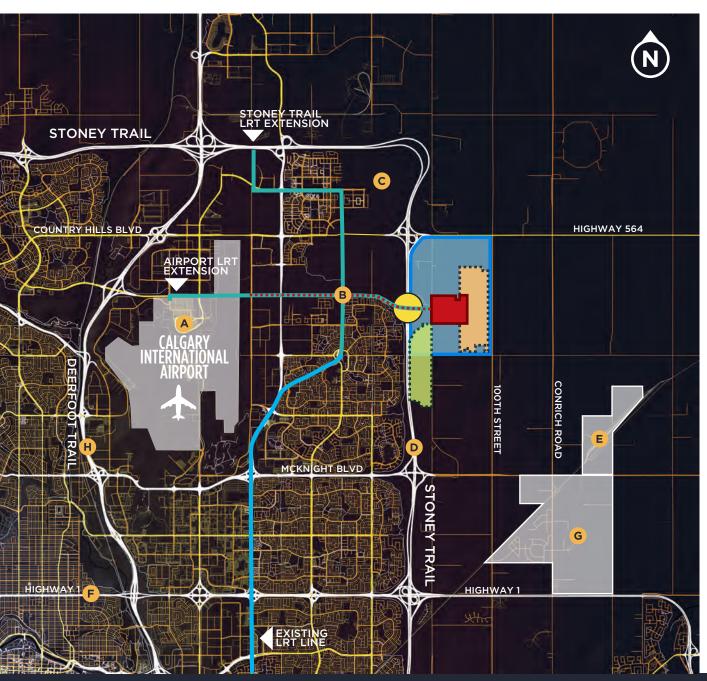






## SITE ADVANTAGES



#### "THE OMNI" REGIONAL COMMERCIAL CENTRE

A prime commercial parcel of 180 acres offering complementary leading edge lifestyle retail, leisure, entertainment, and food & beverage operations.

#### GENESIS LAND

An additional 400 acres of Genesis Lands slated for future development



An area encompassing  $\pm$  1,280 acres is currently under municipal planning review by the City of Calgary and Rocky View County. Upon approval, this area represents the next phase of rapid growth

#### HOMESTEAD

....

B

H

in North East Calgary.

A new 235 acre subdivision to feature ± 1,500 residential units. A new flyover across Stoney Trail is expected to be completed by 2022/2023.

**POTENTIAL LRT NE LINE EXTENSION** With 3 new stations

	AIRPORT TRAIL EXTENSION/FUTURE
	CALGARY INTERNATIONAL AIRPORT Passengers (2019): 18.0 Million
)	MAJOR INTERCHANGE (Approved)
	AIRPORT TRAIL EXTENSION
	EXISTING LRT LINE

COMMERCIAL LANDS Connects Calgary International Airport directly to OMNI

C NEW RESIDENTIAL COMMUNITIES Significant residential growth expected to house over 60,000 residents by 2025.

STONEY TRAIL Average Traffic Volume (2019): 52,000 vehicles per day Average Traffic Volume (2025):100,000+ vehicles per day

E CN LOGISTICS PARK (4 KM)

The 3rd largest distribution centre in Canada, more than 2.5 million s.f. of warehouse and distribution facilities, providing 800 jobs

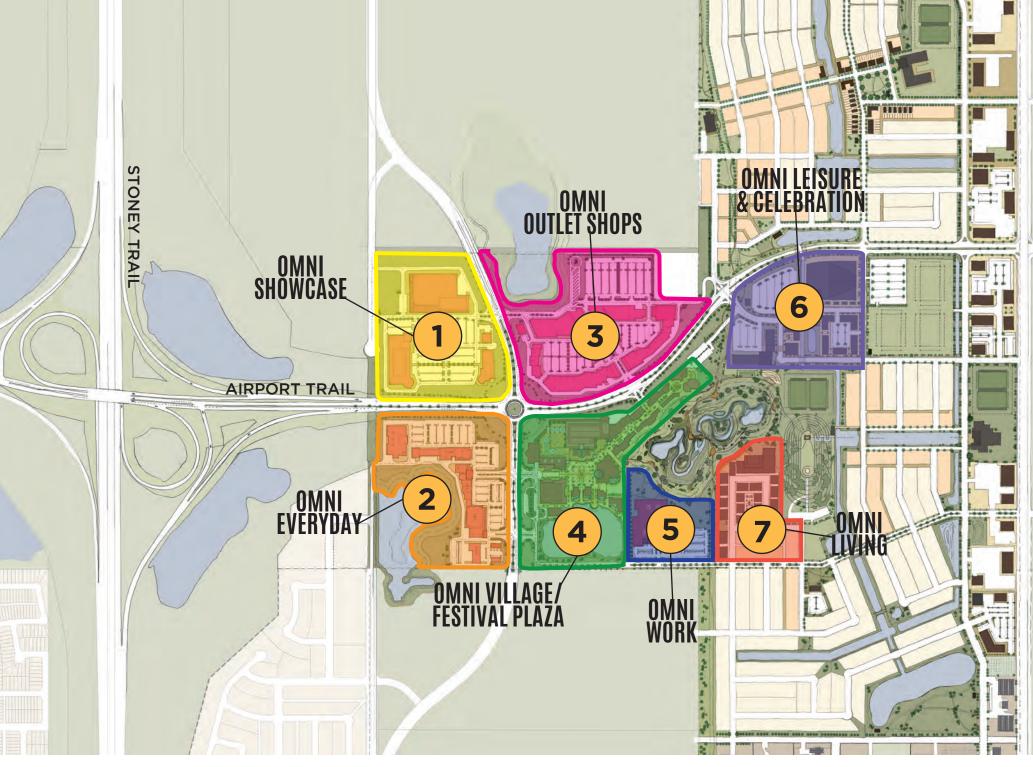
F TRANS-CANADA HIGHWAY (7 KM) Average Traffic Volume (2019): 62,000 vehicles per day

G HAMLET OF CONRICH (5 KM)

Newly approved residential development will add 4,500 residents to the community.

DEERFOOT TRAIL

Average Traffic Volume (2019): 179,000 vehicles per day



## **ONE DESTINATION FOR ALL**

### OMNI SHOWCASE

The OMNI Showcase District offers a high-profile location featuring category leading national retailers catering to the fast-growing NE Calgary sector. The selected retailers will provide a wide array of innovative home and lifestyle-oriented furnishing, equipment, decorations, home technology, and eco-friendly products and ideas. The OMNI Showcase will become the top house and home destination in Calgary.

### 2 OMNI EVERYDAY

The OMNI Everyday District is essential in creating a true Towne Centre experience by providing daily retail needs and amenities. All trade area residents and Stoney Trail commuters will be well served by a range of convenience retail and popular services. To meet the future driving requirements, essential auto related functions will be incorporated including state-of-the-art charging stations at the dedicated Travel Centre.

### **3** OMNI OUTLET SHOPS

The OMNI Outlet Shops will introduce the first true outlet mall to the Calgary market. With a unique blend of celebrated brands at popular price points, The OMNI Outlet Shops will adopt a compact and walkable environment, connected by a central plaza which will include a food court, meeting places and rest areas for an extended shopping experience. This popular shopping experience will be further enhanced by an abundance of parking onsite and as well as regional shuttle access.

### 4 OMNI VILLAGE/FESTIVAL PLAZA

The OMNI Village and Festival Plaza District is the heart of The OMNI. A collection of popular restaurant establishments and a selected group of leading retailers and boutiques will frame the Main Street experience. Nestled in an intimate and vibrant setting, The Village will link the centrally located modern market style food hall with exciting family entertainment complex which will include a modern VIP Cinema complex and hi-tech based E-Sport Hub. The Village will also feature a popular leisure and sports retailing node, as well as a destination for fitness and health facilities and service practitioners. The adjacent waterfront, activated by a wide boardwalk path, will facilitate year-round leisure and sports activities.

### 5 OMNI WORK

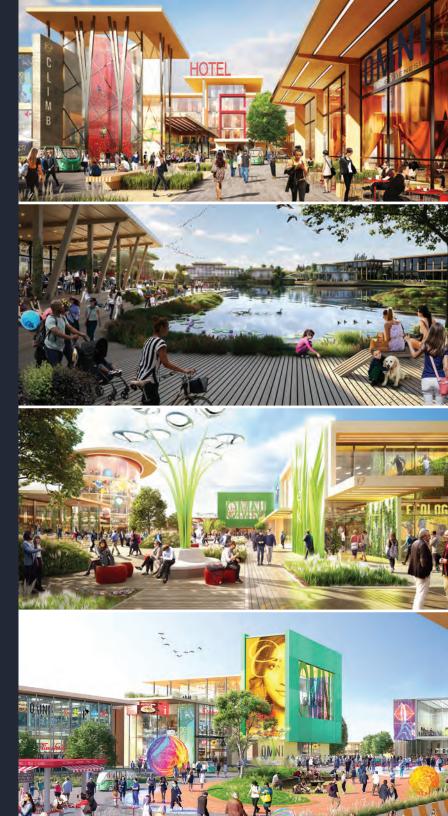
The OMNI Work District will be an innovative hub of purpose-built offices and collaborative workspaces designed within an efficient campus style setting. This district will provide an ideal and attractive environment for leading technology, logistics, health care, and fin-tech type companies. This innovative hub will offer ample opportunities for progressive companies as well as promising start-ups seeking new format workspaces. All tenants will enjoy an unparalleled range of amenities and services offered by the adjacent commercial districts of this destination town centre development.

### 6 OMNI LEISURE & CELEBRATION

The OMNI Leisure and Celebration District will be located at the idyllic east frontage of the central wetland. This area will feature new international hotel brands offering services for highway commuters, Airport users, tourists and locals seeking a relaxing "staycation" or to host special events. A curated range of services will range from restorative wellness spa treatments and specialty clinical procedures, to the hosting of weddings and special celebrations, all in a resort-like setting. This district is well located to provide easy access to the full range of restaurants, entertainment and other amenities. The guests will enjoy unparalleled views across the wetland environment and the sparkling lights of The OMNI at night.

### **OMNI LIVING**

The OMNI Living District will provide a well-designed, amenity-rich, seniors enclave to meet the strong market demand for active and assisted living residences. OMNI Living will include a Resident's Club providing necessary daily support, social activities and medical care. The local grounds will also feature a community-based demonstrative garden to serve as an enriching and vibrant experience for both residents and guests alike. While living in an idyllic setting, the residents and guests will have convenient and direct access via on-site mini shuttles to many of the fine shops and services throughout The OMNI development.



Calgary Economic Region is home to

# **1.68 MILLION** RESIDENTS

the 4th largest market in Canada.

Driven by a prosperous and evolving economy and stable population growth rate, the Calgary region will see significant growth exceeding



## Calgary has one of the strongest income levels

in the country with an average of **\$138,947** per household (2021).

**Calgary** leads in the nation with one of the



estimated at \$34,826 in 2021.





# The Omni enjoys **PRIME EXPOSURE**

to the key regional Stoney Trail Ring Road which is projected to carry over **100,000 vehicles** per day by 2025.

The Omni will feature a well

## balanced and diverse

patronage base.

The Omni is projected to serve an existing and emerging Trade Area featuring a population base of

# **OVER 236,000**

residents by 2025.

A strong source of patronage is expected from



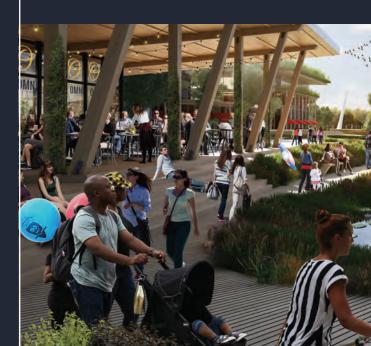
(2 hotels/220 rooms)

### By 2025, **The Omni** will be centrally located to an IMMEDIATE POPULATION OF **143,000 RESIDENTS**

(within a 5 km radius).



The Omni will feature a **SIGNIFICANT** ON-SITE WORKFORCE (200,000 s.f. new format office space).





## **GENESIS LAND**

Genesis is a Calgary based land developer and home builder. We take great pride in bringing concepts to life with homes and families, and are proud of the lasting legacy we're building in Calgary and Airdrie.

Founded in 1991, Genesis has grown to become one of Western Canada's premier development corporations. Careful planning helped us transform land into vibrant, diverse communities where people of all backgrounds can put down roots and flourish.

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