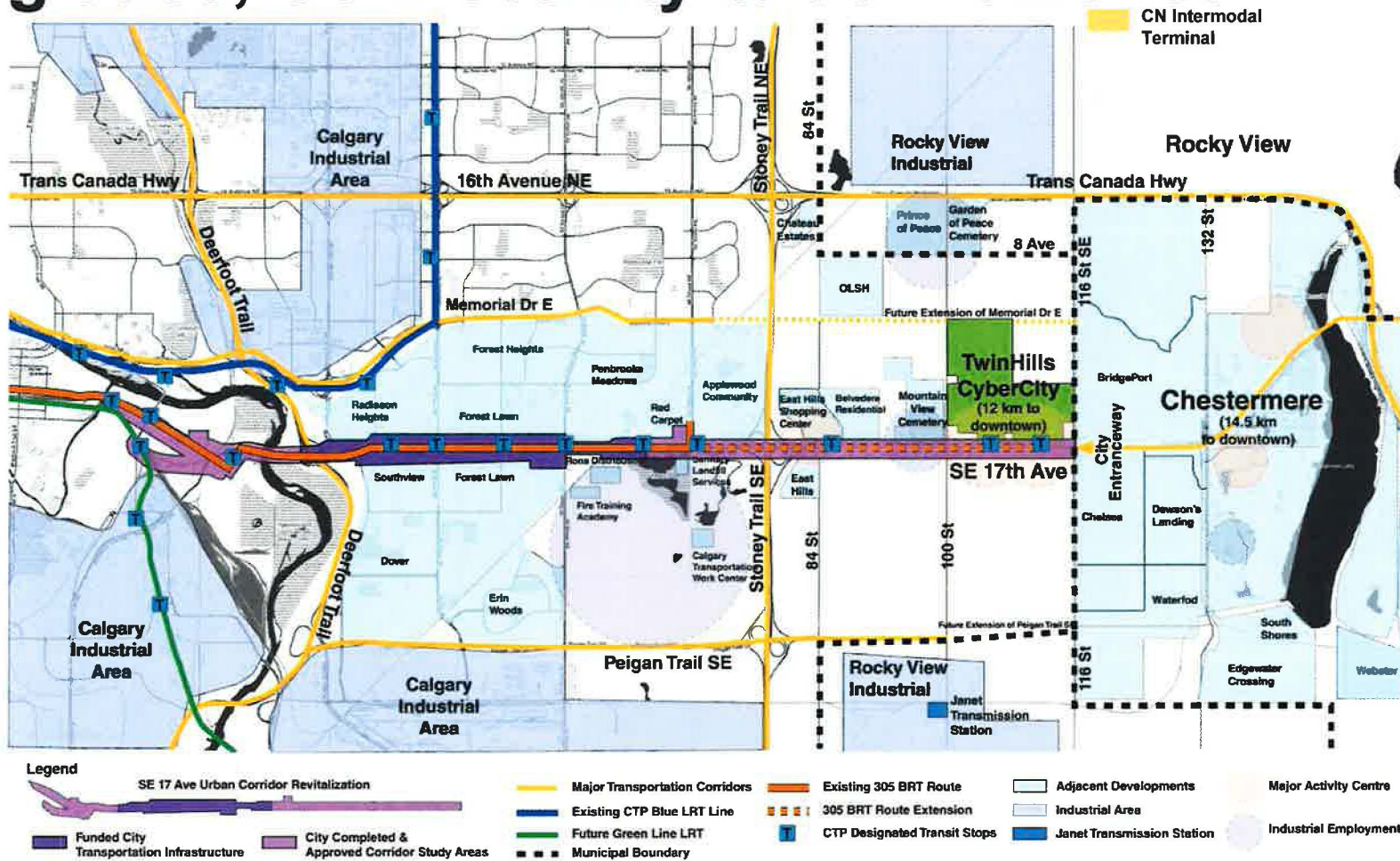
Adjacent Significant Chestermere Growth

Calgary has provided water & sewer services to Chestermere allowing exponential growth over the past decades while there has been **NO Calgary developments in Central East Sector for over 35 years** since Applewood residential (1985) and East Hills Shopping Centre approved (2009)

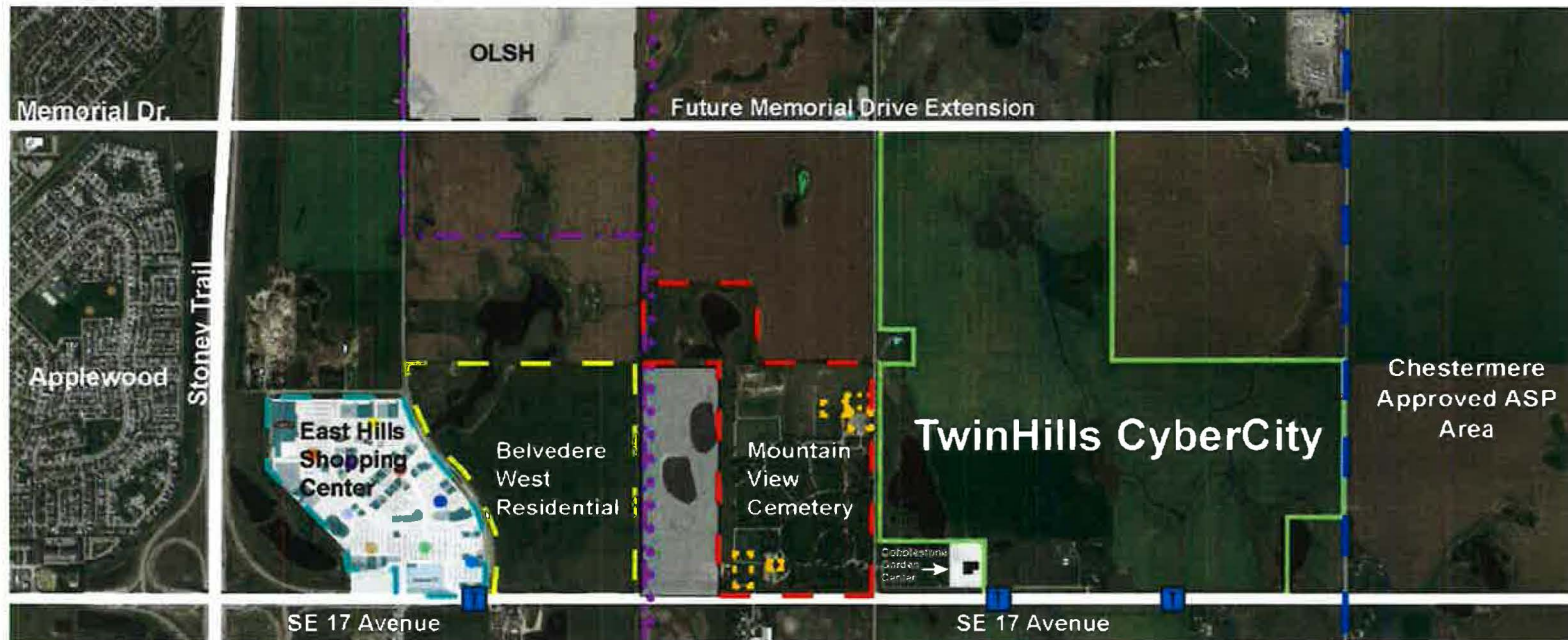
- TwinHills' prime location with economic focus on High Tech flexible commercial footprints and mid age single & senior residential results in no internal competition with other City projects, and benefits diversification of Calgary employment by facilitating computer industry employee attraction
- This TwinHills Central East Sector location will provide balanced growth for the city and compatibility with intermunicipal growth
- TwinHills anchors SE 17 Ave Work Centres and is an entranceway to the City of Calgary



Logistics, Connectivity & Convenience



Contiguous Corridor Development along SE 17 Ave



Legend

- [] Mountain View Memorial Garden Cemetery Boundary
- [] Mountain View Memorial Garden Cemetery Existing Facilities & Expansions
- [] City of Calgary Boundary
- ● ● ● Low Vapor Pressure Line
- ● — ● — ● Abandoned Sour Gas Pipeline
- Designated TOD Stops
- Low lying slough area requires costly land filling for small acreage development adjacent cemetery on one side and adjoining pipelines with setbacks on other side

Market Demand

A commercial opportunity study conducted by **Global Retail Strategies (GRS) 2017** revealed strong demand in a number of spaces by 2027:

- Technology-based office demand: **3,375,000 square feet**
- Synergistic intermunicipal retail and services demand: **416,500 square feet**

With a 8 year phased development program totaling near 4 million square feet of **commercial, hospitality, and high tech office programming**, this development will attract **medical, retail, and service tenants** in the intermunicipal region, thereby stimulating our economy, creating **new job opportunities**. As a result, TwinHills CyberCity will compete effectively with existing major technology hubs in Canada and the northwestern United States for **start-ups, co-work spaces** and **corporate campuses plus data & cloud management facilities**.



Anchors Economic Diversification for SE 17 Ave

TwinHills as a Job Creator

Temporary Construction Jobs: 5,606
(Person-Employment years)

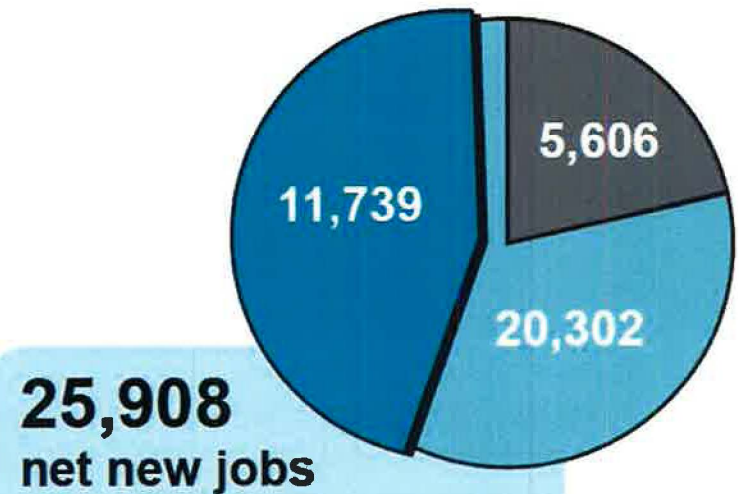
Future/Permanent

Service & STEM* Jobs: 20,302

Direct Net STEM* Jobs: 11,739

Source: Conference Board of Canada (2017)

*STEM: Science, Technology, Engineering, and Mathematics



TwinHills CyberCity (Calgary Technologies Satellite Campus) & Intermunicipal Regional Service Centre Provides Revenue

Calgary Municipal Tax Revenue*	\$52 million (annually)
Provincial Tax Revenue*	\$245 million (annually)
Federal Income Tax Revenue*	\$651 million (annually)
TwinHills Off-Site Levies**	\$43.75 million (based on 87.02 hectares)***

*Source: Conference Board of Canada (2017)

**Source: City of Calgary 2018 Off-Site Levy Calculation. Bylaw 2M2016

***Based on 2018 rates. East Central Sector has higher City stormwater management charges, no accompanying credit for shorter transportation, water, and sewer due to shorter service distance.

TwinHills- Flexible Economic Uses



High Tech Hub

- Dual Transit-Oriented Development (TOD) mixed-use site for High Tech
- Designated Calgary Economic Development (CED) Innovation Hub and Calgary Technologies' Satellite Campus
- Flexible building footprints meets tech needs for Data & Cloud, corporate campus, co-location & co-work buildings onsite with attributes



LEED-ND & Global Standards

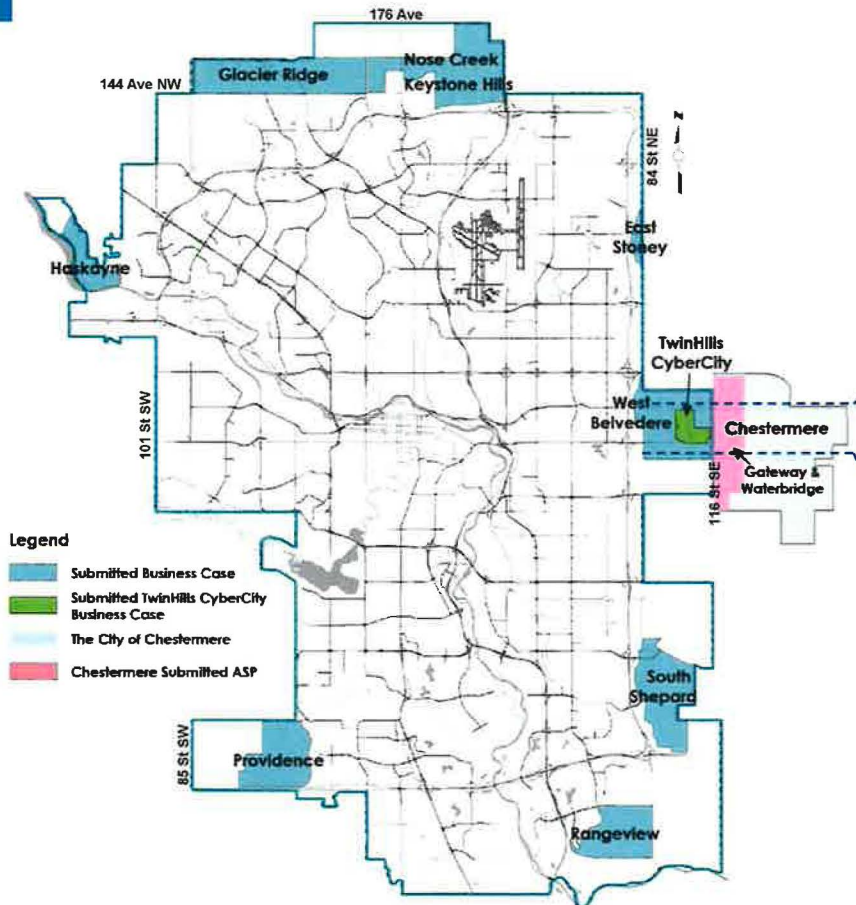


Intermunicipal Regional Service Town

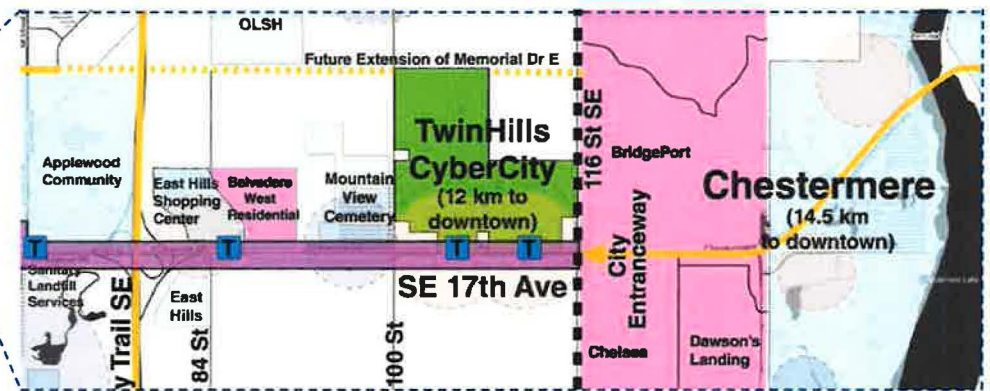
- TwinHills' TOD is the epicenter for expansion of Rocky View County & Chestermere's growth with Calgary's Central East Work Sector
- TwinHills attracts yearly tax revenue and intermunicipal revenue to its market place by utilizing both Rocky View & Chestermere growth



Balanced City Growth



Contiguous Corridor Development along SE 17 Ave



Capital & Operating Cost

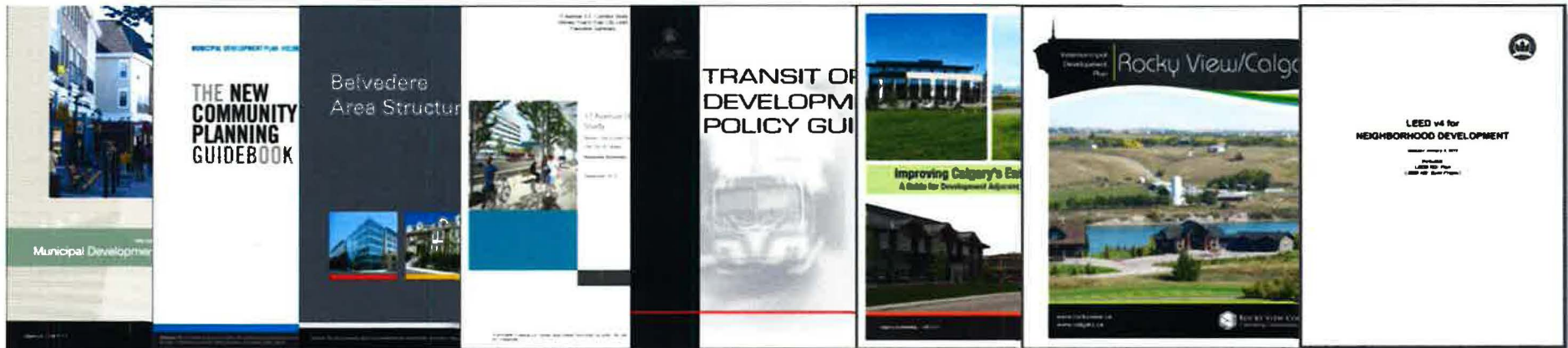
- **Leverage the \$94 million already spent** revitalizing the multimodal SE 17 Avenue
- **Developer funded-** Zero Discharge and stormwater management with intensive LID on private sites
- **Transit** will be provided at a **minimal cost**
- 3 Fire stations within 10 minutes, 1 Fire Training Facility within 7 minutes for extra manpower or equipment, the City of Chestermere Fire Hall within only 6 minutes **until the proposed Belvedere Fire Station at East Hills is completed**
- TwinHills Work Centre buildings will equip with **sprinkler systems and compartmentalized fire containment doors**, which **increases fire safety and extend the fire response time requirements**.
- **Prime location** along SE 17 Avenue allows easy & fast access to the CTP **Primary Transit Network** with BRT Chestermere extension
- **Developer-Funded Open Access (Dark Fibre) Community**

Existing Infrastructure	City Cost
<ul style="list-style-type: none">• 3 Peripheral Paved Roads• Dark Fibre Lines (Bell, CANARIE & TELUS)• Power Providers (Fortis, Enmax & Epcor)	0 0 0

City Policy & Global Standards Alignment

TwinHills demonstrates city viability:

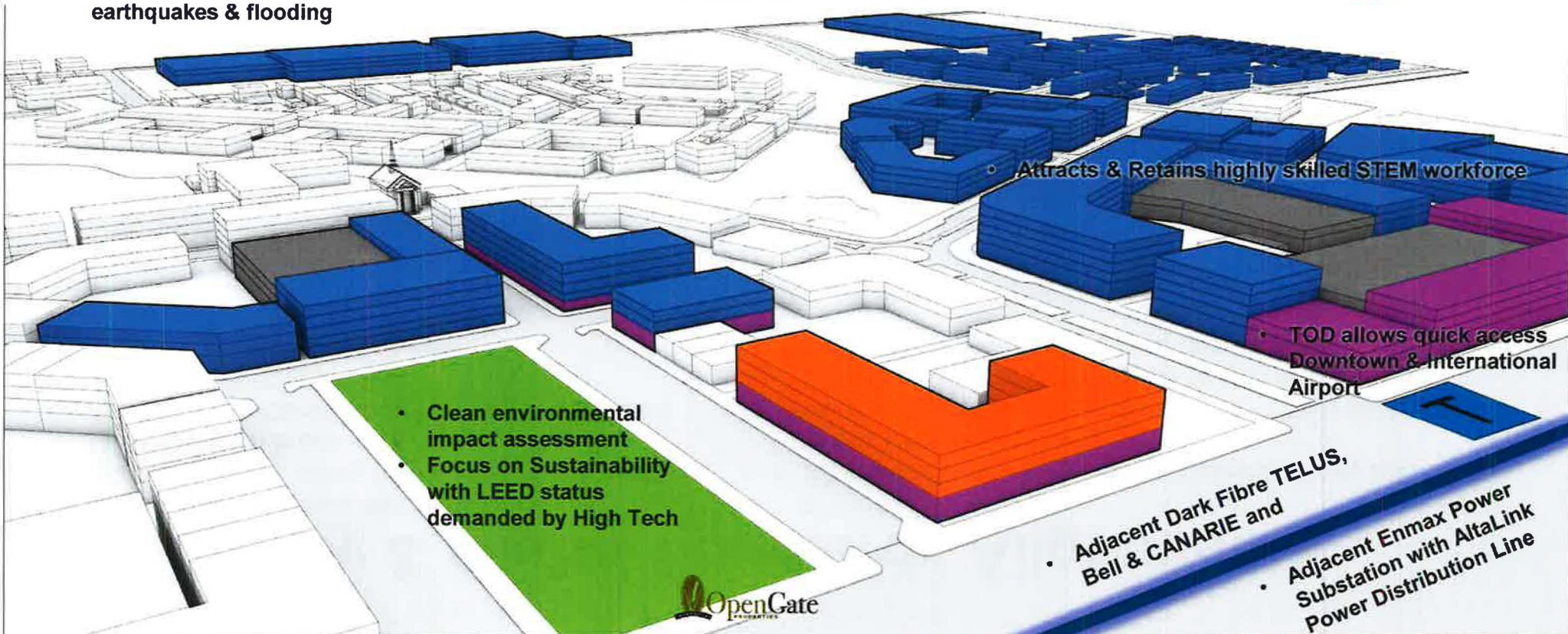
- Increasing MDP rating for population/job balance, transportation mode split, and watershed
- Exceeds New Community Planning Guidebook Standards
- Land uses align with Belvedere ASP
- Alignment with SE 17 Avenue Corridor Study and forms City Entranceway
- Regional Intermunicipal Development Plan Integration
- Balanced Growth East instead of N-S Growth only
- LEED-ND Global Standards & Status



TwinHills' Location, Urban TOD Place Design & Past Successes Attracting High Tech Companies

- Resiliency with exceptional site infrastructure convergence
- No operational downtime due to no critical incidents like tornadoes, earthquakes & flooding

- Ideal logistics for access from CN & CP Intermodal Terminals 





June 27, 2018

To Whom It May Concern:

CTI's goal is to make Calgary a global hub for startups and innovation. As such, it is our pleasure to provide this letter of support for the TwinHills CyberCity project. I have long been aware of the visionary goals for this piece of land and the leadership of CTI is enthusiastic at the potential that this innovation hub can bring to our city.

Innovation and an entrepreneurial spirit have always been a core part of this city. Innovation needs to be everywhere, in every industry and community. To help Calgary reach its potential, we need to incorporate future-proof concepts into our civic planning decisions. TwinHills does just that. It is can be a piece of our story, moving us forward on the innovation agenda, creating lasting impact on our economic growth and overall sustainability. It is a true example of how innovation can impact all aspects of our lives.

Let's move forward in aligning our efforts, talent, investment and physical spaces through urban design to encourage cross-pollination and innovation. This is the type of city we want to live in and that we want all Calgarians to embrace.

Thank you for your consideration.

Terry Rock

A handwritten signature in black ink, appearing to read 'Terry Rock'. The signature is stylized with a large 'T' and 'R'. Below the signature, the text 'President & CEO' is printed in a small, sans-serif font.