



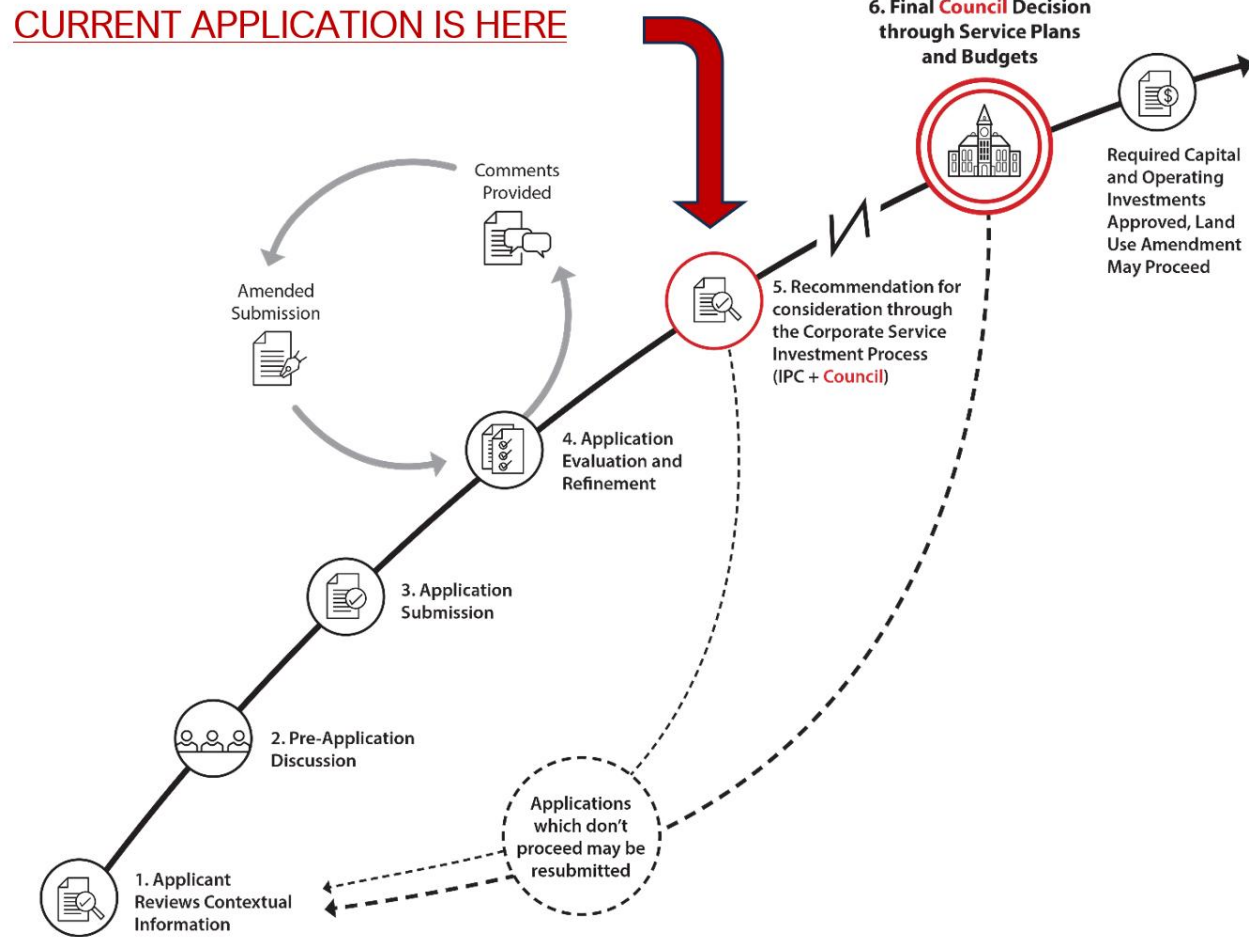
# Growth Application in the Glacier Ridge Area Structure Plan (Ward 2), GA2023-005

Citywide Growth Strategy | IP2024-0420

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:

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 Glacier Ridge Area Structure Plan; and
2. Not to consider the capital infrastructure and operating investments needed to enable this Growth Application (GA2023-005) 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 capital and operating investments to be made to enable growth in this North sector Growth Application.

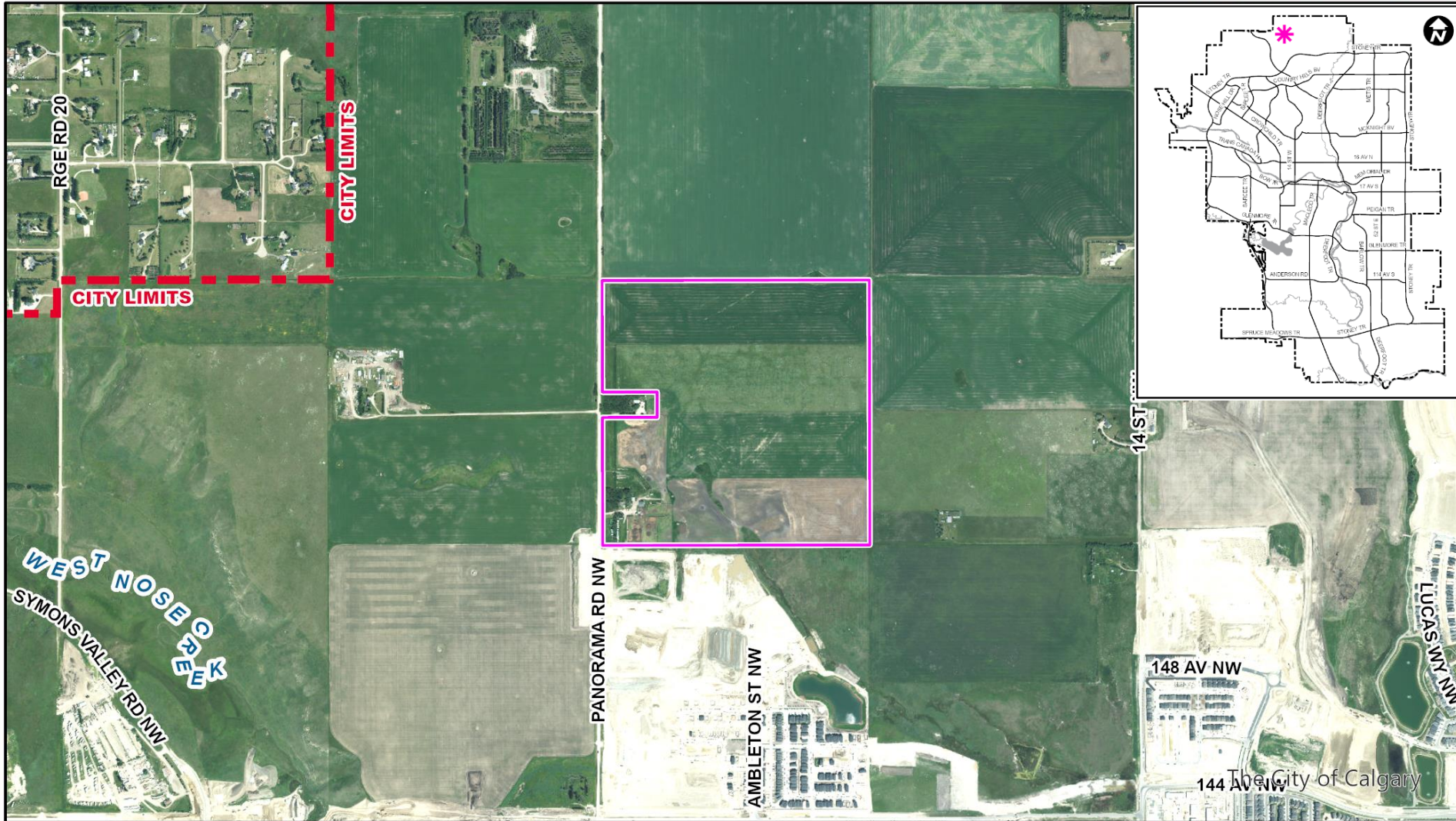
This Growth Application:

- While it is favourable on some criteria (including proximity to amenities) it is not immediately serviceable by existing water infrastructure capacity
- Approval is premature until there is more certainty on when infrastructure capacity through the North Water Servicing Option will be available
- Administration is monitoring land supply in the North Sector to ensure development continues using existing capacity





# Growth Application Overview



Area Structure Plan:

Glacier Ridge

Community:

Moraine

Gross Developable

Hectares:

64

Proposed:

1,100 Single/Semi homes

400 Multi-Residential  
homes


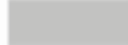
900 m<sup>2</sup> Commercial



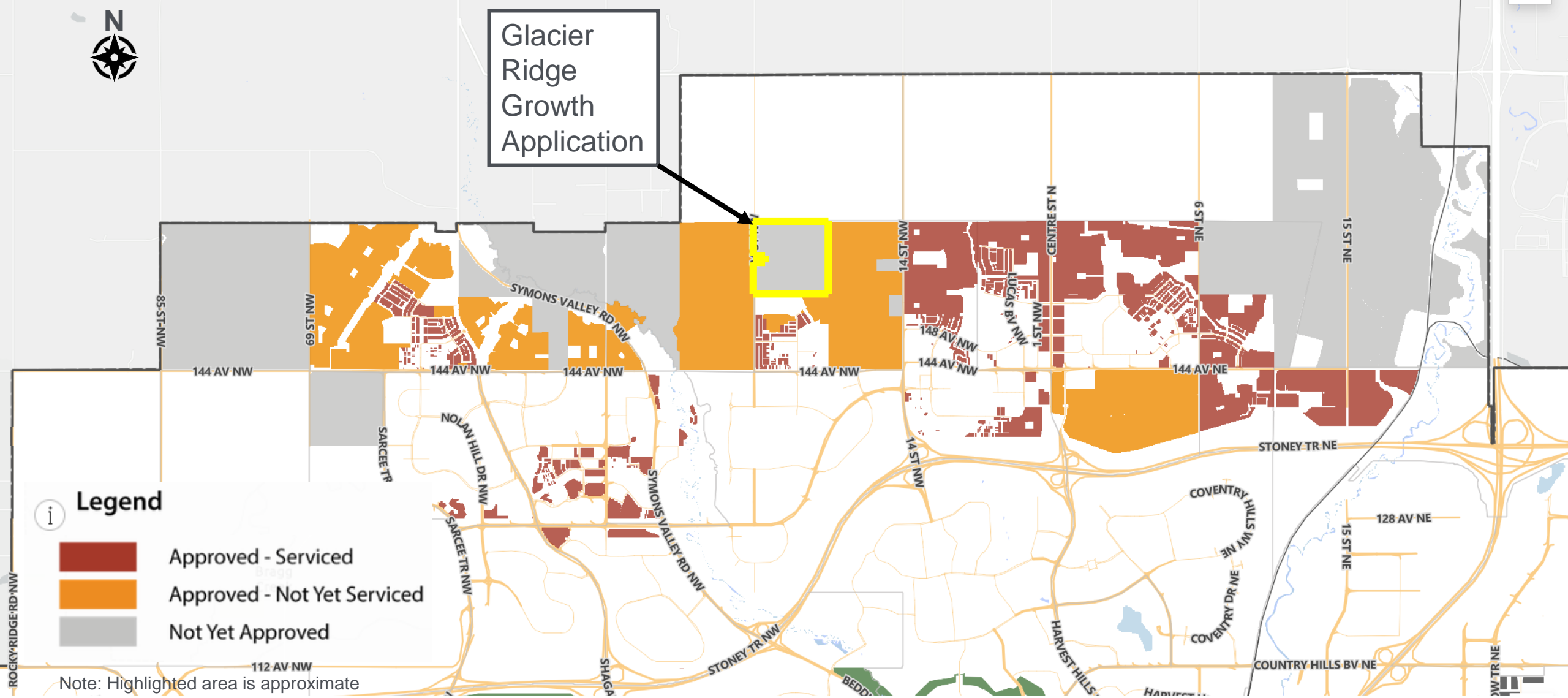
Glacier Ridge Growth Application



### Legend

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

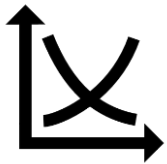
Note: Highlighted area is approximate





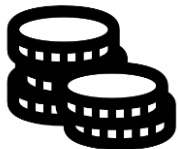
## Municipal Development Plan/Calgary Transportation Plan Alignment:

- Contiguous with adjacent development
- Helps complete the Moraine community in the Glacier Ridge Area Structure Plan
- Favourably located relative to services and amenities



## Market Demand

- North Sector has 9 to 12 years of serviced land and 8 to 11 years of approved–not yet serviced land



## Financial Impact

- \$379M in capital infrastructure investment is required up front, with approximately \$103M funded through the Off-Site Levy
- Favourable operating cost model review; operating funding requests would be brought forward as required in future years



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 Glacier Ridge Area Structure Plan;
2. Not to consider the capital infrastructure and operating investments needed to enable this Growth Application (GA2023-005) in the Mid-Cycle Adjustment to the 2023-2026 Service Plans and Budgets.