



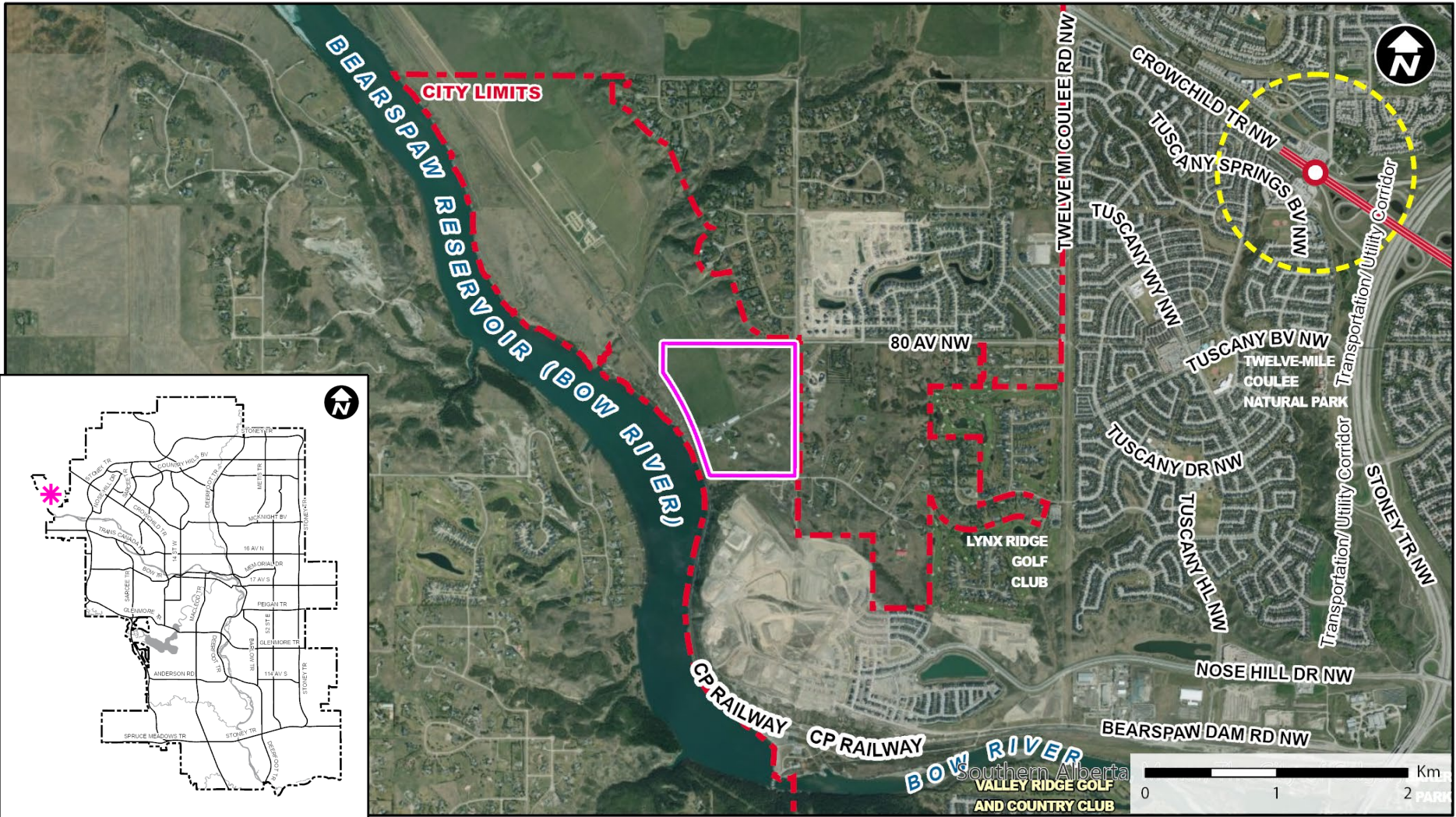
Growth Application in the Haskayne Area Structure Plan (Ward 1), GA2024-007

IP2025-0335

Infrastructure and Planning Committee | 2025 April 2

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.



Area Structure Plan:
Haskayne

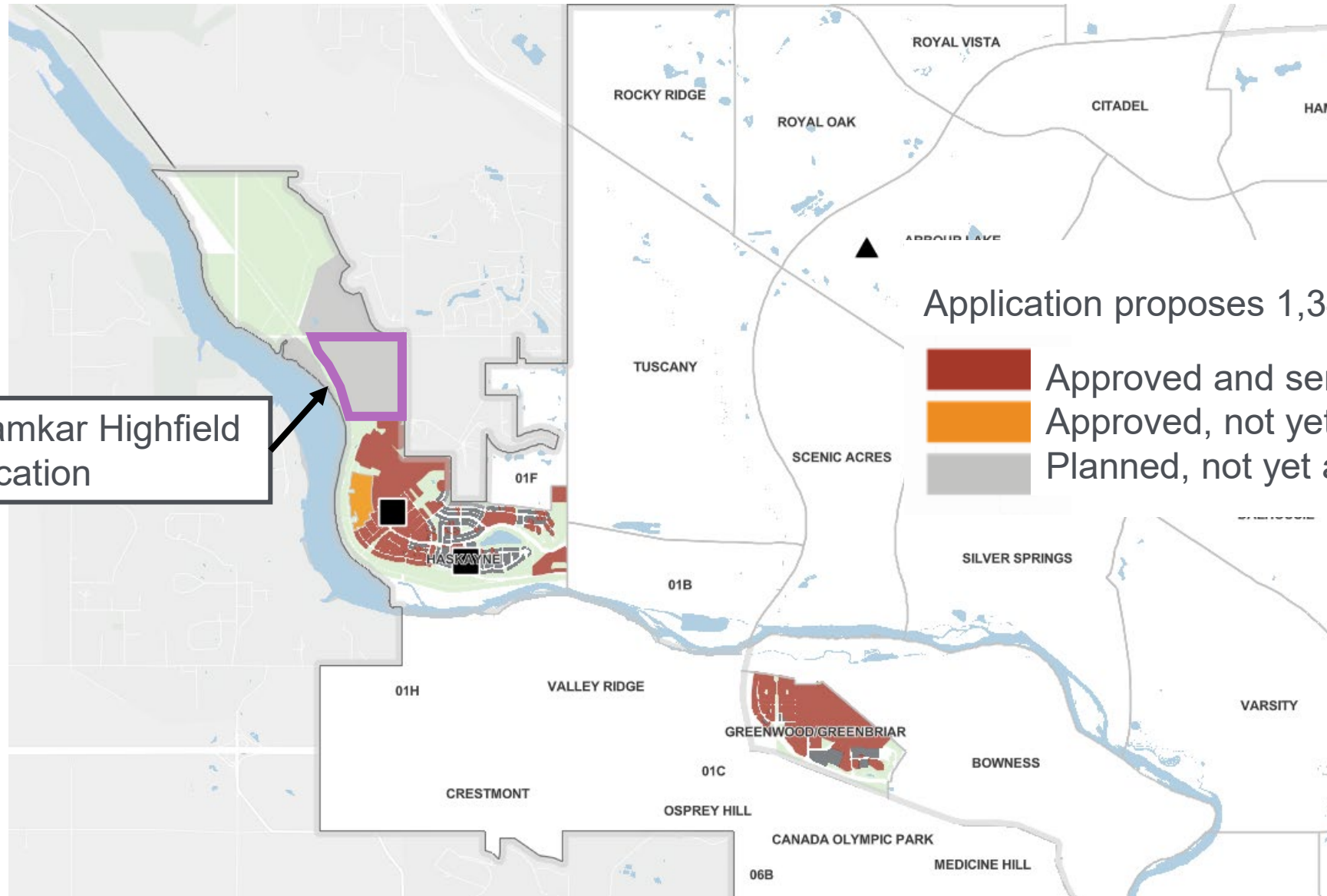
Community:
Neighbourhood 4 of Haskayne ASP

Gross Developable Hectares:
±55ha

Proposed New Homes:
±1,346 Homes



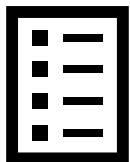
Northwest Sector Land Supply Overview



Application proposes 1,346 homes

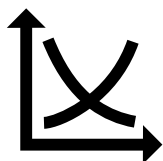
- Approved and serviced (4,244 homes)
- Approved, not yet serviced (191)
- Planned, not yet approved (1,559)

Haskayne Damkar Highfield Growth Application



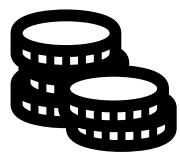
1. Municipal Development Plan Alignment

- a) Contiguous with the Rockland Park development
- b) Favourably located relative to existing schools, retail and commercial services and transit.
Unfavourably located relative to existing libraries and recreation centres, based on the evaluation criteria.



2. Market Demand (as of May 2024)

- a) Northwest sector has two new communities at various stages of development
- b) Eight to eleven years of approved and serviced land and zero 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. \$170.2M additional capital investment for continued growth in Area Structure Plan
 - ii. \$0.45M annual base tax-supported operating investment after final buildout

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