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Kathy Davies Murphy
Manager, Growth & Strategic Services
Planning & Development | The City of Calgary
Floor 4, 800 Macleod Trail S.E.

Re: Report C2018-0900 – Nose Creek ASP Lands – Update to Priorities and Finance Committee

In respect of the motion adopted by Council for the Nose Creek ASP lands as part of Report C2018-0900 (New Community Growth Strategy 2018 – Further Review and Analysis Directed through PFC2018-0678), QuadReal Property Group (“QuadReal”) on behalf of bclMC Realty Corporation (“bclMC”) has been working internally along with Administration and Calgary Economic Development (“CED”) to address the first point of the motion – “Establish viability as a contemporary mixed-use, campus style development site”. It is QuadReal’s intention to combine the information obtained through our internal analyses and the work done in conjunction with Administration and CED and prepare and submit an updated business case for consideration at the mid-cycle budget review in 2020.

The Nose Creek ASP Lands development plan possesses strong characteristics that make it a compelling candidate for Growth Management Overlay removal. The opportunities presented by the Nose Creek ASP Lands include:

1. Creation of a strategic employment cluster proximate to the growing and significant industrial and distribution node in Rocky View County, as well as the active growth areas around the Calgary International Airport, QE II Highway within the City limits and the Stoney Trail ring road.
2. Introduction of a Live-Work-Thrive community that will complement the surrounding residential developments in the Keystone ASP and provide a quality of life that will appeal to existing Calgarians and help attract new business and residents.
3. Creation of residential/job balance in the North-Central sector of the City through the introduction of industrial and employment uses that will temper the cross-city commute.
4. Creation of Calgary’s first “health-based community” through smart planning that considers the health impact of the development that will meet or exceed the City’s defined metrics for healthy communities.
5. The ability to deliver a “turnkey” project. With over \$27.4 billion under management, QuadReal is well capitalized and has a “build and hold” model that makes us an attractive development partner and landlord to many prospective users.

6. Significant economic impact through the creation of over 18,000 jobs during construction and 23,000 permanent jobs at development completion. In addition, the development is expected to generate more than \$5.0 billion in economic output.

In partnership with third-party consultants, we are currently undertaking an update to the market demand study and economic output projections included in our original business case submission. Moreover, we continue to work closely with CED to understand the locational determinants and development attributes identified by existing companies and those considering the Calgary market as a place to do business. To date, QuadReal has met with Administration, CED and the Real Estate Sector Advisory Committee (RESAC) on two occasions, to understand the drivers that enable economic growth and how the Nose Creek ASP lands can be leveraged to demonstrate the value of doing business in Calgary, while also aligning with the City's integrated growth strategy.

We have derived substantial value from our working sessions with CED and Administration to date and look forward to continuing this collaborative process to further establish the viability of the Nose Creek ASP lands as a contemporary mixed-use, campus style development site for Growth Management Overlay removal at the mid-cycle budget review in 2020.

Should you wish to discuss the foregoing in further detail or require any additional information, please do not hesitate to contact me at (403) 202-7516.

Sincerely,
QuadReal Property Group



Jeff Hyde
Senior Vice President, Development

CC: Carly Zapernick – Development Manager, QuadReal Property Group