

Planning & Development Services Report to  
Infrastructure and Planning Committee  
2025 February 27

ISC: UNRESTRICTED  
IP2025-0195

## Growth Application in the Glacier Ridge Area Structure Plan (Ward 2), GA2024-004

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### PURPOSE

The purpose of this report is to recommend that the operating investments, if any, for the Growth Application within Community B of the Glacier Ridge Area Structure Plan (“Glacier B Belcourt”) be considered for funding through the 2025 November Adjustments to the 2023-2026 Service Plans and Budgets. While operating costs for this Growth Application may be zero in the final year of the current budget cycle, it is important to highlight that the long term investment commitment to this area should be considered in future cycles, as required.

### PREVIOUS COUNCIL DIRECTION

On 2023 July 26, Council endorsed a redesigned approach for how The City evaluates and enables growth opportunities to ensure that new community growth happens in the right place at the right time (IP2023-0559). This process was implemented starting 2023 August 1 (see Attachment 1).

### RECOMMENDATIONS:

That the Infrastructure and Planning Committee recommend that Council

1. Direct Administration to consider the 2026 operating investments, if any, needed to enable this Growth Application (GA2024-004) in the prioritization of investments for the 2025 November Adjustments; and
2. Direct Administration to consider future capital and operating investments (2027+), as required, for this Growth Application (GA2024-004) in the prioritization of investments in future Service Plans and Budgets.

### GENERAL MANAGER COMMENTS

General Manager Debra Hamilton concurs with this report. The City’s approach to evaluating growth opportunities focuses on our longstanding commitment to enabling growth in the right places at the right times. This advances environmental sustainability, financial responsibility and, critically, a high-quality of life for Calgarians.

### HIGHLIGHTS

- Administration recommends that it is the right time for the operating investments required by this Growth Application to be considered in The City’s Service Plans and Budgets process to ensure that Calgary can meet the growing demand for housing.
- This Growth Application would enable approximately 1,150 homes and 925 square metres of commercial space in the North new community sector. Further growth in this area would complement development in the community of Glacier Ridge.
- This Growth Application continues the development of areas that are currently under development to the west and south and is within 1-8 km of existing amenities and services including activity centres, employment areas, public schools, recreation facilities, libraries and transit.

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- Due to infrastructure and development timing, this Growth Application is not expected to require any base tax-supported operating investment in 2026, but will require additional operating funding in future budget cycles.
- To initiate development, this Growth Application is dependent on previously approved capital investment in the current budget cycle, and will need to be supported by further requests for capital investment in future budget cycles. These investments are outlined in the Service and Financial Implications section and in Attachment 2.
- This Growth Application is eligible for interim capacity from the North Calgary Water Servicing Project because no additional capital investment is needed in 2026 and the adjacent water network is anticipated to be ready for connection by 2027.

### DISCUSSION

#### *Evaluation Overview*

Home is Here, The City of Calgary's Housing Strategy, sets out how The City will ensure that everyone living in Calgary has an affordable place to call home. Within a context of strategic and sustainable growth, investment in new communities continues to play an important role in supporting The City's long-term vision and objectives on housing.

Guidance for how Growth Applications are evaluated against criteria is 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 align with the city building goals of the Municipal Development Plan/Calgary Transportation Plan, respond to market demand, and are financially positive for The City and the local economy.

#### *Growth Application Evaluation*

The subject site is east of Shaganappi Trail NW and north of Aquila Drive NW. The application was received 2024 February 22 and evaluated by a cross corporate team. This evaluation is summarized below and in Attachment 2.

#### Municipal Development Plan/Calgary Transportation Plan Alignment

- Favourably located in relation to existing services and amenities including activity centres, employment areas, public schools, recreation facilities, libraries and transit.
- Provides additional multi-residential housing options in Glacier Ridge.
- Contiguous with existing development to the west and south.

#### Market Demand

- The North Sector currently includes ten new communities at various stages of development.
- The *Suburban Residential Growth* report indicates that as of 2024 May, the North Sector has six to eight years of serviced land capacity plus an additional four to five years of approved but not yet serviced land. See Attachment 3 for more information. With growth accelerating to record levels in Calgary, land supply has diminished, and in 2024 November Council approved capacity for 2,400 homes in the North sector above this.

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Financial Impact

- Operating impact is favourable when comparing anticipated property tax and franchise fee revenue with estimated incremental direct and indirect operating costs through the New Community Incremental Operating Cost Model (IP2023-0981).
- Leverages interim water capacity anticipated to be available in 2027 from the North Calgary Water Servicing project, for which funding is approved to progress into design and initial stages.
- See the Service and Financial Implications section of this report and Attachment 2 for more information.

**EXTERNAL ENGAGEMENT AND COMMUNICATION**

- |                                     |   |                          |   |
|-------------------------------------|---|--------------------------|---|
| <input type="checkbox"/>            | Public engagement was undertaken        | <input type="checkbox"/> | Dialogue with interested parties was undertaken     |
| <input checked="" type="checkbox"/> | Public/interested parties were informed | <input type="checkbox"/> | Public communication or engagement was not required |

As new communities are planned and designed, public engagement opportunities occur at the Area Structure Plan and Outline Plan/Land Use Amendment stages. These steps inform the Growth Application review. The Service Plans and Budgets process includes public engagement opportunities. Any member of the public is also able to speak on individual Growth Applications at both the Infrastructure and Planning Committee and as part of the public hearing that is held on the broader annual budget adjustments in November.

Administration uses [www.calgary.ca/growthapplication](http://www.calgary.ca/growthapplication) to share information about this and other Growth Applications. An applicant's submission (Attachment 4) is also provided.

**IMPLICATIONS**

**Social**

The City supports market housing needs through investing in a balanced supply of serviced land in new community areas. This can increase housing choice and affordability, and if well located, increase access to public and private amenities.

This Growth Application is well-located with respect to existing amenities and services including, Sage Hill Quarter, Our Lady of Grace school, the Sage Hill Library and the Sage Hill Primary Transit Hub.

**Environmental**

Generally, new community growth involves greater greenhouse gas emissions relative to redevelopment in established areas (particularly with respect to mobility), increases climate risk and removes natural assets. Climate resilience considerations are best considered through policy and planning approvals from Outline Plan to Development and Building Permit stages. City development standards and design guidelines can have significant carbon reduction and resilience benefits when applied universally to all development through these processes.

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The location of the Growth Application will likely result in greater vehicle dependence, increasing greenhouse gas emissions. Opportunities exist to encourage more compact, mixed-use and complete communities, and to extend transit service and enable housing forms that are more sustainable or take advantage of more efficient building materials and appliances.

### **Economic**

Enabling private housing development creates jobs, boosts economic activity, and can support housing affordability. This is an important part of Calgary's comparative advantage relative to other cities. New communities trigger significant economic activity both in the course of development and throughout their lifespan.

### **Service and Financial Implications**

#### **New operating funding request**

Due to the 2027 timing of Stage 1 of the North Calgary Water Service project, this Growth Application is not expected to require any base tax-supported operating investment in 2026. Base tax-supported operating investments of \$0.08M will be required starting 2027 and will require a total annual base operating investment of \$0.43M by the final build out year in future budget cycles (Attachment 2, Table 3) based on analysis done using the New Community Incremental Operating Cost Model (IP2023-0981). Should this Growth Application proceed, required operating funding will be requested at the appropriate time by the impacted services (Attachment 2, Table 4).

The City budgets for additional revenues from redevelopment and new development, meaning the estimate of property taxes used in the model is not implied to be additional unbudgeted tax revenue. Rather, this indicates how much property tax could be generated by the anticipated homes in the Growth Application (at current tax rates).

#### **Other: Future capital investments**

This area benefits from capital investments previously approved by Council. Additional investments of \$22.10M are required to support the full build out of the Growth Application or to support continued growth in the future and will be brought forward in future Service Plans and Budgets (Attachment 2, Table 4).

### **RISK**

New community growth is a long-term commitment that presents several risks which are discussed in further detail in Attachment 5.

### **ATTACHMENTS**

1. Background and Previous Council Direction
2. Application Overview
3. Overview of New Community Land Supply
4. Applicant Submission
5. Risk Analysis for Growth Applications
6. Presentation

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