



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

IP2025-0197

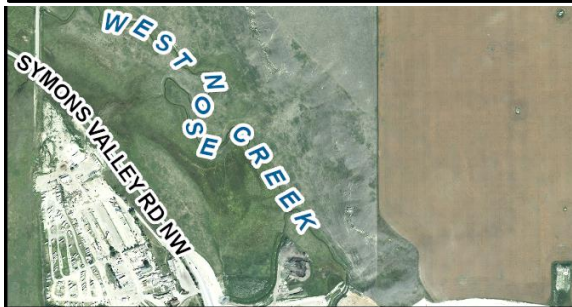
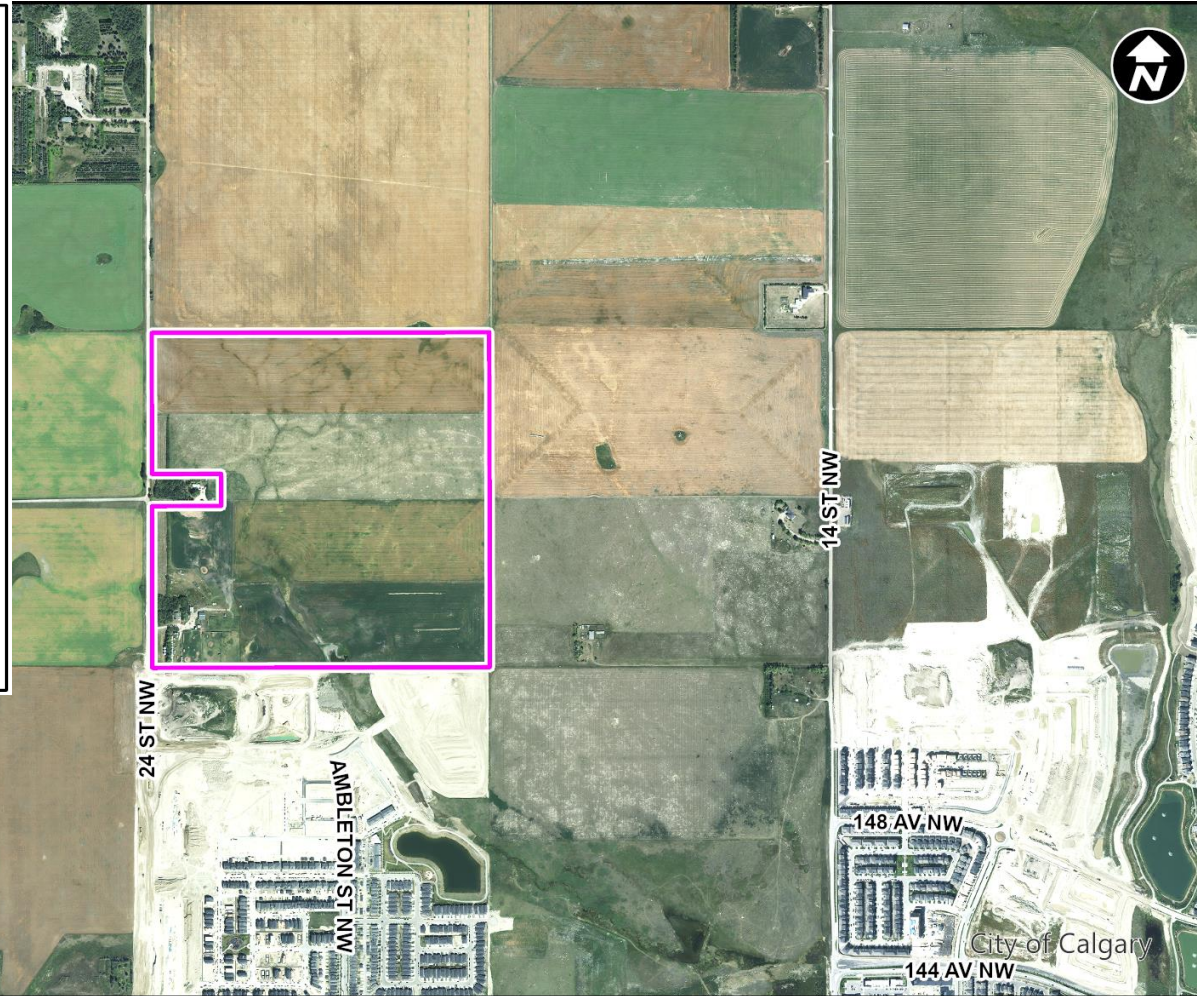
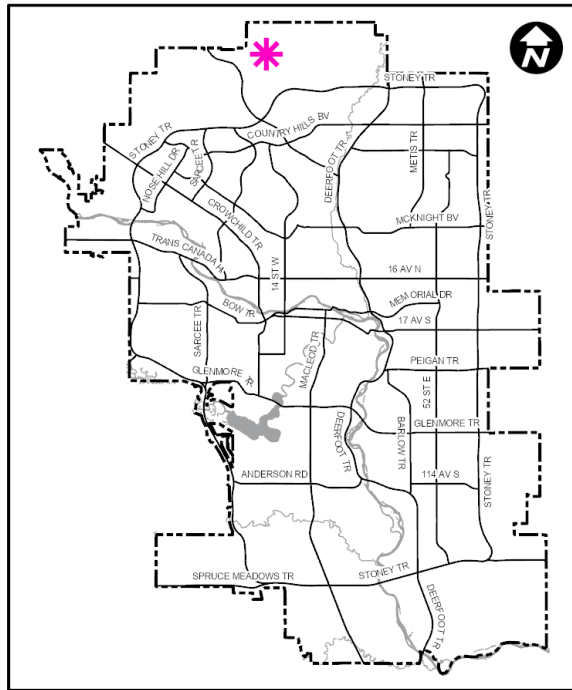
Infrastructure and Planning Committee | 2025 February 27

That the Infrastructure and Planning Committee recommend that Council:

1. Direct Administration to consider the 2026 operating investment, 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.



Growth Application Context Map



Area Structure Plan:
Glacier Ridge

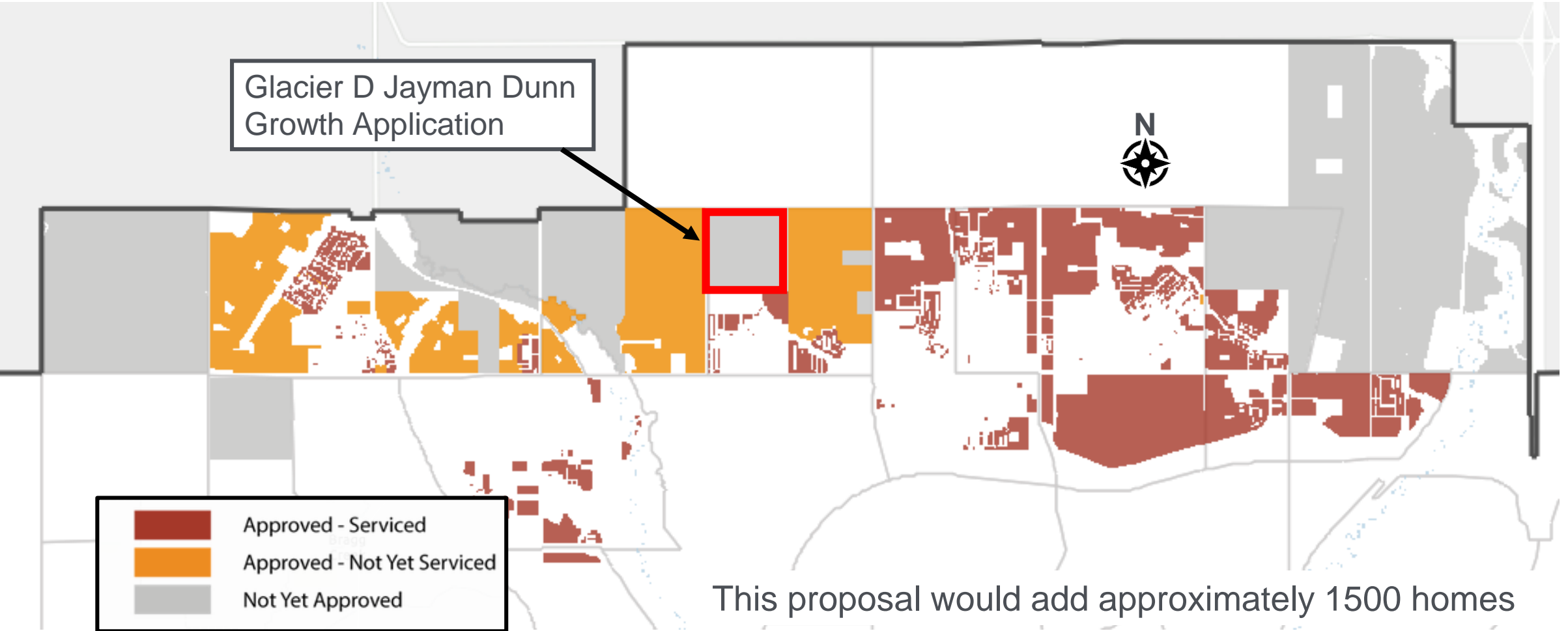
Community:
Moraine

Gross Developable Hectares:
±64ha

Proposed New Homes:
±1,500 Homes

Proposed Commercial/Retail:
±1,000 square metres

Additional Operating Cost per year:
±\$0.9M per year for first 15 years of buildout



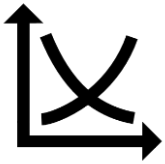


1. Municipal Development Plan Alignment

- a) Contiguous with developing Moraine (Ambleton) community to south
- b) Favourable proximity to schools, activity centres and transit hubs

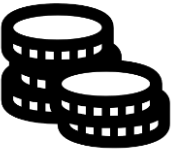
2. Market Demand (as of May 2024)

- a) North sector has ten new communities at various stages of development
- b) Six to eight years of approved and serviced land and additional four to five years of approved but not yet serviced land remaining



3. Financial Impact

- a) Favourable New Community Operating Cost Model review
- b) Current budget cycle 2026 requires:
 - i. No additional capital investment
 - ii. No base operating investment
- c) Future budget cycles 2027+ requires:
 - i. \$123.70M additional capital investment for continued growth in Area Structure Plan
 - ii. \$0.90M base operating investment is required when build out ends



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