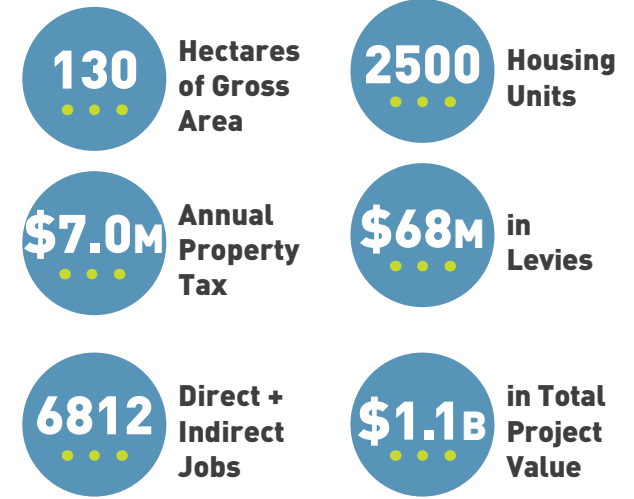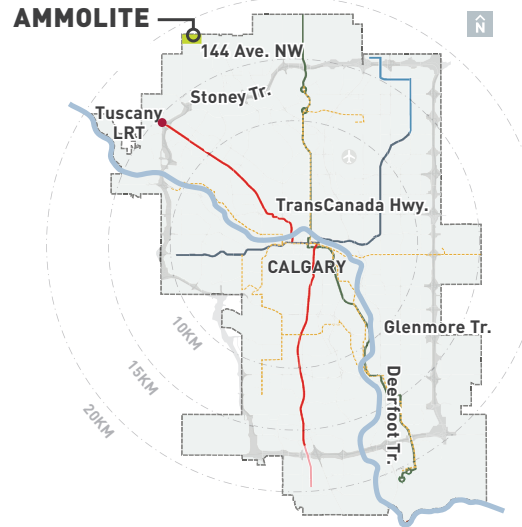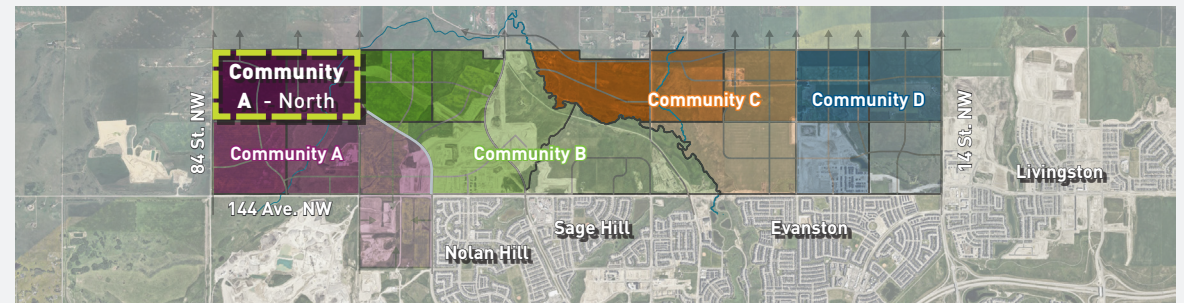# Ammolite

GLACIER RIDGE

- Qualico's Ammolite presents an opportunity to continue investing in Northwest Calgary and ensure an active stream of housing supply caters to demand

- This growth application area is supported by existing investment through the NWSP

- Continued development in this area, earlier, establishes revenue to payback significant investment

AMMOLITE

144 Ave. NW
Stoney Tr.
Tuscany LRT
TransCanada Hwy.
CALGARY
Glenmore Tr.
Deerfoot Tr.
10KM
15KM
20KM

130	Hectares of Gross Area	**2500**	Housing Units
$7.0M	Annual Property Tax	**$68M**	in Levies
6812	Direct + Indirect Jobs	**$1.1B**	in Total Project Value

Location within the Glacier Ridge ASP

Community A - North
84 St. NW
Community A
144 Ave. NW
Community B
Community C
Community D
14 St. NW
Livingston
Sage Hill
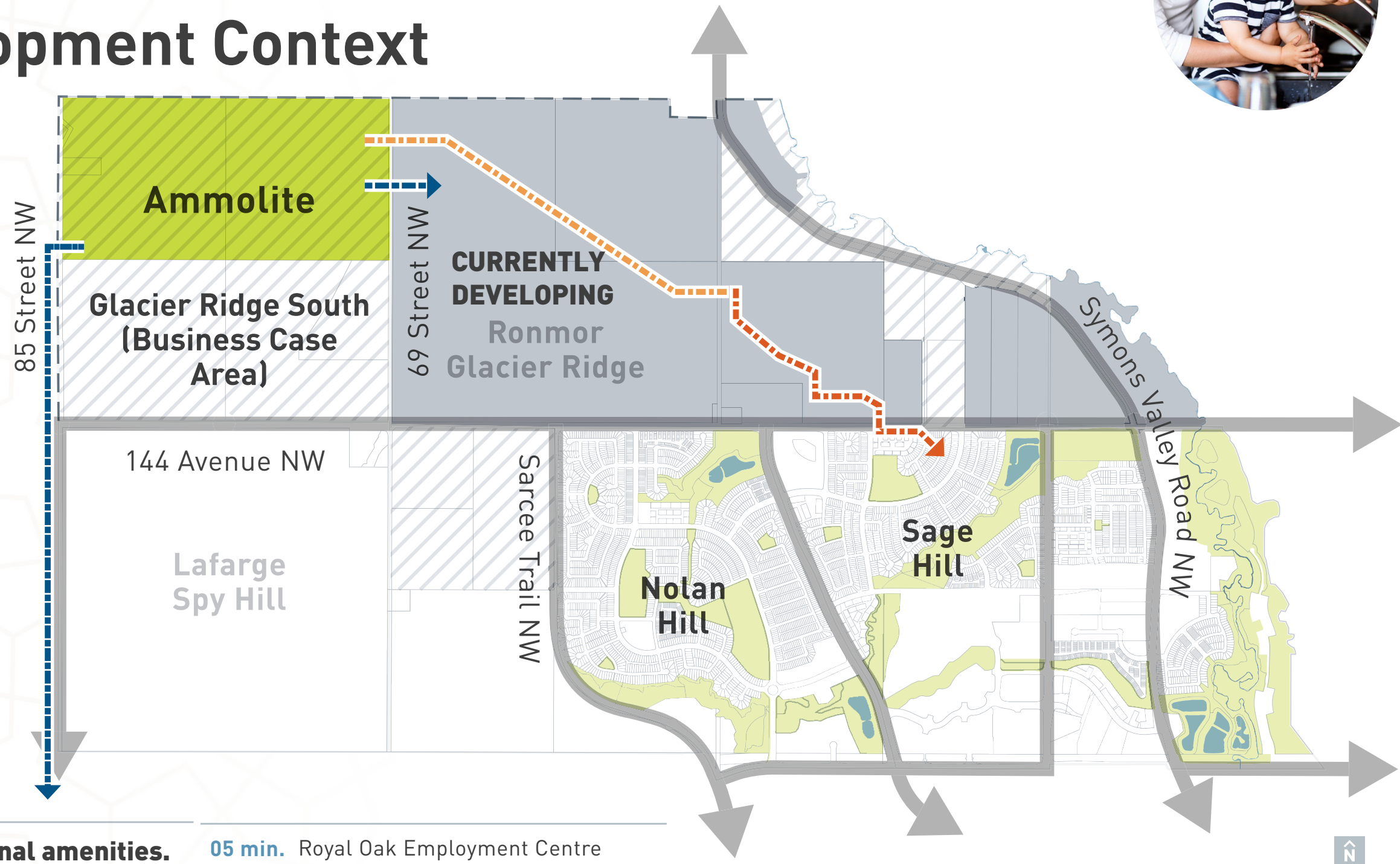Nolan Hill
Evanston

Qualico would like Committee to consider the enabling investments to support the build out of Ammolite.

Qualico: Ammolite

Growth & Development Context

- **Funded through the North Water Servicing Project. Capacity available in 2027/29.**

- **Leverages investment through the actively developing lands to the east.**

- **Continued development in this area will bolster this existing investment.**

- **Serving the Northwest sector and close to regional amenities**

- **A Fire Hall is required**

Ammolite

Glacier Ridge South (Business Case Area)

85 Street NW

69 Street NW

CURRENTLY DEVELOPING
Ronmor Glacier Ridge

144 Avenue NW

Lafarge Spy Hill

Sarcee Trail NW

Symons Valley Road NW

Nolan Hill

Sage Hill

A quick drive to regional amenities.

05 min. Rocky Ridge YMCA	**05 min.** Royal Oak Employment Centre
10 min. Tuscany LRT Station	**02 min.** U of C Spy Hill Campus
05 min. Royal Oak Commercial Centre	**05 min.** Beacon Hill Commercial Centre
	06 min. Sage Hill Crossing Commercial
	06 min. Sage Hill Public Library

Legend:
- Growth Application Area
- Growth Management Overlay (GMO)
- GMO Removed in 2018 (area is under development)
- Proposed Water Distribution Mains
- Existing Sanitary Trunk
- Proposed Sanitary Trunk (approved, designed and to be constructed in 2022)

QUALICO communities

NEXT STEPS

Council made a purposeful decision in 2018 to invest in this area, right across the road from the subject land. This continued with the recent NWSP investments in November 2024, paving the way for multiple Growth Application Approvals.

Qualico is committed to proceed through the application process having submitting an Outline Plan at the beginning of this year.

We are asking Committee to consider the Fire Hall in the budget and approve this Growth Application, to ensure supply can be delivered in alignment with the water capacity as it becomes available.