



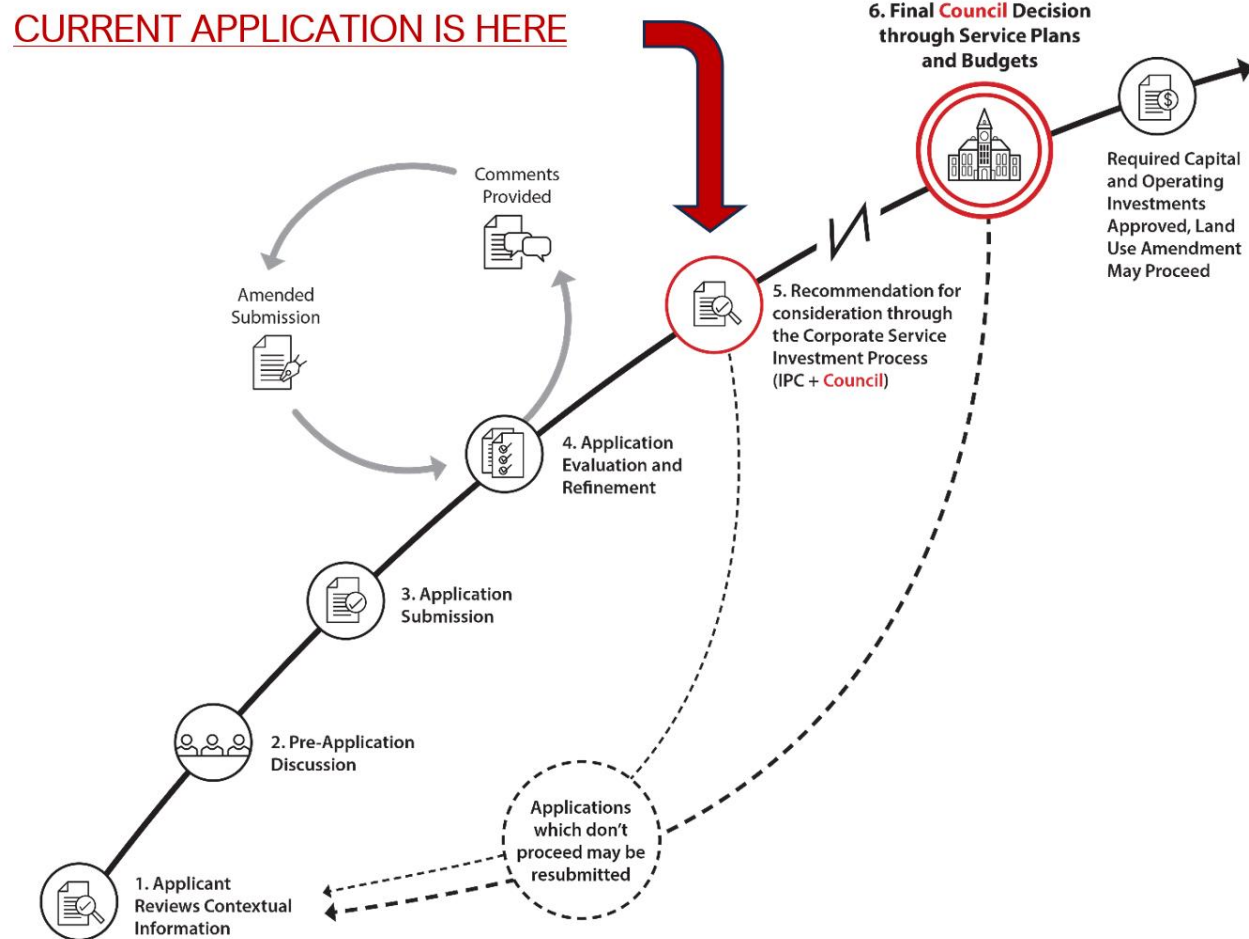
Growth Application in the Providence Area Structure Plan (Ward 13), GA2023-001

Citywide Growth Strategy | IP2024-0566

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 Providence Area Structure Plan; and
2. Not to consider the capital infrastructure and operating investments needed to enable this Growth Application (GA2023-001) 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.

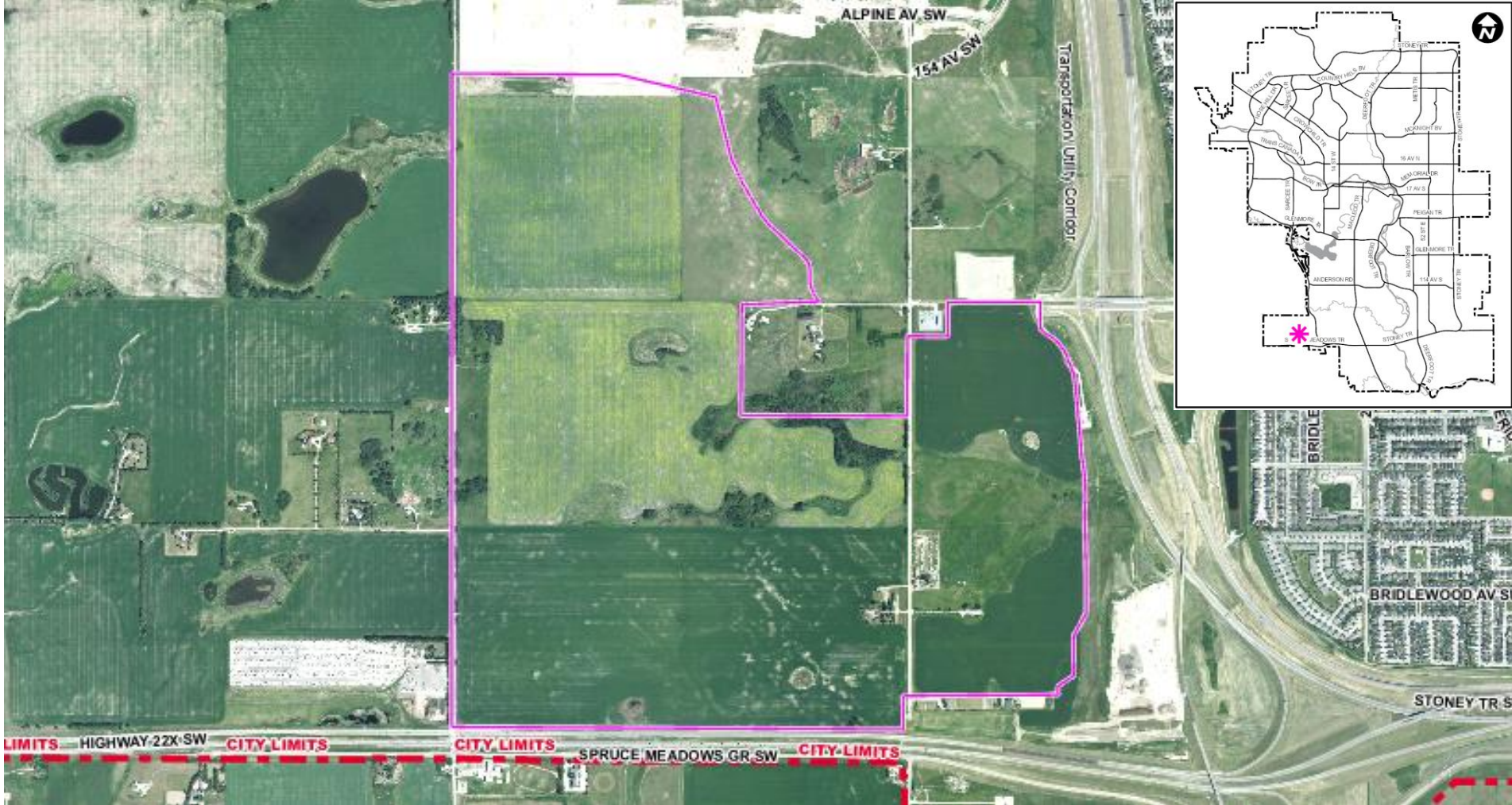
Administration concludes that it is not the right time for the operating and capital investments to be made to enable growth in this South sector Growth Application.

This Growth Application:

- Represents a large comprehensive development
- Is in a sector with significant serviced land supply
- Involves significant known capital costs to enable
- Requires additional engineering analysis to better determine unknown capital costs in advance of bringing forward capital budget requests



Growth Application Overview



Area Structure Plan:

Providence

Community:

Alpine Park &
Community B

**Gross Developable
Hectares:**

445

Proposed Residential:

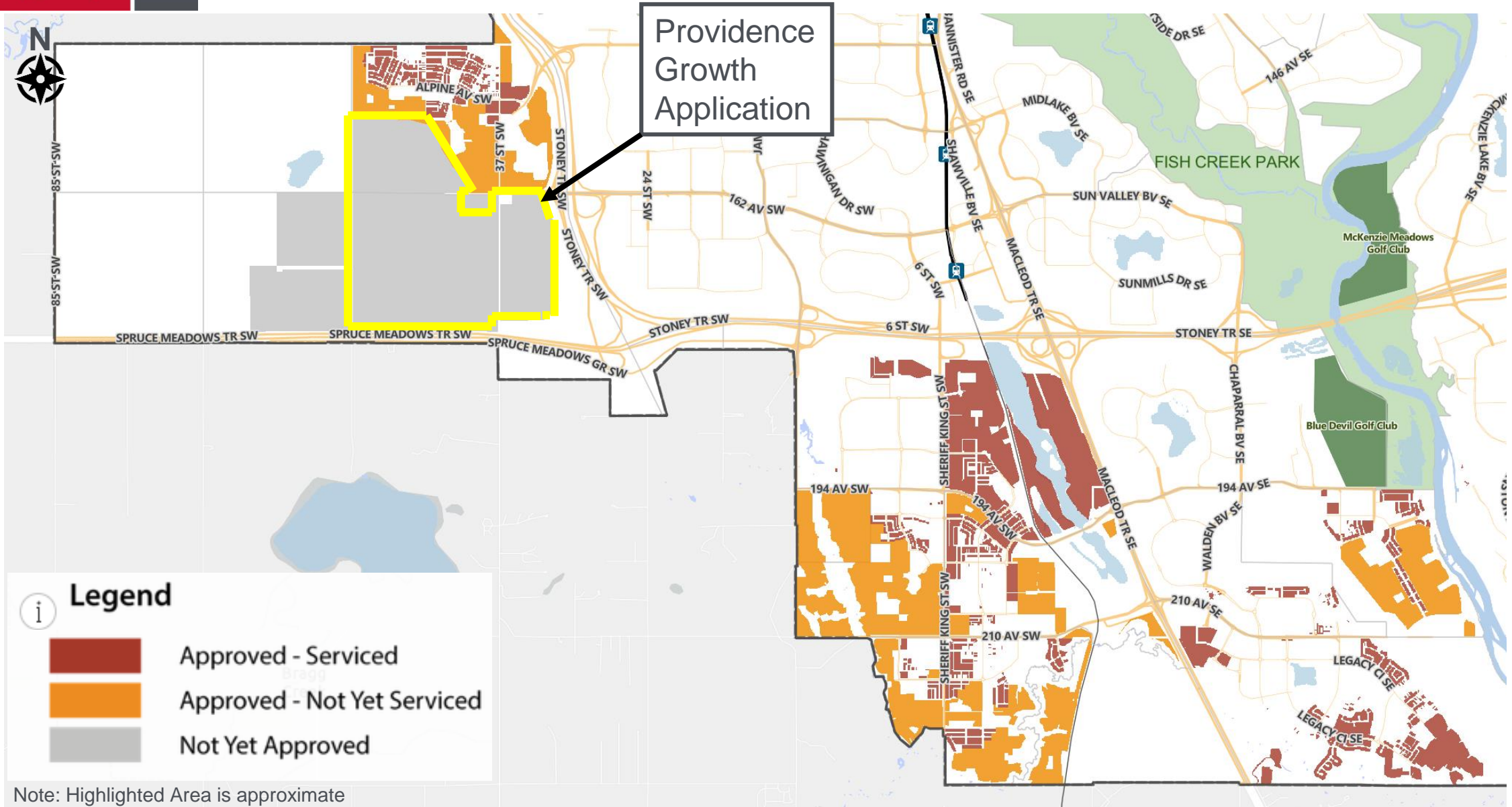
7,000 Single/Semi homes
2,600 Multi-Residential
homes

Proposed Commercial

47,600 sqm



South Sector Overview



Legend

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

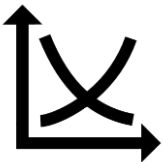
Note: Highlighted Area is approximate

Municipal Development Plan/Calgary Transportation Plan Alignment:



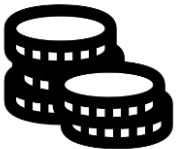
- Contiguous with adjacent development
- Provides completion of Alpine Park in the Providence Area Structure Plan, while initiating incomplete development of Community B
- Favourably located relative to activity centres, employment areas, public schools, and recreation facilities. Marginally unfavourably located relative to existing libraries and transit

Market Demand



- The South Sector has 7 to 10 years of serviced land and 7 to 10 years of approved - not yet serviced land

Financial Impact



- \$96M in new capital infrastructure investment is required up front and an additional \$415M for full build-out (\$405M is off-site levy eligible)
- Favourable operating cost model review; operating funding requests would be brought forward as required in future years

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