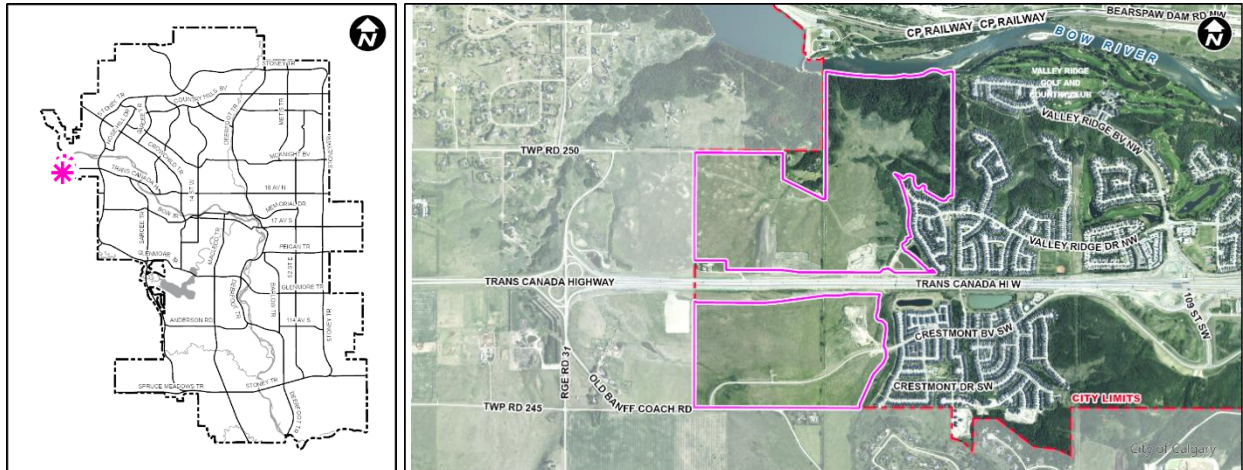


Application Overview

GA2024-003: West View

This attachment summarizes information about this Growth Application and its evaluation according to defined criteria outlined at www.calgary.ca/growthapplication.



Growth Application At-a-Glance

Area Structure Plan: West View

Community: Crestmont, 01H

Gross Developable Hectares: ±219ha

Proposed Dwelling Units: ±2,774 single/semis and ±1,442 multi homes

Commercial or Retail: ± 8,361m²

Municipal Development Plan/Calgary Transportation Plan Alignment:

- Contiguous with development in Crestmont (south) and Valley Ridge (north) and completes West View Area Structure Plan
- Favourably located (within three kilometres) of existing activity centres; unfavourably located relative to transit hubs, libraries, and recreation centres (more than five kilometres), and schools (more than three kilometres).

Market Demand in West Sector

- West Sector has six actively developing communities, eight to eleven years of serviced land and zero years of approved – not yet serviced land (lands approved by Council with funding for capital investments, but not constructed), as of 2024 May.
- Note that due to land and landowner structure in the West Sector, serviced land does not always reflect developer readiness or market demand.

Financial Impact

- This Growth Application requires capital investment of \$169.8M (\$102.6M to enable and \$67.2M for continued growth).

Evaluation Criteria Introduction

Municipal Development Plan/Calgary Transportation Plan Alignment

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.

Market Demand

The City strives to maintain a healthy supply of land for housing, as set out in section 5.2.3 of the Municipal Development Plan. As of 2024 May, there are 41 new communities in active development, with serviced land that can accommodate 82,423 homes, for seven to nine years of supply. In approved but not yet serviced lands where Council has committed to funding future infrastructure but the services are not yet in place, a further 37,905 homes can be accommodated, for an additional three to four years of supply.

For more information, please consult the [Suburban Residential Growth](#) report and Attachment 3. These numbers are as of May 2024 and do not include the 2024 November Growth Application approvals. The City acknowledges that supply varies through the development continuum and unforeseen external factors may affect land supply.

Financial Impact

The criteria under Financial Impact evaluates the impact on The City's financial position by analyzing the anticipated costs (capital and operating) of the development proposed in the Growth Application, as well as the direct revenues (property tax, franchise fees, transit). The Financial Impact is isolated to the Growth Application being considered and does not reflect citywide growth.

While some infrastructure may be required initially to enable development to start, there is also additional infrastructure that will be needed as the community completes. New communities previously approved by Council that are not yet serviced still require significant City investment in infrastructure. Expansion in City infrastructure creates future financial obligations such as maintenance and renewal over its lifecycle.

Table 1 – Growth Application Criteria Evaluation Summary

Criteria Category	Result	Administration Comments
Policy Alignment	Favourable	<ul style="list-style-type: none"> • Contiguous with adjacent development • Completes West View Area Structure Plan • Favourably located to nearby activity and employment centres, however, is not favourable located to transit, libraries, recreation centres and existing schools
Market Demand	Favourable	<ul style="list-style-type: none"> • As of May 2024, the West Sector has: <ul style="list-style-type: none"> ○ Eight to eleven years of approved and serviced land (single/semi-detached and multi-residential); and ○ Zero years of approved but not yet serviced land (single/semi-detached and multi-residential).
Financial Impact	Moderate	<p>Capital Costs (Table 2 below)</p> <ul style="list-style-type: none"> • ±\$102.6M in unfunded capital infrastructure investment is required to initiate immediate development, an additional \$67.2M is required at full build out. • The site leverages some existing and previously funded capital infrastructure investment, such as the regional sanitary trunk from Cochrane.
	Favourable	<p>Operating Costs (Table 3 below)</p> <ul style="list-style-type: none"> • Favourable when comparing anticipated property tax and franchise fee revenue with estimated incremental direct and indirect operating costs for the proposed Growth Application area.

Table 2 – Capital Infrastructure Benefitting the Growth Application

Capital Investment	Total Estimated Cost (\$M) ^[1]	Funded in 2023-2026 Budget (\$M)	Funded in 2027-2030 Budget (\$M)	Unfunded Required to Complete (\$M)	Included in Off-site Levies Bylaw (Y/N)	Levy Eligible - % ^[2]
Crestmont Feedermain Phases 1 and 2	21.1	0.50	0.0	20.6	N	100%
Valley Ridge Pump Station #41 Upgrades	12.3	0.30	0.0	12.0	N	100%
TransCanada Sanitary Trunk	155.7	155.7	0.0	0.0	Y	36%
Inglewood Sanitary Trunk Upgrades Phase 2	33.2	33.2	0.0	0.0	Y	21%
Shouldice Sanitary Trunk Upgrades	30.2	0.0	0.0	30.2	Y	7%
Trans-Canada Highway/133 Street SW Partial Interchange	70.0	0.0	0.0	70.0	Y	51%
BRT Service - Route 305 West Improvements	37.0	0.0	0.0	37.0	Y	21%
Initial Investment Required to Enable Growth Application	103.4	0.8	0.0	102.6		
Total Required for Full Build Out	359.5	189.7	0.0	169.8		
<p>[1] - These are total project costs, as of March 2025 that are required to complete the project and will need to be fully funded in the future. They are subject to change due to unforeseen circumstances.</p> <p>[2] - Infrastructure listed under both 1H2024 and 2M2016 bylaws may use remaining 2M2016 funds towards the portion of capital cost not levied for under the 1H2024 bylaw. As a result, OSL eligibility for these infrastructures may be up to 100%.</p>						

Table 2 General Notes:

- Table 2 includes all capital investments related to the full build out of the Growth Application. Rows shaded in blue identify unfunded investments that are needed upfront to enable development in the Growth Application. Unshaded rows identify investments that are already funded or are required to support the full build out of the Growth Application but will be triggered and brought forward in future budget cycles. Investments will provide benefit areas beyond the specific Growth Application and are not solely required by the Growth Application.
- The total anticipated capital costs required to service this Growth Application reflected in this report and attachments are estimates only and are subject to change. The level of accuracy of project costs related to infrastructure delivery evolve throughout the stages of a project as design progresses, as construction methodologies are confirmed and as procurement strategies are developed. Infrastructure pricing is also influenced by availability of materials and contractors, and market demand.
- Administration has endeavoured to reflect the most current anticipated capital costs at the time of preparation of this report. As some of the infrastructure projects are still in conceptual and early planning stages, there is a high degree of variability. As costs are documented at a given point in time, they may also not align with infrastructure costs that are published in the Off-site Levies

Annual Report, as these two sources are developed at different timeframes.

Table 3 – New Community Incremental Operating Cost Model Summary (\$000s)

	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Total Revenue	235	611	1,663	2,558	3,454	5,042	5,948	6,860	7,807	8,754	9,666	10,931	11,950	12,428	12,428
Less: Total Operating Costs	(26)	(46)	(511)	(584)	(631)	(2,657)	(2,780)	(2,940)	(3,020)	(3,099)	(3,179)	(3,416)	(3,504)	(3,552)	(3,561)
Net Balance	209	565	1,152	1,974	2,823	2,386	3,168	3,920	4,787	5,655	6,487	7,514	8,447	8,877	8,868

Table 3 General Notes:

- Total revenue reflects the estimated City portion of property taxes, franchise fee and transit revenues to be generated by the Growth Application area only, at prevailing tax rates, and is not implied to be additional unbudgeted tax revenue. Total operating costs reflect estimated incremental direct and indirect service level operating costs within the Growth Application area only, including Transit and Fire, and does not consider total citywide operating costs, operating costs of capital (lifecycle and maintenance), nor costs beyond the 15-year timeframe. This analysis is on a standalone basis and does not consider that anticipated citywide growth could shift to this area from others or vice versa (i.e., the growth cannot be assumed to necessarily be net new to Calgary).

Table 4 - Investments Required

	Current Service Plans and Budget 2026 (\$M)		Future Service Plans and Budgets 2027+ (\$M)	
	Approved	Requires Approval	Approved	Requires Approval
15 years Incremental Operating Investment	-	0.02	-	26.07
Capital Investment - City Funded	-	34.37	-	29.08
Capital Investment - Off-site Levy Funded	-	35.63	-	7.92
Capital Investment - Utility Funded ¹	189.70	32.60	-	30.20
Total Capital Investment	189.70	102.60	-	67.20
Total Investment	189.70	102.62	-	93.27
<p>[1] - These investments will be funded by self-supported debt to be repaid through off-site levies and/or user fees [2] - \$102.60M in capital investments is needed to enable development. Further refinement of the cashflows will be reviewed as part of the capital prioritization process.</p>				

Table 4 General Notes:

- If this Growth Application is approved it requires \$102.60M of initial capital investments and leverages previously funded capital investments of \$189.70M to enable development.
- Base tax-supported operating investments of \$0.02M will be required in 2026.
- Administration is seeking direction to consider committing to operating cost investments in 2025 to continue progress towards housing. Base tax-supported operating investments of \$2.78M will be required by the final build out year through future budget cycles.
- Additional operating and capital investments of approximately \$93.27M will be required to support the full build out of the Growth Application or to support continued growth in the Westview Area Structure Plan and it will be brought forward in future Service Plans and Budgets.