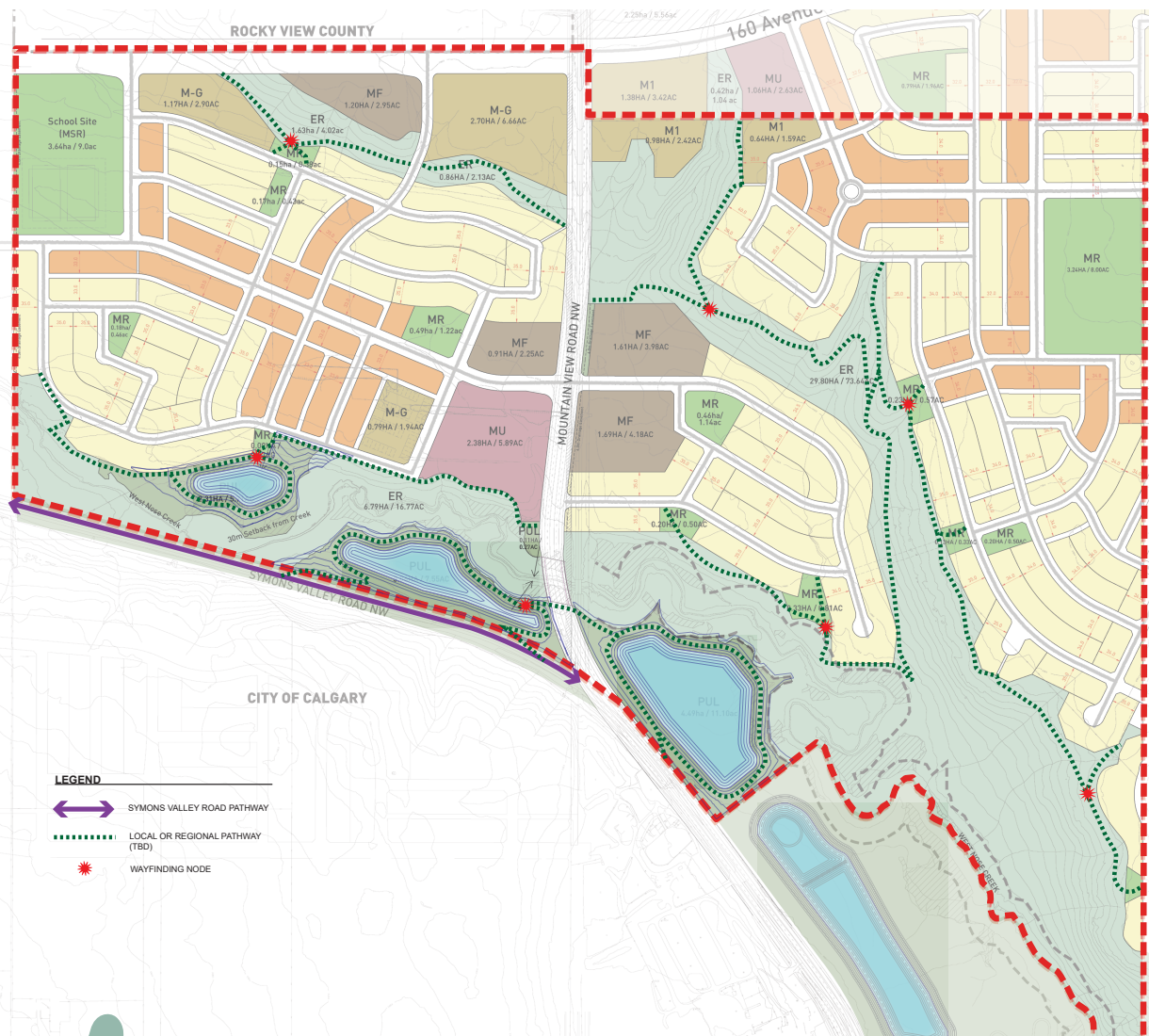


Esker Valley & The Woodlands

GROWTH APPLICATION • MARCH 2025



We support Administration's recommendation but ask to also consider the Mountain View Road Realignment and Bridge to establish a more robust regional network.

146 ha

Gross Area

107 ha

Developable Area

1,500+ Units

Low Density Residential

550+ Units

Multi-Family Residential

4,896

Future Residents

39,000 Sq.Ft

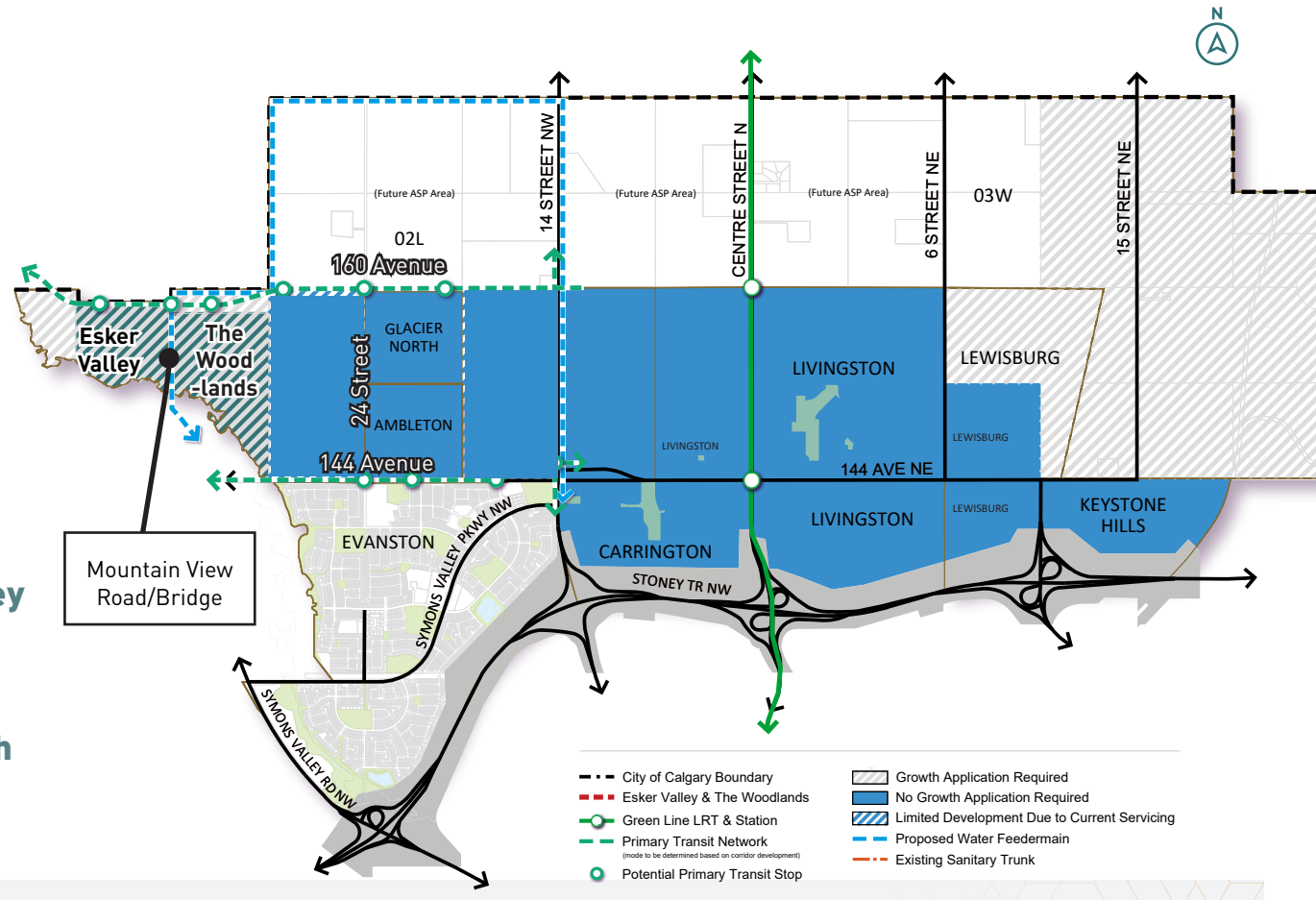
Commerical Space



Growth Context

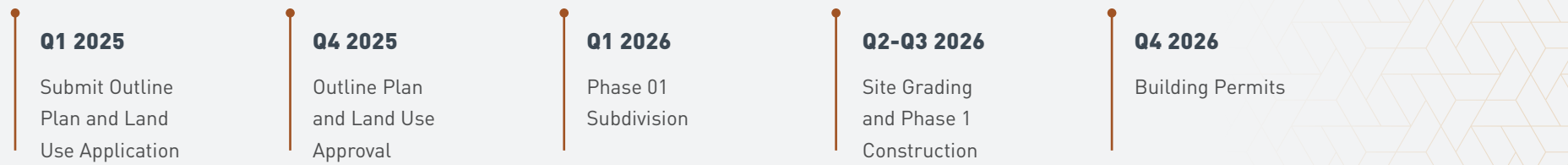
Esker Valley and The Woodlands propose to initiate development of Community C, as envisioned by the Glacier Ridge Area Structure Plan. Previous approvals in Ambleridge (Qualico) and Cabana (Brookfield) create a continuity of development along 144 Avenue NW, which is a key east-west transportation Corridor.

NWSP will service these lands, with interim capacity available in 2027, ultimate in 2029.

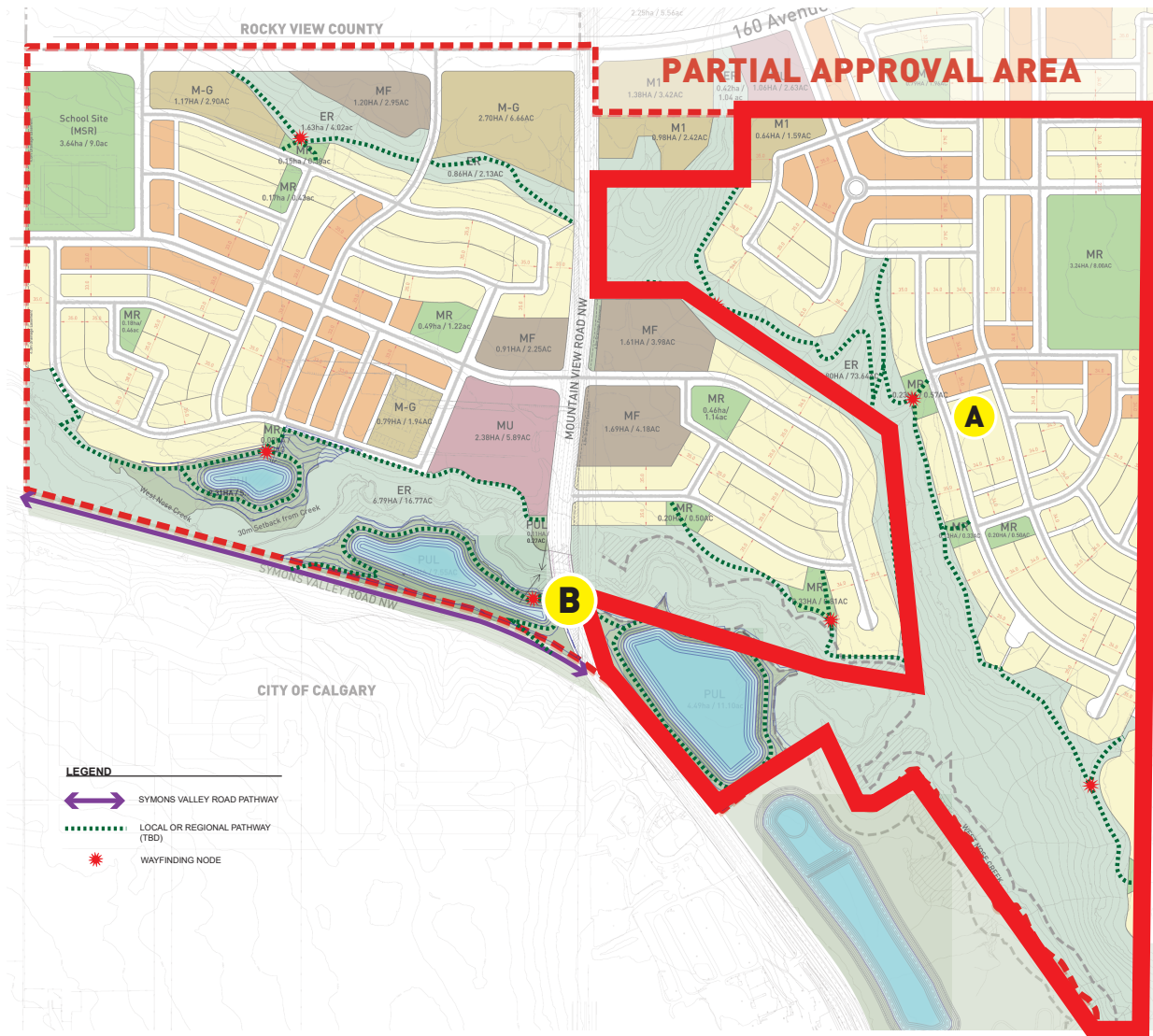


Anticipated Development Timeline

Shane Communities and Ronmor have initiated the Outline Planning process and are committed to deliver supply in the north sector.



Outline Plan - Administration Recommendation



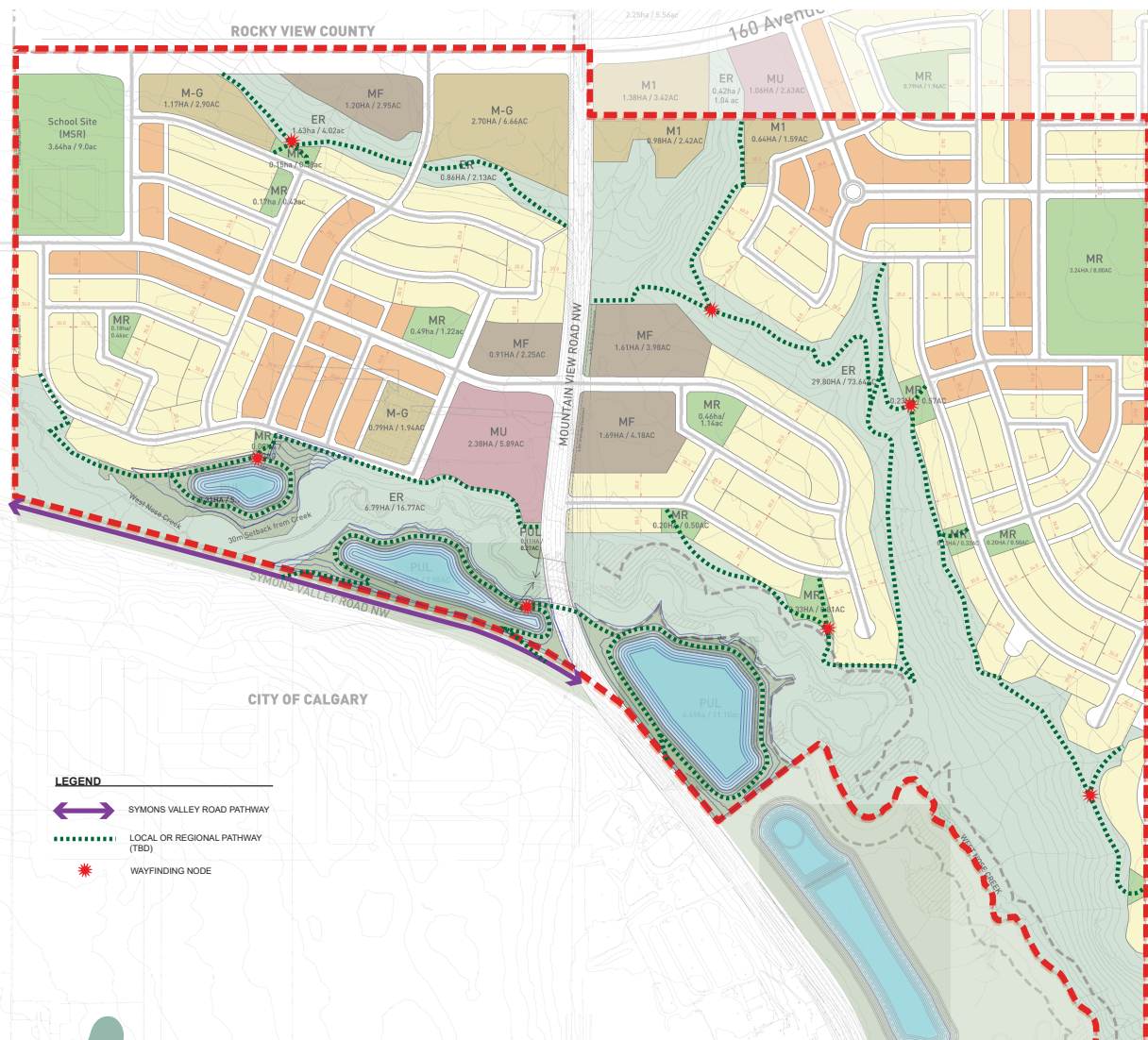
A No unfunded capital requirements

B Mountain View Bridge/Realignment (\$41M)

The investment benefits a larger area creating a more robust regional transportation network and avoid transportation caps.



Our Ask of Committee



Shane and Ronmor ask Committee and Council to consider full Growth Application Approval in 2025, with a commitment to the Mountain View Road Realignment and Bridge. This will provide certainty for development and avoid potential transportation caps by establishing a more robust transportation network.

