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Public  
CITY CLERK'S DEPARTMENT



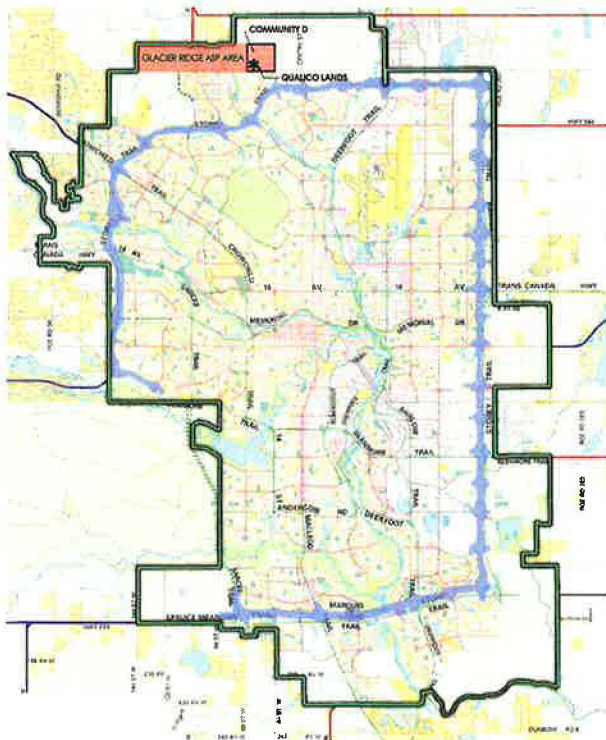
# GLACIER RIDGE BUSINESS CASE

## COMMUNITY D

### BUSINESS CASE SUMMARY

- Qualico's business case area includes approximately 64.7 ha of land directly north of their existing Evanston community (which is anticipated to be at full build-out by 2019). Please refer to Figure 1 – Site Location over the page.
- The business case area is located within the Glacier Ridge ASP area and is bound by 144th Av NW to the south, and Panorama Road NW to the west.
- Qualico propose to develop the business case area from 2019-2020 onwards to continue to address demand for housing in northern Calgary (as a natural progression from completion of Evanston).
- An Outline Plan for the business case area was submitted in October 2018 and Qualico is currently working with City Administration to obtain approval in late 2018/early 2019, including approval of all technical studies and regulatory requirements. Please refer to Figure 2 – Outline Plan over the page.
- The Outline Plan achieves a density of 8.2 units per net hectare and contains a high school site, a community focal point which integrates, commercial, retail, open space, environmental reserve, and storm infrastructure, and presents unique housing typologies to address affordability.
- The business case area has a total project value of \$575M and is forecast to generate 6,164 jobs (person-employment years).

### CONTEXT MAP



### KEY BUSINESS CASE ATTRIBUTES

- ✓ **Contiguous.**
- ✓ **Logical and efficient extension of services.**
- ✓ **Will leverage capital investments already committed.**
- ✓ **No costs to the City to bring on initial phases.**
- ✓ **Fire Coverage.**
- ✓ **Responds to forecasted undersupply of fee simple product in northern Calgary.**
- ✓ **Address affordability through unique housing typologies.**
- ✓ **Innovative design and initiatives.**
- ✓ **Committed development by Tier 3 developer.**



