

Calgary



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

IP2025-0197

Infrastructure and Planning Committee | 2025 February 27



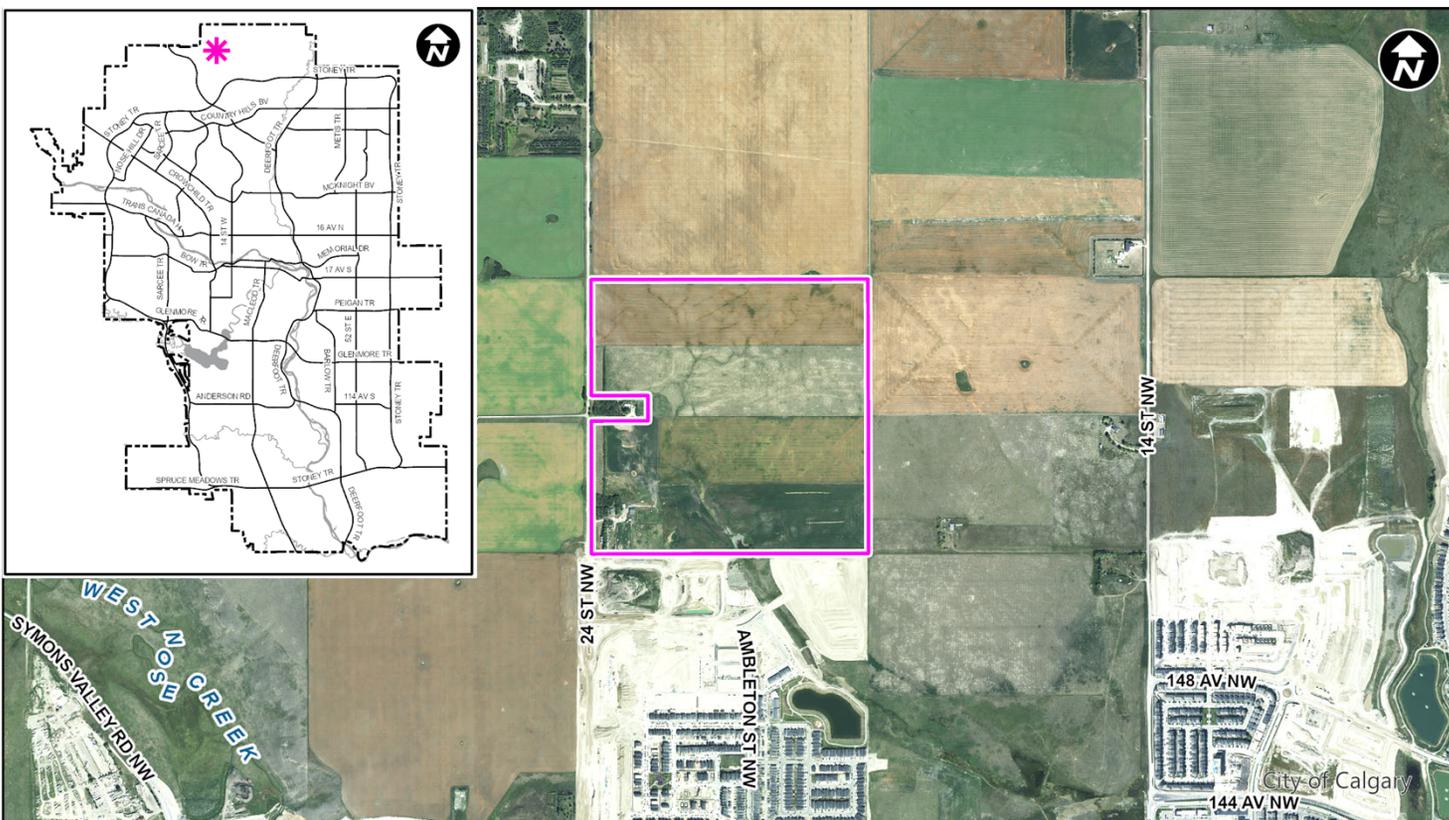
## Recommendation

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:**

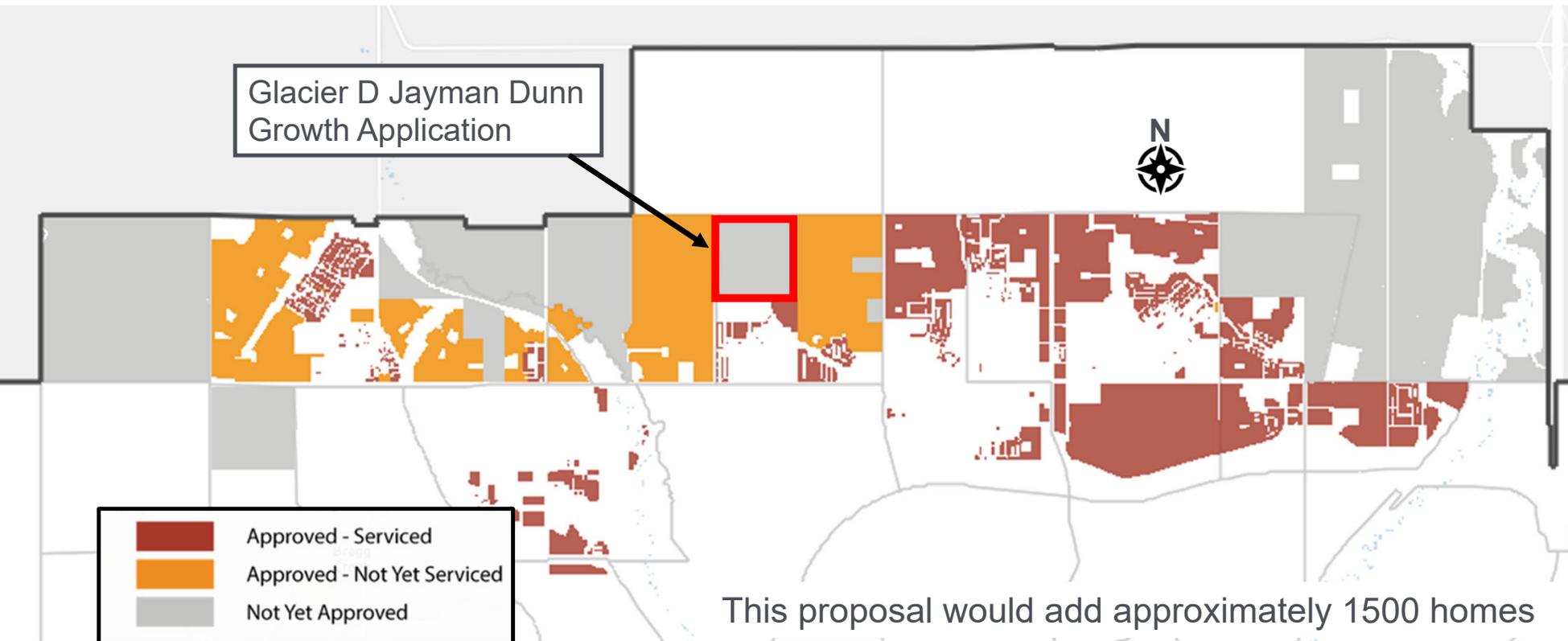
- 1,000 square metres

**Additional Operating Cost per year:**

- \$0.9M per year for first 15 years of buildout



# North Sector Overview





## Evaluation Overview



### 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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