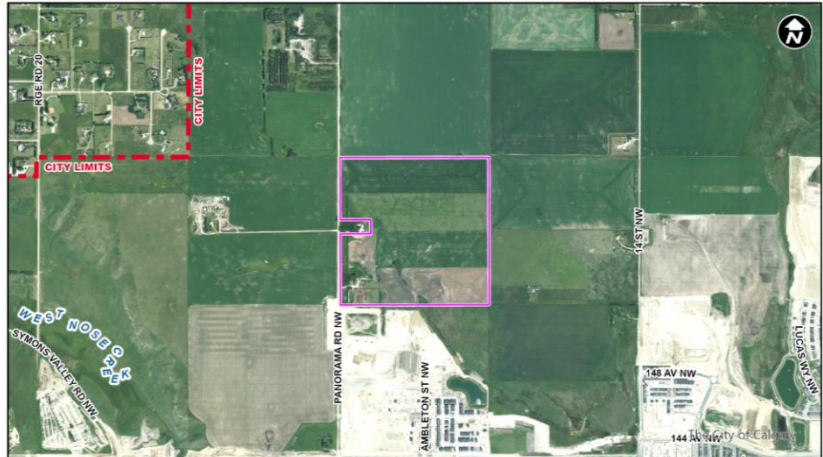
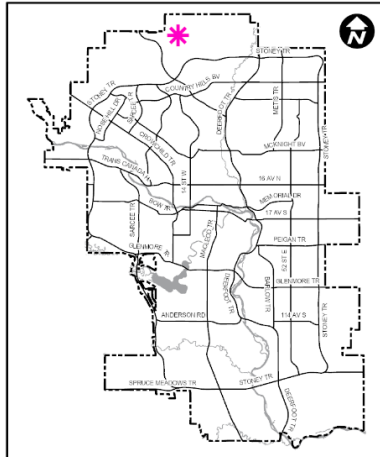


Application Overview GA2023-005: Glacier Ridge Community D

This attachment summarizes information about this Growth Application and its evaluation by Administration according to defined criteria outlined at www.calgary.ca/growthapplication.



Growth Application At-a-Glance

Area Structure Plan: Glacier Ridge

Community: Moraine

Gross Developable Hectares: ±64

Proposed Homes: 1,056 Single/Semi homes, 433 Multi-Residential homes

Municipal Development Plan/Calgary Transportation Plan Alignment:

- Contiguous with adjacent development in “Ambleton” to the south
- Favourably located nearby to services and amenities

Market Demand

- The North Sector has land supply of 9 to 12 years of serviced land and 8 to 11 years of approved but not yet serviced land.

Financial Impact

- ±\$379M in new capital infrastructure investment is required up front to deliver the North Water Servicing Option (NWSO), with ±\$150M eligible to be funded through the Off-Site Levy. This Growth Application is located in a pressure zone which requires the NWSO operational to support additional growth. This infrastructure is not fully funded, however design is in progress. Subject to remaining budget approval, delivery is expected by end of 2029 to support continued growth beyond 2030, benefiting the full North sector.
- Favourable result (incremental costs compared to incremental revenues) from the New Community Incremental Operating Cost Model.

Evaluation Criteria Introduction

Municipal Development Plan/Calgary Transportation Plan Alignment

Within a citywide context of strategic and sustainable growth and change, planning and investment in new communities plays a role in supporting The City's long-term vision and objectives. In this context, guidance for how Growth Applications are to be evaluated against well established, empirical criteria as set out in section 5.2.2 of the Municipal Development Plan and section 4.3 of the New Community Planning Guidebook. The criteria focus on evaluating to what extent these applications enable complete communities where people live close to amenities and services.

Market Demand

The Growth Application process identifies investments that strategically balance absorption with the provision of new supply. The City strives to maintain a balanced supply of land for housing in new communities, and as of 2023 May there is 10-13 years supply (for ~76,000 homes) of "approved – serviced" land. The serviced land supply is above the target of three to five years set out in section 5.2.3 of the Municipal Development Plan. Currently, there is additional "approved – not yet serviced" capacity for ~51,000 homes as of 2023 May. Significant City capital infrastructure investments will be required in upcoming budget cycles to service these lands. The criteria under Market Demand focus on the supply contribution of a Growth Application in relation to existing levels of supply in the relevant sector, and citywide.

Financial Impact

Assessing the financial impact of a new community Growth Application includes both the costs as well as revenues, and other benefits. While some infrastructure may be required initially to enable development to start, there is also additional infrastructure that will be needed as the community completes. New communities previously approved by Council that are not yet serviced still require significant City investment in infrastructure. Expansion in city infrastructure creates future financial obligations as that infrastructure will require maintenance and renewal over its lifecycle. The criteria under Financial Impact evaluate the impact on The City's financial position by analyzing the anticipated cost impacts (capital and operating) of the development proposed in the Growth Application, as well as the direct revenue impacts (property tax, franchise fees, transit).

Table 1 - Growth Application Criteria Evaluation Summary

Criteria Category	Result	Select Evaluation Criteria (full criteria available on Calgary.ca/growthapplications)	Administration Comments
Policy Alignment	Favourable	<ul style="list-style-type: none"> • Criterion 1 - Contiguous Area • Criterion 3 - Completing Community • Criterion 4 – Activity Centre, Main Streets, Employment Proximity 	<ul style="list-style-type: none"> • Contiguous with adjacent development • Helps complete the community of Moraine in the Glacier Ridge Area Structure Plan • Favourably located nearby to services and amenities
Market Demand	Unfavourable	<ul style="list-style-type: none"> • Criterion 10 – Land Use, Outline Plan, Subdivision Timing • Criterion 12 – Technical Studies Status • Criterion 13/14 – Citywide/Sectoral Land Supply 	<ul style="list-style-type: none"> • Concurrent outline plan • A Transportation Impact Assessment will be required as part of the outline plan • As of May 2023, the North sector has: <ul style="list-style-type: none"> ○ 9 to 12 years of approved and serviced land; and ○ 8 to 11 years of approved but not yet serviced land
Financial Impact	Unfavourable	<ul style="list-style-type: none"> • Criterion 18 – Required Capital Investment 	<p>Capital Costs (Table 2)</p> <ul style="list-style-type: none"> • Significant capital infrastructure investment is required up front via the North Water Servicing Option • Design of the North Water Servicing Option is underway. However, a budget request is premature at this time until the design has progressed further to provide more certainty of delivery timeline and refinement of estimated costs.
	Favourable	<ul style="list-style-type: none"> • Criterion 16 – Incremental Operating Cost Assessment • Criterion 17 – Revenue Assessment 	<p>Operating Costs (Table 3)</p> <ul style="list-style-type: none"> • Favourable when comparing anticipated property tax and franchise fee revenue with estimated incremental direct and indirect operating costs for the proposed Growth Application area.

Table 2 – Capital Infrastructure Benefitting the Growth Application

Infrastructure	Total Estimated Cost (\$M)	Remaining Required Budget (\$M)	Funding Status	Planned in Service Date	Notes	In Off-Site Levy Bylaw (Y/N)	Maximum Levy Funding (\$M) (% OF TOTAL)	City Funded Amount (\$M)
North Water Servicing Option (NWSO)	460.0	378.5	Partially Funded	2029	NWSO is required to service and/or benefit the entire North Sector. The City is working to complete design. Construction is expected to commence in 2025, and the project is on track to be operational by 2029 to support new growth. No additional growth applications will be considered until the design and construction procurement has progressed to provide certainty on when capacity will be available.	Y	102.5 (22%)	357.5
Northridge Feedermain Phase 1	-	-	In Service	In Service	Completed at a cost of \$40.6M. In service.	Y	N/A	-
Northridge Feedermain Phase 2 (a portion of)	9.8	9.8	Unfunded	Future	May be required. The timing and extent of Northridge Feedermain Phase 2 is dependent on the design and construction sequencing of NWSO. More clarity is expected to be available by the end of 2024. A portion of Northridge Feedmain (approximately 1,600m, TBD) may be required depending on the delivery sequencing plan for NWSO, and proximity to feeder mains for the Growth Application.	N	8.1 (83%)	1.6
Northridge Feedermain Phase 2 (remaining portions)	23.5	23.5	Unfunded	Future	Not required to progress development in the Growth Application area, but lands will benefit in the future from the remaining Northridge water infrastructure by reinforcing the Spyhill PZ.	N	19.5 (83%)	3.9
Northridge Reservoir & Land	25.0	25.0	Unfunded	Future	Not required to progress development in the Growth Application area, but lands will benefit in the future from the remaining Northridge water infrastructure by reinforcing the Spyhill PZ.	N	20.8 (83%)	4.2

Northridge Feedermain West Leg	20.8	20.8	Unfunded	Future	Not required to progress development in the Growth Application area, but lands will benefit in the future from the remaining Northridge water infrastructure by reinforcing the Spyhill PZ.	N	17.3 (83%)	3.5
Top Hill Feedermain	22.5	22.5	Unfunded	Future	Not required to progress development in the Growth Application area, but lands will benefit from this future investment by strengthening water supply.	N	TBD	TBD
Mountain View Pump Station Upgrades	5.0	-	Funded	2024-2026 (TBD)	Not required to progress development in the Growth Application area, but lands will benefit from this future investment by strengthening water supply. A condition assessment is currently underway to inform the required upgrades.	Y	2.2 (43%)	2.9
Glacier Ridge Sanitary Trunk Extension (East Basin)	-	-	In Service	In Service	Completed at a cost of \$8.9M. In service.	Y	N/A	-
Nose Creek Sanitary Trunk Upgrades	33.5	-	Funded	2025	Not required to progress development in the Growth Application area, but growth in subject lands will contribute to this downstream upgrade that is required to service the overall sanitary trunk catchment. Growth Application will benefit from this investment.	Y	14.3 (43%)	19.2
Inglewood Sanitary Trunk Upgrades Phase 2	33.2	-	Funded	2024	Not required to progress development in the Growth Application area, but growth in subject lands will contribute to this downstream upgrade that is required to service the overall sanitary trunk catchment. Growth Application will benefit from this investment.	Y	6.9 (21%)	26.3
144 Ave Creek Crossing (Stage 1- 3 lanes)	24.0	-	Funded	2024-2025	Funding is fully available for 144 Avenue creek crossing for the stage 1 (3 lanes). Future funding needed for ultimate conditions (6 lanes) to support the full build out of Glacier Ridge but is not required for this growth application.	Y	14.5 (60%)	9.5
Total Unfunded Upfront Investments	460.0	378.5					102.5	357.5
Total	657.2	480.0					206.1	428.6

Note 1: Table 2 includes all capital infrastructure investments related to the full build out of the Growth Application. Rows shaded in blue identify unfunded investments that are needed upfront to enable development in the Growth Application. Unshaded rows identify infrastructure investments that are already funded or are required to support the full build out of the Growth Application but will be triggered and brought forward in future budget cycles. Note that all identified investments benefit areas beyond the Growth Application, including previously approved lands as well as the broader Glacier Ridge area.

Note 2: The total anticipated capital costs required to service this Growth Application reflected in this report and attachments are estimates only and are subject to change. The level of accuracy of project costs related to infrastructure delivery evolve throughout the stages of a project as design progresses, as construction methodologies are confirmed and as procurement strategies are developed. Infrastructure pricing is also influenced by availability of materials and contractors, and market demand.

Note 3: Administration has endeavoured to reflect the most current anticipated capital costs at the time of preparation of this report. As some of the infrastructure projects are still in conceptual and early planning stages, there is a high degree of variability. As costs are documented at a given point in time, they may also not align with infrastructure costs that are published in the annual Offsite Levy Report, as these two sources are developed at different timeframes.

Table 3 – Operating Cost Summary (\$000s)

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Total Revenue	\$ 445	\$ 922	\$ 1,350	\$ 1,778	\$ 2,575	\$ 3,166	\$ 3,756	\$ 3,756	\$ 3,756	\$ 3,756	\$ 3,756	\$ 3,756	\$ 3,756	\$ 3,756	\$ 3,756
Less: Total Operating Costs	\$ (33)	\$ (251)	\$ (345)	\$ (439)	\$ (984)	\$ (819)	\$ (880)	\$ (895)	\$ (895)	\$ (895)	\$ (895)	\$ (895)	\$ (895)	\$ (895)	\$ (895)
Net Balance	\$ 412	\$ 671	\$ 1,005	\$ 1,339	\$ 1,591	\$ 2,348	\$ 2,876	\$ 2,861	\$ 2,861	\$ 2,861	\$ 2,861	\$ 2,861	\$ 2,861	\$ 2,861	\$ 2,861

Note 4: Total revenue reflects the anticipated City portion of property taxes, franchise fee and transit revenues to be generated by the Growth Application area only, at prevailing tax rates, and is not implied to be additional unbudgeted tax revenue. Total operating costs reflect anticipated incremental direct and indirect service level operating costs within the Growth Application area only, including Transit and Fire, and does not consider total citywide operating costs, operating costs of capital, nor costs beyond the 15-year timeframe. This analysis also does not consider that anticipated citywide growth could shift to this area from others (i.e., the growth cannot be assumed to necessarily be net new to Calgary).