



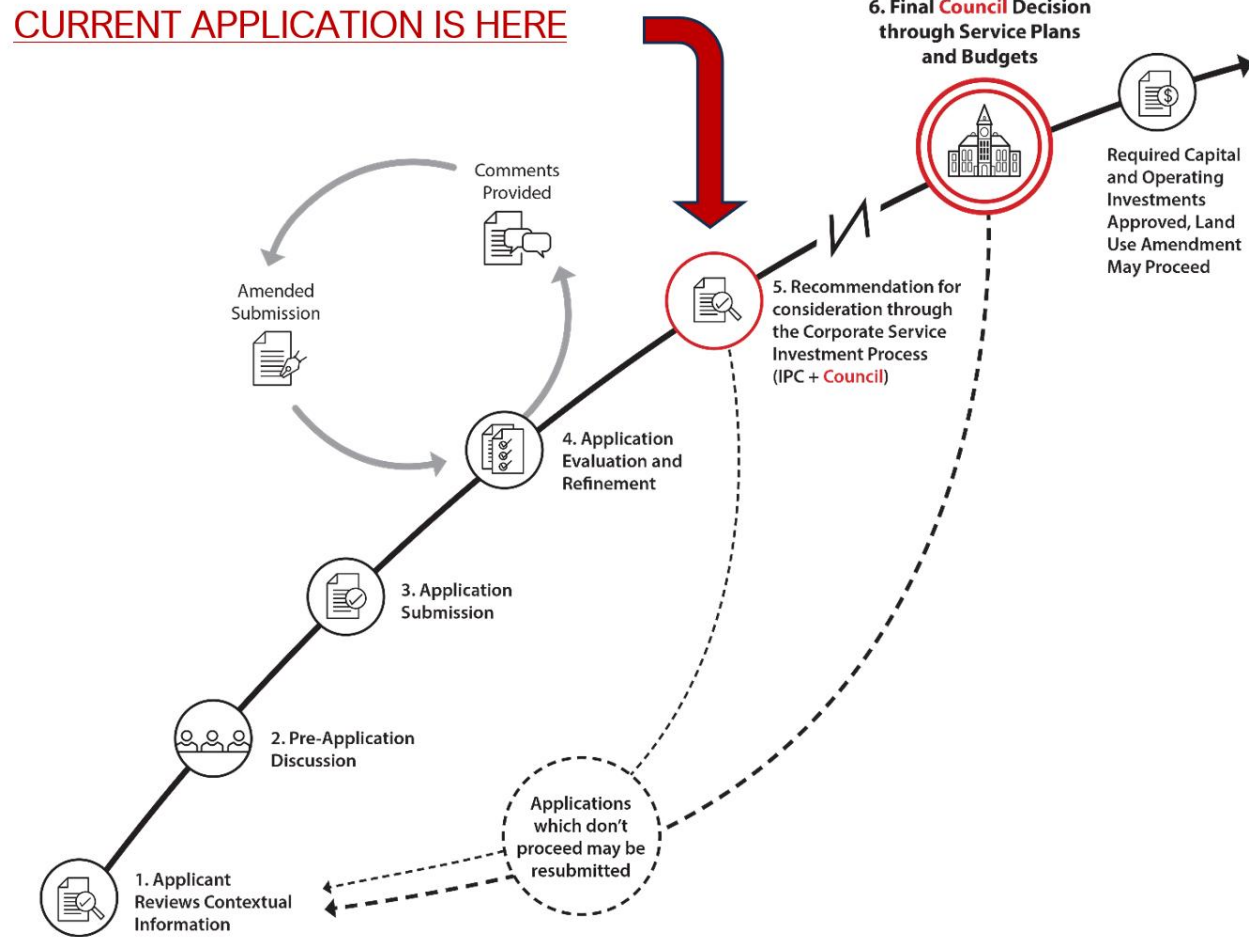
Growth Application in the West View Area Structure Plan (Ward 1), GA2023-006

Citywide Growth Strategy | IP2024-0462

Infrastructure and Planning Meeting | 2024 May 15



- July 2023 redesigned approach for evaluating new community **Growth Applications**
- **Individual** Council decisions
- **To be considered (or not)** in annual budget process
- **November** Mid-Cycle Adjustments provides final decision
- **Funded investments** result in approved Growth Applications



That the Infrastructure and Planning Committee recommend that Council direct Administration:

1. To continue working with the applicant on the planning for future stages of capital infrastructure, including optimal timing of funding and delivery, to ensure the ability for continuity of growth in the West View Area Structure Plan; and
2. Not to consider the capital and operating investments needed to enable this Growth Application (GA2023-006) in the Mid-Cycle Adjustment to the 2023-2026 Service Plans and Budgets.

Growth-enabling investment must be strategic to support an economically, socially, and environmentally resilient city.

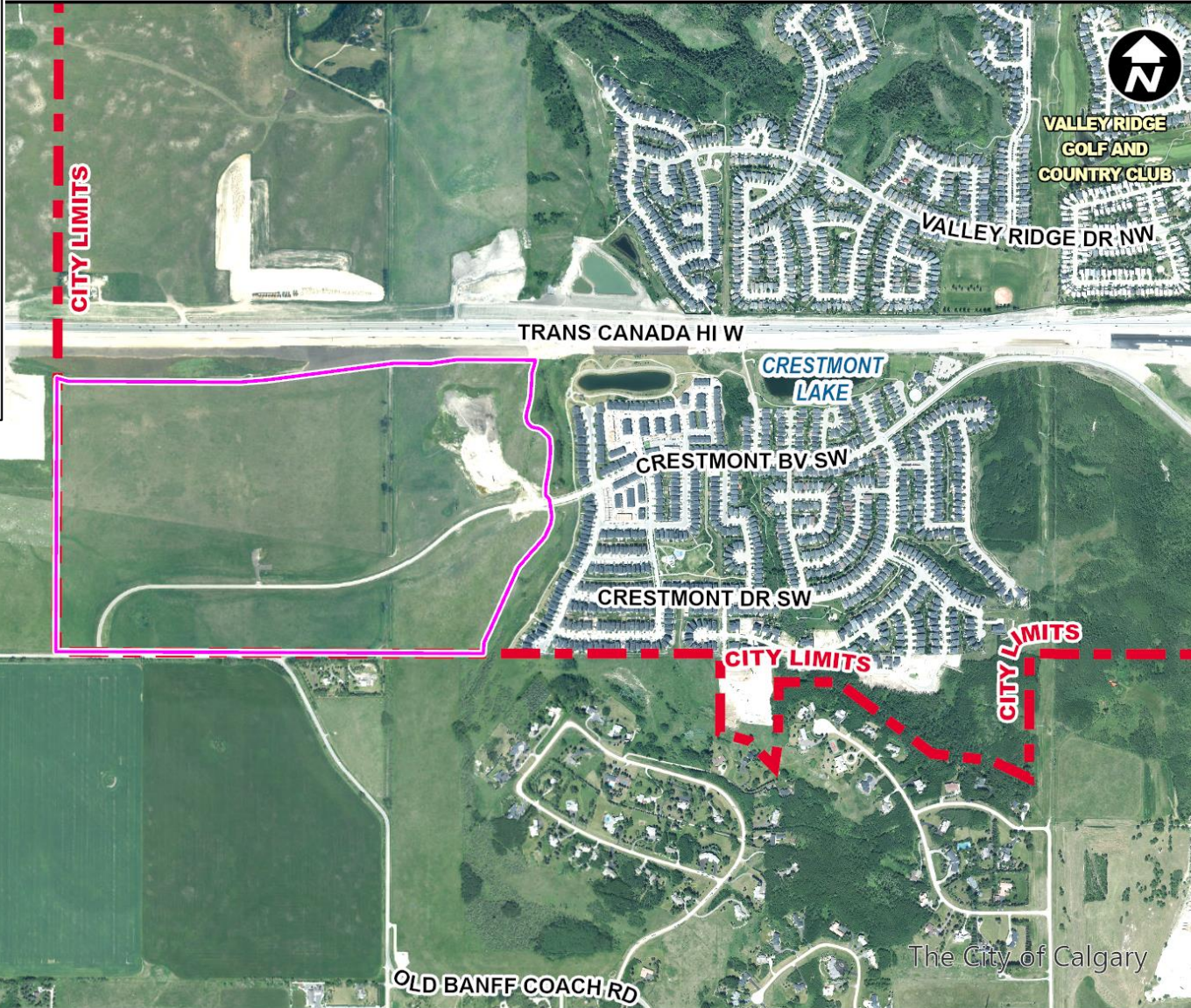
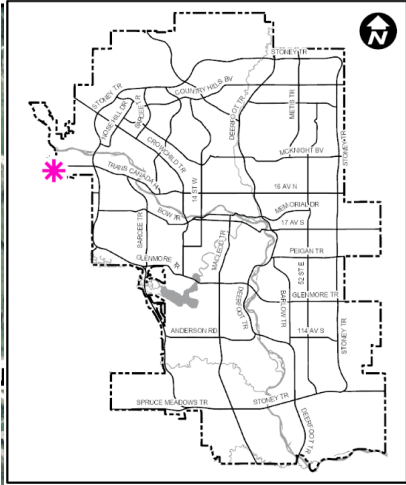
Administration concludes that it **is not** the right time for the operating investments to be made to enable growth in this West sector Growth Application.

This Growth Application:

- Represents an extension of Crestmont in the West sector
- Requires unfunded capital funding investment totalling ±\$160M to enable growth
- Sanitary utility infrastructure would not be serviceable until at least 2026
- Requires additional engineering analyses for water, stormwater and mobility to support budget request.



Growth Application Context Map



Area Structure Plan:
West View

Community:
Crestmont

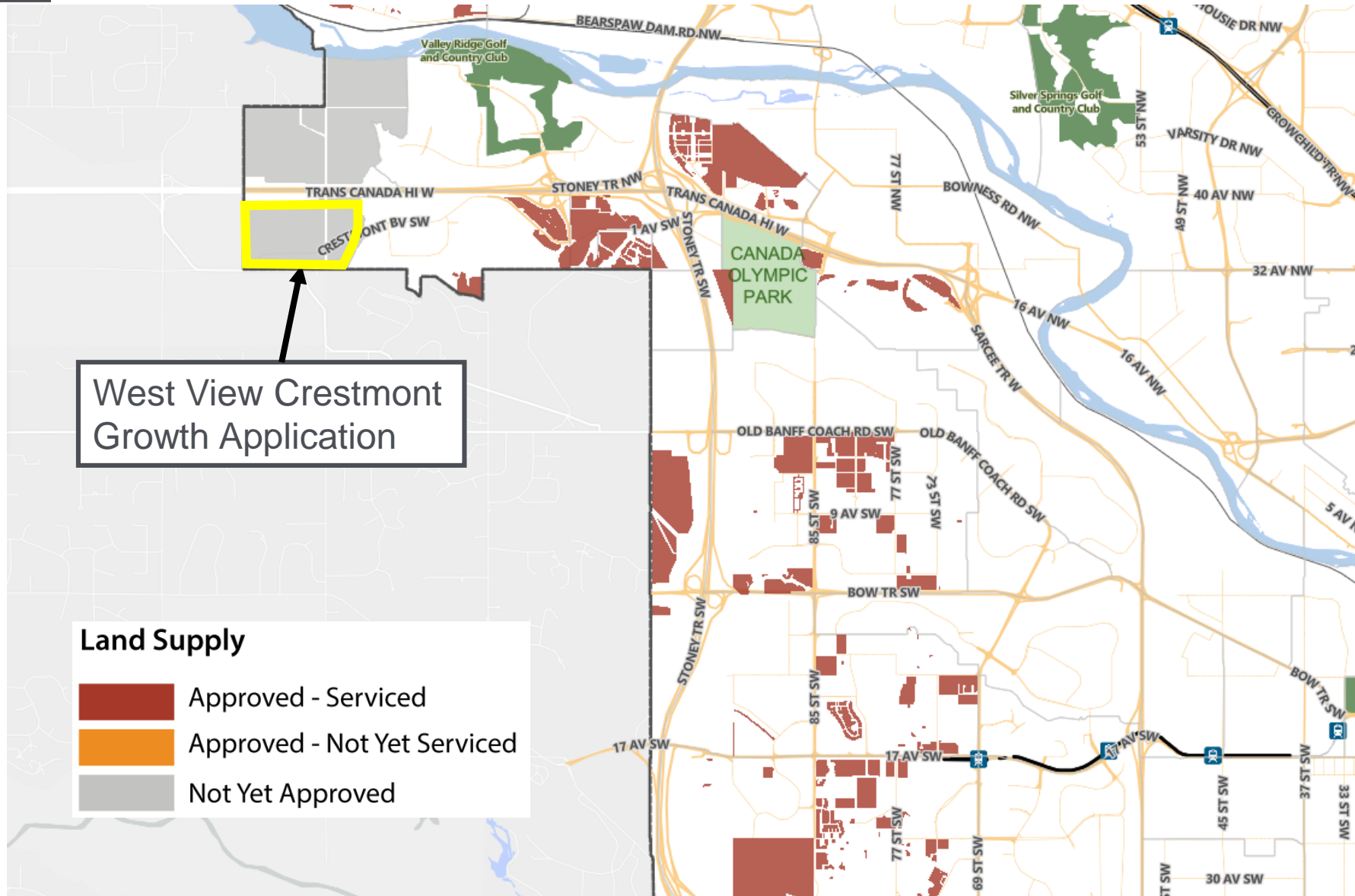
Gross Developable Hectares:
±79ha

Proposed New Homes:
±1,800

Commercial or Retail:
±3,700sqm



West Sector Overview



West View Crestmont
Growth Application

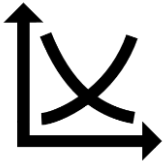
Land Supply

- Approved - Serviced
- Approved - Not Yet Serviced
- Not Yet Approved



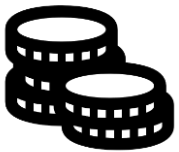
Municipal Development Plan Alignment:

- Contiguous with the rest of Crestmont community
- Unfavourable proximity to schools, commercial centres, public facilities and transit hubs



Market Demand (as of May 2023)

- West sector has a 6 new communities at various stages of development
- 17-23 years of serviced land remaining, however much is fragmented and little is in master planned communities



Financial Impact

- Requires unfunded capital funding investment of \pm \$160M
- Favourable operating cost model review; operating funding requests would be brought forward as required in future years

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2. Not to consider the capital and operating investments needed to enable this Growth Application (GA2023-006) in the Mid-Cycle Adjustment to the 2023-2026 Service Plans and Budgets.