

## **Applicant's Submission**

TwinHills CyberCity Stage 1 is a transformative TOD mixed-use development responding to a new cyber era. High tech seeks hyperconvergence of qualities such as; logistics ease; prime location; dependable, high capacity power-dark fibre alongside Class A ambiance, activities and affordable living to attract and retain talent.

With the TwinHills Cyber/Service Epicentre, the Calgary Municipal Development Plan will see improved results in all aspects, especially population/job balance, density, land use mix, transportation mode split, accessibility to daily needs, balanced urban growth, watershed health, and district energy. The Conference Board of Canada conducted an Economic Impact Analysis of TwinHills that demonstrated 25,908 net new jobs (20,302 Permanent STEM & Service Jobs & 5,606 Temporary Construction Jobs).

TwinHills' centralized closeness to downtown; about 12 km from city centre, and the Calgary International Airport provides an infill-like location that adjoins growth to the east in Chestermere and to both north and south within Rocky View industrial development. Situated along one of Calgary's entranceways and an established multi-modal corridor 17 Avenue SE, TwinHills embraces its two Bus Rapid Transit stations with adjacent mixed uses and multiple active mode connections to the employment sites. At full build-out Stage 1 is projected to avoid 44.45 tons of Greenhouse Gas Emission (ISO 50001 International Energy Management Standards) due to BRT usage, bike or truck share, Smart Buildings and walkability.

OpenGate's developed 5 Bottom Line® approach of increasing WORK-LIVE quality and sustainability is focusing on environmental, social, economic, technological, and wellness responsiveness. This is built into the TwinHills concept design, which results in Global LEED-ND Status.

TwinHills is unique with its two neighbourhood activity centres (NAC) designed to meet the community's social needs. The Calgary Boys and Girls Club at TwinHills' private freshwater lake facilitates youth and senior multi-generational activities, whereas the Prairie Preserve Life, Food and Environment at TwinHills is a life-long learning, events/festivals and Urban Agriculture Centre in collaboration with University of Alberta and other academic institutions.

To mitigate risk and maximize critical massing and absorption, the Stage 1 Outline Plan responds to two different marketplaces: Cyber and Service Epicentre. Global Retail Strategies, a world leader in market research confirmed in their 2008 and 2018 Market Analysis that TwinHills CyberCity addresses both a high-tech business requirement (eg. Specialty tech, BioTech, Social Tech manufacturing), while simultaneously responding to newer trends in retail, hospitality, wellness biotech involving diagnosis/ appraisal /treatment/rehabilitation trends plus emerging specialty retail markets.

Affordable residential living for people working at TwinHills or nearby in industrial areas is focused on singles and the extensive range of seniors Independent to dependent living with inclusivity, fun and care flexibility. Whether its vibrant urban living on the plaza with studio, 1 or 2-bedroom units or tranquil waterside luxury living for today's diverse couples, our intergenerational new housing approaches will make TwinHills feel like a new home.