

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

ISC: UNRESTRICTED
IP2025-0197

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

PURPOSE

The purpose of this report is to recommend that the operating investments, if any, for the Growth Application within Community D of the Glacier Ridge Area Structure Plan (“Glacier D Jayman Dunn”) 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).

RECOMMENDATION(S):

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 (GA2023-005) 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 (GA2023-005) 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 help Calgary meet the growing demand for housing.
- This Growth Application would enable ±1,500 homes and ±1,000 m² of commercial space in the North new community sector. Enabling growth in this area would complement development to the south in the community of Moraine.
- 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

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requests for capital investment in future budget cycles. These investments are outlined in the Service and Financial Implications section of this report and in Attachment 2.

- This Growth Application is eligible for interim capacity from Stage 1 of the North Calgary Water Servicing project because no additional capital investment is needed 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 Strategyhousing 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 in the North Sector, east of Panorama Road NW and north of the developing community of Ambleton. The application was received 2023 December 5 and evaluated by a cross corporate team. This evaluation is summarized below and in Attachment 2.

This report reflects updated information that has become available since this file was initially brought forward in 2024 May through report IP2024-0420 (notably the funding of the North Calgary Water Servicing Project and updated land supply data).

Municipal Development Plan/Calgary Transportation Plan Alignment

- Favourably located in relation to services, amenities, and facilities including activity centres, employment areas, public schools, recreation facilities, libraries and transit.
- Contiguous with existing development and, aside from some outstanding small parcels, would complete Community D (Moraine) in the Glacier Ridge Area Structure Plan.

Market Demand

- The North Sector includes 10 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.

Financial Impact

- 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).

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- This application can take advantage of interim water capacity anticipated to be available in 2027 from the North Calgary Water Servicing Project, for which funding is already approved to progress 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 step and as part of the public hearing that is held on the broader annual budget adjustments in November.

Administration uses 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 the Evanston Town Centre, Our Lady of Grace and Saint Josephine Bakhita Schools, the Livingston Hub Community Centre, 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.

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

Economic

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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 \$0.037M will be required starting in 2027 and will require a total annual base operating investment of \$0.90M by final build out year through 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 units in the Growth Application (at current tax rates).

Other: Capital Investments

This area benefits from investments previously approved by Council. Additional investments of \$123.70M are required to support the 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.

RISK

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

ATTACHMENT(S)

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
7. Public Submissions

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform
D Hamilton	Planning and Development Services	Approve

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