



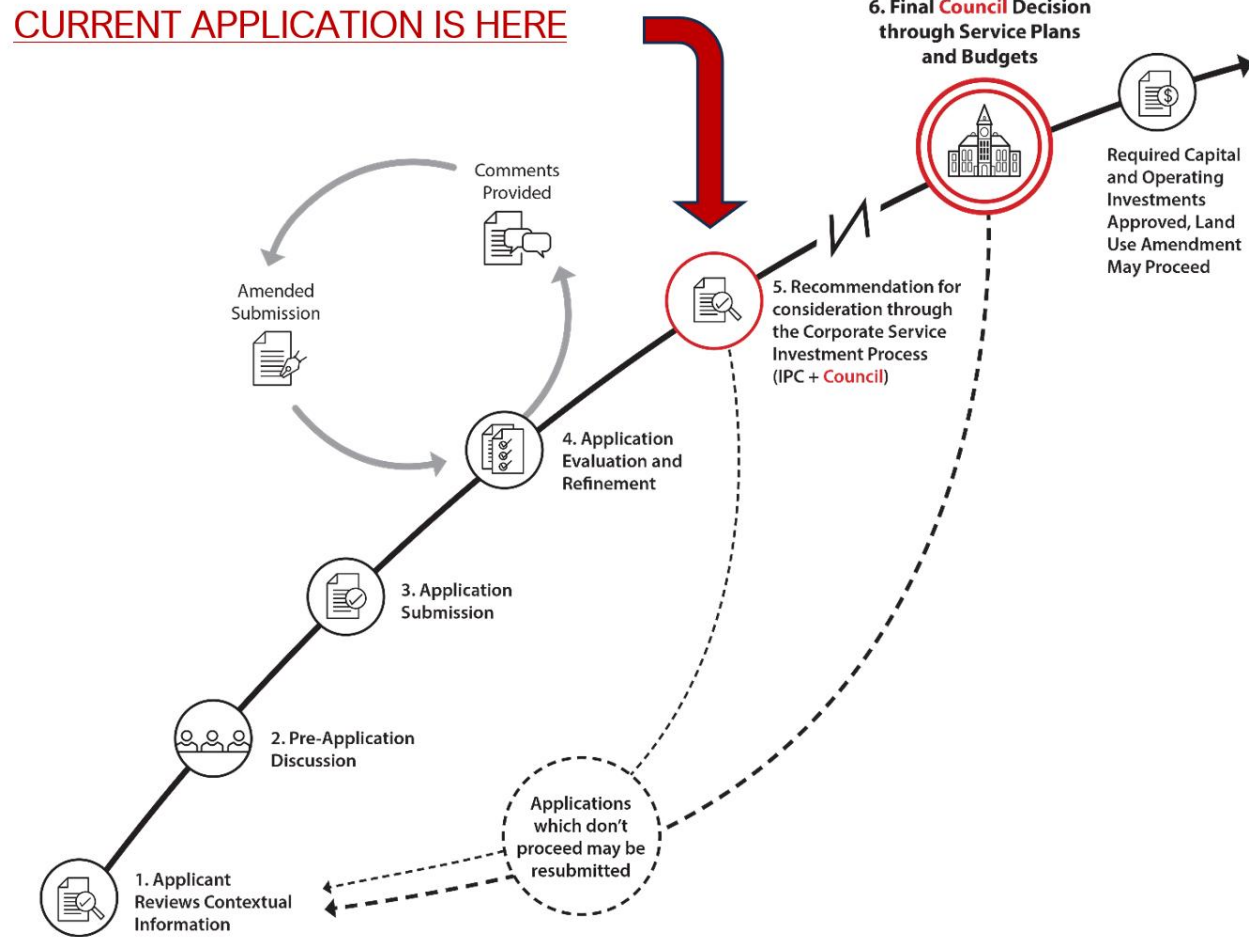
Growth Application in the Keystone Hills Area Structure Plan (Ward 3), GA2023-003

Citywide Growth Strategy | IP2024-0567 |

Infrastructure and Planning Committee | 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



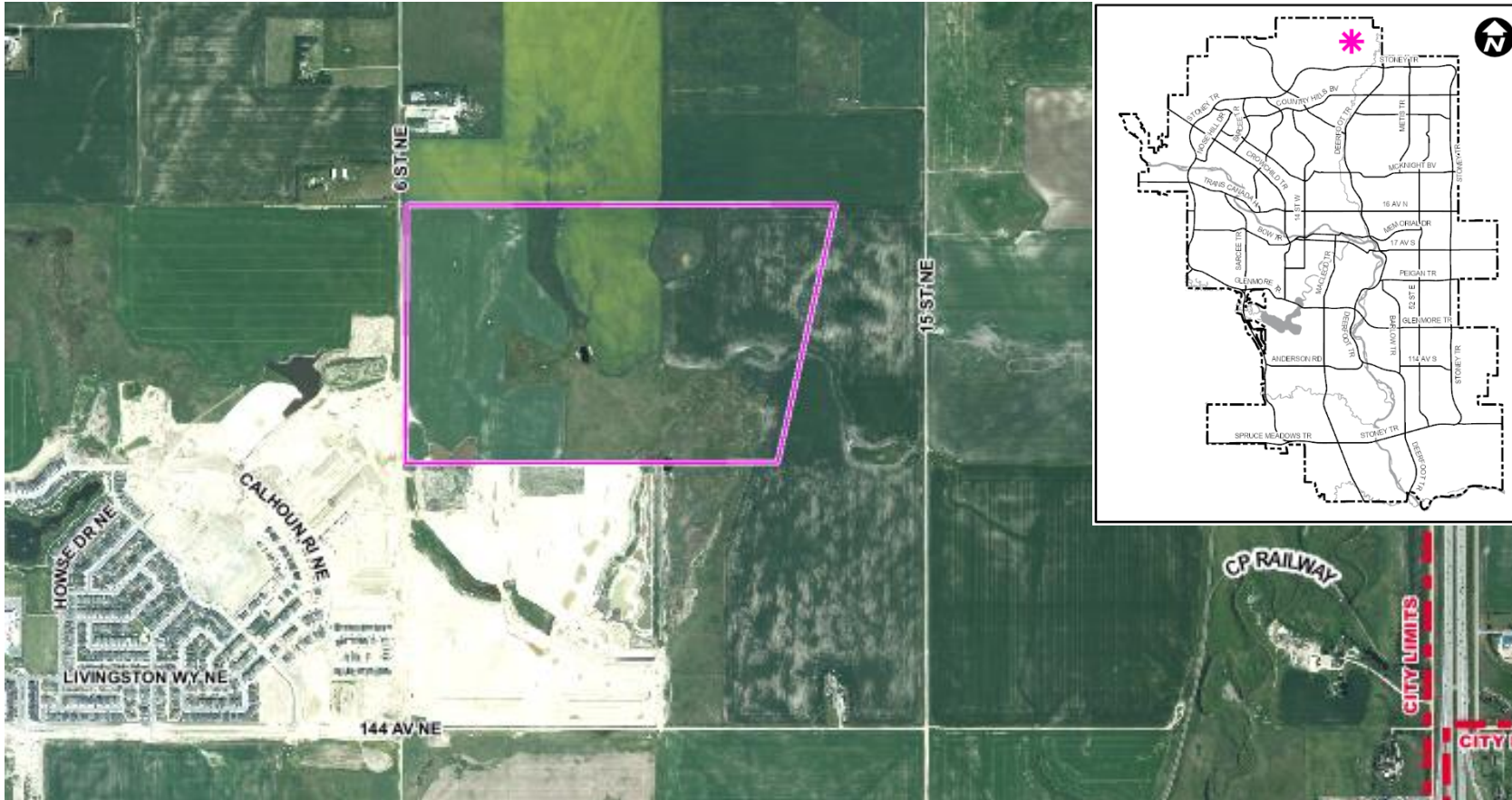
That the Infrastructure and Planning Committee recommend that Council direct Administration **to consider** the capital infrastructure and operating investments needed to enable this Growth Application (GA2023-003) alongside other potential investments in the Mid-Cycle Adjustment to the 2023-2026 Service Plans and Budgets.

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

Administration concludes that it **is** the right time for the capital and operating investments to be made to enable growth in this North sector Growth Application.

This Growth Application:

- Would enable $\pm 2,400$ homes
- Completes the Keystone Area Structure Plan from a growth perspective
- Requires $\pm \$11.6M$ in unfunded capital infrastructure
- Benefits from the North Water Servicing Option, but does not immediately require it for water servicing

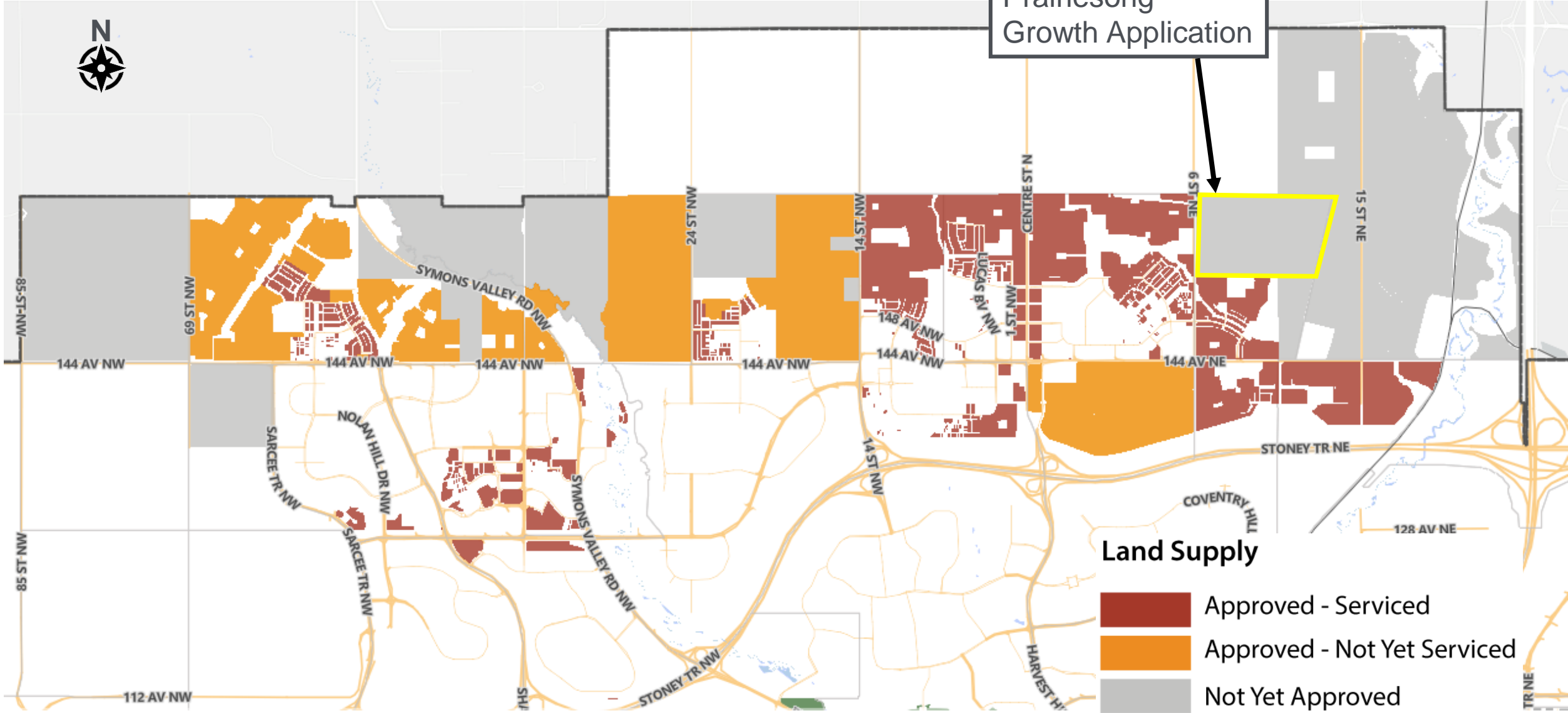


Area Structure Plan:
Keystone Hills

Community:
Lewisburg

Gross Developable Hectares:
±99

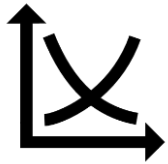
Proposed Development:
±2,400 homes
±3,700sqm commercial or retail





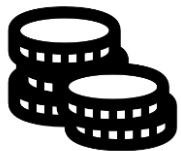
Municipal Development Plan Alignment:

- Contiguous with development, completes Lewisburg community
- Favourably located relative to existing activity centre and transit



Market Demand (as of May 2023)

- North sector has 9-12 years of serviced land capacity and 8-11 year supply of approved - not yet serviced land
- Introduces new supply in the North that is not initially dependent on the North Water Servicing Option project



Financial Impact

- ±\$11.6M in unfunded short term capital infrastructure
- Favourable operating cost model result; operating funding requests will be brought forward as required in future years

That the Infrastructure and Planning Committee recommend that Council direct Administration **to consider** the capital infrastructure and operating investments needed to enable this Growth Application (GA2023-003) alongside other potential investments in the Mid-Cycle Adjustment to the 2023-2026 Service Plans and Budgets.