



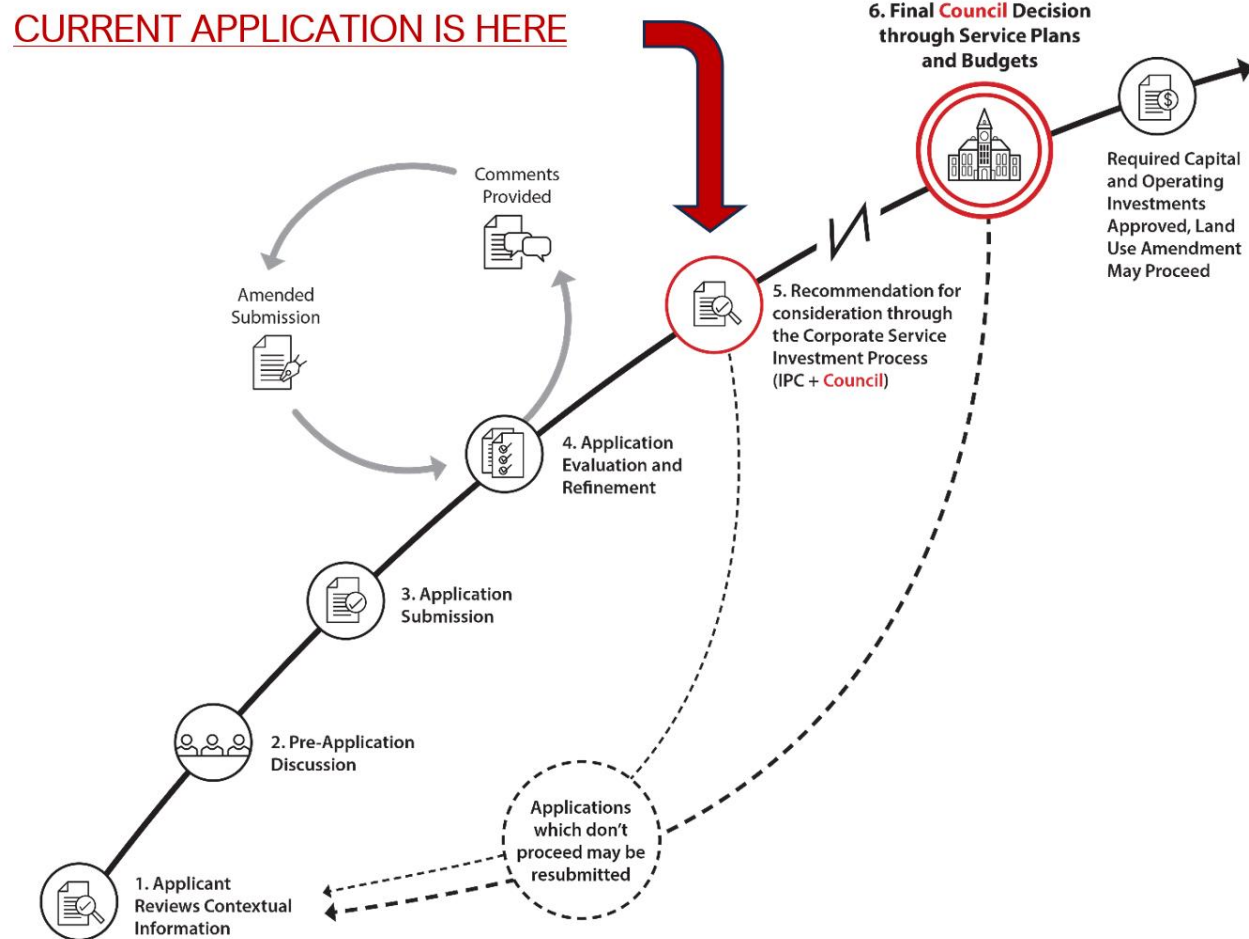
Growth Application in the South Shepard Area Structure Plan (Ward 12), GA2023-004

Citywide Growth Strategy | IP2024-0461

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



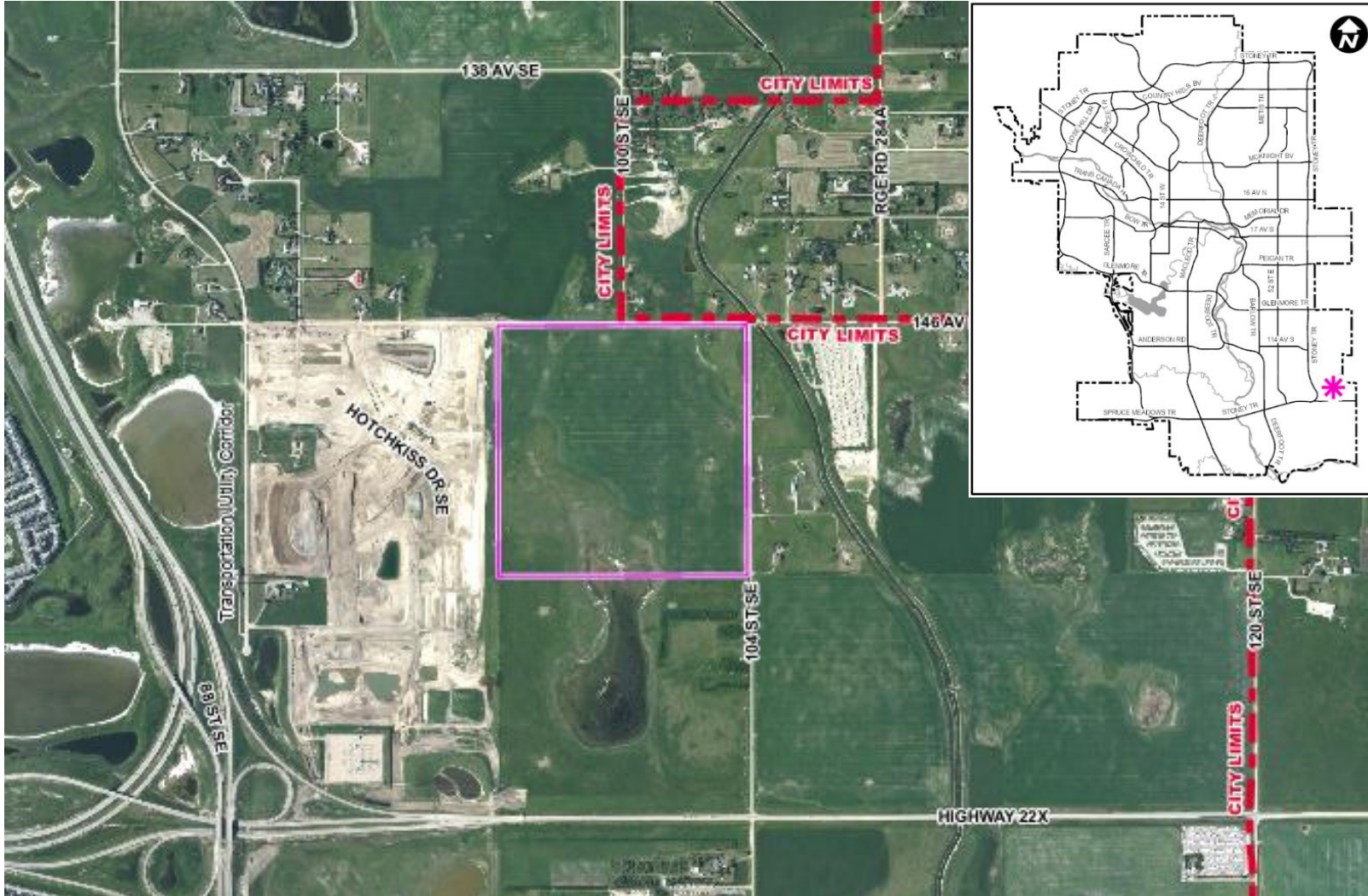
That the Infrastructure and Planning Committee recommend that Council direct Administration **to consider** the operating investments needed to enable this Growth Application (GA2023-004) alongside other potential investments in the Mid-Cycle Adjustment to the 2023-2026 Service Plans and Budgets.

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 operating investments to be made to enable growth in this Southeast sector Growth Application.

This Growth Application:

- Requires no upfront capital infrastructure investment
- Has low initial operational investment, and future operations (e.g., transit) are more viable through development
- Complements and continues buildout of the Hotchkiss and Sora neighbourhoods
- Would enable $\pm 1,300$ homes, developer anticipates to start in late 2025



Area Structure Plan:

South Shepard

Community:

Hotchkiss

Gross Developable Hectares:

±65

Proposed Homes:

1,184 Single/Semi homes

137 Multi-Residential homes

Commercial or Retail:

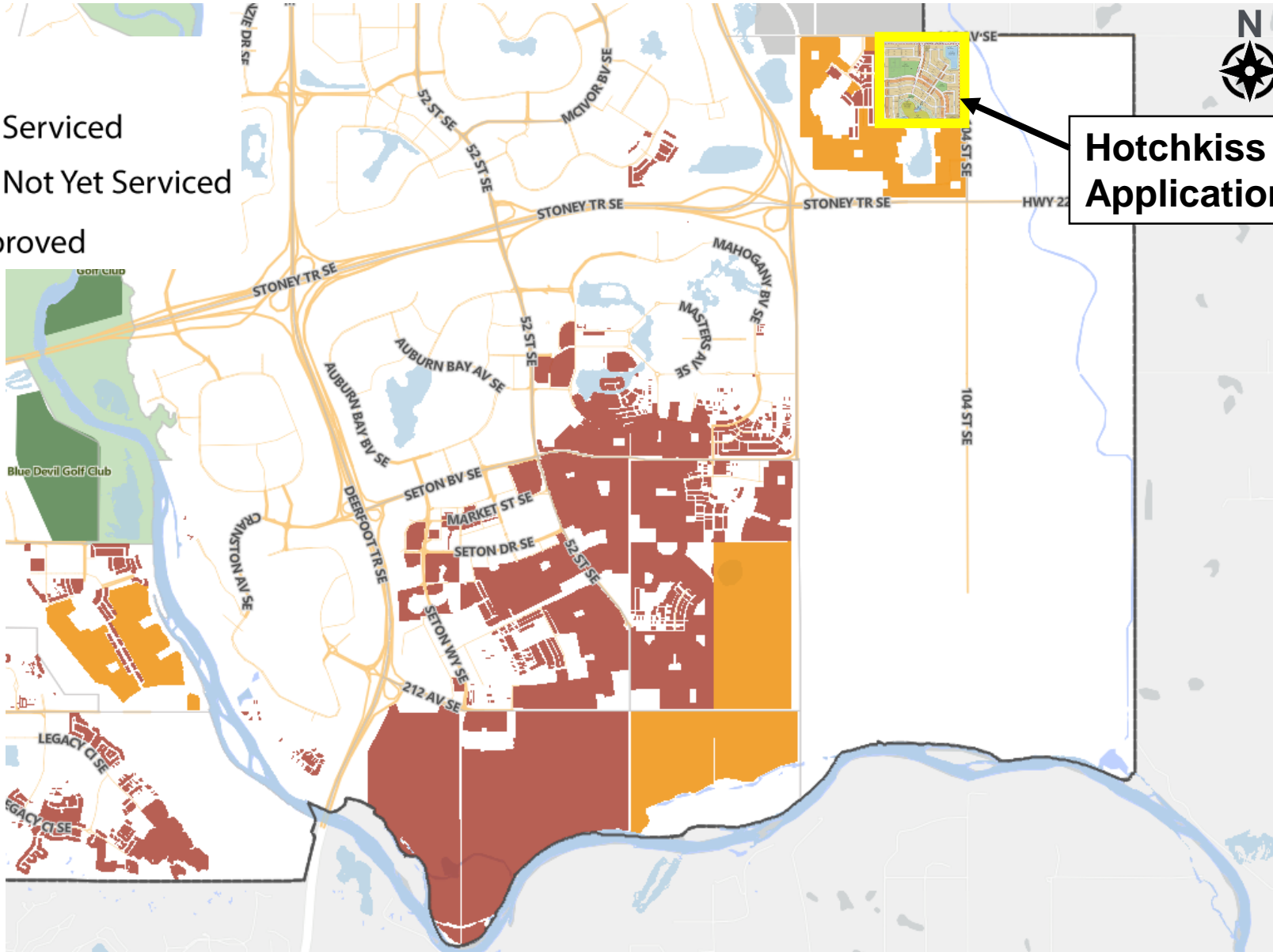
None



Southeast Sector Overview

Land Supply

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

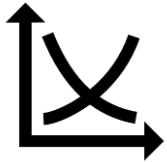


Hotchkiss Growth Application



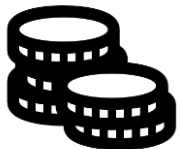
Municipal Development Plan Alignment:

- Contiguous with adjacent development, completing Hotchkiss within the South Shepard Area Structure Plan
- Unfavourably located relative to amenities



Market Demand (as of May 2023)

- Southeast sector has 15-21 years of serviced land and 5-6 years of approved–not yet serviced land



Financial Impact

- No capital cost is required to enable development
- Favourable Operating Cost Model review; 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 operating investments needed to enable this Growth Application (**GA2023-004**) alongside other potential investments in the Mid-Cycle Adjustment to the 2023-2026 Service Plans and Budgets.