

Growth Application in the West View Area Structure Plan (Ward 1), GA2024-003

PURPOSE

The purpose of this report is to recommend that the capital and operating investments for the Growth Application in the West View Area Structure Plan (“West View”) 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).

On 2024 May 28, when a previous version of this Growth Application was before Council, Administration was directed to not consider capital and operating investments in the Mid-Cycle budget adjustments and to continue collaborating with the applicant in planning for continuity of growth.

RECOMMENDATION(S):

That the Infrastructure and Planning Committee recommend that Council:

1. Direct Administration to consider the 2026 operating and capital investments needed to enable this Growth Application (GA2024-003) 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 (GA2024-003) 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 and capital investments required by this Growth Application to be considered in The City’s Service Plans and Budgets process to help support the growing demand for housing.
- This Growth Application requires a \$102.6M capital investment to initiate development, (\$68.2M of which is eligible for funding through off-site levies). In future budget cycles, \$67.2M is required for continued growth, for a total capital requirement of \$169.8M.
- The ability for The City to secure this amount of capital investment by November may be challenging. Please see Attachment 2 for additional details on capital investments.
- This Growth Application would enable ±4,200 homes and ±8,300 square metres of commercial space in the West new community sector. Enabling growth in the subject lands would complete the West View Area Structure Plan.

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- The West View Growth Application leverages previously funded investments in sanitary infrastructure that are expected to be completed in 2027 and is now made more efficient with the inclusion of the lands north of the TransCanada Highway.
- This Growth Application is located favourably to existing activity centres and commercial areas, and unfavourably located relative to transit hubs, libraries and recreation centres.

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 in the West View Area Structure Plan, adjacent to Valley Ridge and Crestmont. The application was evaluated by a cross corporate team according to the criteria published at www.calgary.ca/growthapplication. A summary can be found in Attachment 2.

Municipal Development Plan/Calgary Transportation Plan Alignment

- Located favourably with existing activity centres and commercial areas, and unfavourably located relative to transit hubs, libraries and recreation centres, based on evaluation criteria.
- Is contiguous with existing development in Crestmont and Valley Ridge.

Market Demand

- The West Sector currently includes six new communities at various stages of development.
- As of May 2024, the West Sector has 8 to 11 years of serviced land. Due to landowner structure in the West Sector, where there are limited opportunities for master planned community development, serviced land may not always reflect developer readiness. Recently, the West Sector has accounted for ~10 per cent of the new community market which is higher than its historical average, mainly due to current market demand and available supply for multi-residential units. 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).
- This Growth Application requires an initial capital investment of approximately ±\$102.6M, while also leveraging existing and/or funded infrastructure in the area. See the Service and Financial Implications section of this report and Attachment 2 for more information.

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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 with regards to decision points. An applicant's submission (Attachment 4) is also provided.

IMPLICATIONS

Social

The City supports Calgary's 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 relatively well located (within three to ten kilometres) to existing activity centres, employment areas, and recreation facilities. It is not favourably located to existing public schools, libraries and transit.

Environmental

Generally speaking, new community growth involves greater greenhouse gas emissions relative to redevelopment of 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 West View will likely result in it being a vehicle dependent community. Over the longer term, strategic opportunities exist to encourage more compact, mixed-use and complete communities, and to extend transit service and enable housing forms that are more sustainable or take advantage of more efficient building materials and appliances.

This Growth Application specifically is located in the Bow River watershed basin, adjacent to the Bearspaw Reservoir which is one of Calgary's two drinking water supply sources. In alignment with The City's Source Water Protection Plan, the Master Drainage Plan for the Westview ASP had identified a storm trunk that would convey and discharge stormwater downstream of our source water intakes. Administration has completed a feasibility assessment for various trunk alignments and has determined that conveyance downstream of the intakes is not feasible from a construction and operations perspective. To mitigate risks to The City's source water and

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drinking water system, the applicant will be required to meet enhanced water quality parameters for the stormwater management system. The details of the enhanced water quality requirements will be clarified through the land use and outline plan process and may include additional developer funded storage, treatment, monitoring and automated controls and alarms.

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

Base tax-supported operating investments of \$0.02M will be required in 2026 and will require base tax-supported operating investment of \$2.78M by the final build out year in future budget cycles (Attachment 2) based on analysis done using the New Community Incremental Operating Cost Model (IP2023-0981). 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 capital investments previously approved by Council. However, approximately \$169.8M in additional investments over multiple budget cycles is required to support the full build out of the Growth Application or to support continued growth in the area. This includes a new partial interchange at Trans-Canada Highway & 133 Street NW, new bus rapid transit service on the Route 305 West, upgrades to the existing Valley Ridge Pump Station, as well as Crestmont Feedermain 1 and 2. Please see Attachment 2 for additional details on capital investments required. This new capital investment will need to be considered within the overall investment prioritization for the 2025 November budget adjustments, and within The City's overall fiscal capacity, which may be challenging.

No new capital investment is needed for stormwater infrastructure, however additional developer funded on-site infrastructure will be needed to address risks to source water.

RISK

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

ATTACHMENT(S) updated

1. Background and Previous Council Direction
2. Application Overview

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

**ISC: UNRESTRICTED
IP2025-0336**

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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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