

**Planning & Development Services Report to
Infrastructure and Planning Committee
2025 April 02**

**ISC: UNRESTRICTED
IP2025-0335**

Growth Application in the Haskayne Area Structure Plan (Ward 1), GA2024-007

PURPOSE

The purpose of this report is to recommend that the operating investments, if any, for the Growth Application within Neighbourhood 4 of the Haskayne Area Structure Plan (“Haskayne Damkar Highfield”) be considered for funding through the 2025 November Adjustments to the 2023-2026 Service Plans and Budgets.

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 (GA2024-007) 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 (GA2024-007) in the prioritization of investments in future Service Plans and Budgets.

GENERAL MANAGER COMMENTS

General Manager Debra Hamilton concurs with this report. The City is committed 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 support the growing demand for housing.
- This Growth Application is recommended as it brings additional housing supply to the Northwest sector and does not trigger new capital investment, as it is immediately serviceable by previous investments. In future budget cycles, \$170.2M is required for continued growth in this area and the larger sector.
- This Growth Application would enable ±1,346 homes and 1,000 square metres of commercial space in the Northwest new community sector. Enabling growth in this area would complement development in the Haskayne Area Structure Plan.
- This Growth Application is favourably located relative to schools, retail and commercial services and transit and unfavourably located relative to libraries and recreation centres.

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DISCUSSION

Evaluation Overview

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 located within the Haskayne Area Structure Plan, adjacent to Rockland Park in the community of Haskayne. The application was received 2024 November 5 and evaluated by a cross corporate team according to the criteria published at www.calgary.ca/growthapplication. This evaluation is summarized below and in Attachment 2.

Municipal Development Plan/Calgary Transportation Plan Alignment

- Is contiguous with nearby development in Rockland Park.
- Favourably located relative to schools, retail and commercial services and transit.
Unfavourably located relative to libraries and recreation centres, based on the evaluation criteria.
- Coordination with other parties for access and servicing, including the Rockland Park development, Rocky View County and with Canadian Pacific Kansas City Railway, may be required.

Market Demand

- The Northwest Sector currently includes two new communities at various stages of development. Additional land supply information is found in Attachment 3.
- As of May 2024, the Northwest Sector has eight to eleven years of serviced land and zero years of approved but not yet serviced land. See Attachment 3 for more information.

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).
- No capital investments are initially triggered by this Growth Application and it leverages previous capital investments.
- See the Service and Financial Implications section of this report and Attachment 2 for more information.

EXTERNAL ENGAGEMENT AND COMMUNICATION

- Public engagement was undertaken

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- Public/interested parties were informed
- Public communication or engagement was not required
- Dialogue with interested parties was undertaken

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 presents an opportunity to enable growth that is contiguous with adjacent development, however, is currently not considered well-located with respect to some amenities and services.

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, relative to transit options and services, will likely result in it being a vehicle dependent community, increasing greenhouse gas emissions.

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

Based on the recommendation, 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. Base tax-supported operating investments of \$0.01M will be required starting in 2027 and will require

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a base tax-supported operating investment of \$0.45M by the final build out year through future budget cycles (Attachment 2) 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: Capital Investments

This area benefits from capital investments previously approved by Council. Additional investments of \$170.2M, including the interchange at 12 Mile Coulee Road and Crowchild Trail NW, are required to support the full build out of the Growth Application and other areas 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 6.

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

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform
D Hamilton	Planning and Development Services	Approve
L Tochor	Corporate Planning and Financial Services	Consult
M Thompson	Infrastructure Services	Consult
D Morgan	Operational Services	Consult
K Black	Community Services	Inform

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