

## Applicant Submission

# WEST VIEW Growth Applications

The Qualico Crestmont and Melcor Westview Growth Applications optimize the same infrastructure investments and together provide a much greater City benefit through tax base, levies, and housing opportunities.

### West View ASP Context

Council directed Administration to continue working with Qualico on the planning for future stages of capital infrastructure, including optimal timing of funding and delivery, to ensure the ability for continuity of growth in the West View Area Structure Plan. To ensure this can be efficient and effective, this information package combines the Qualico (GA2023-006) and Melcor (GA2024-003) Growth Applications into one, which, in agreement with Administration, will be reviewed together going forward.



Qualico's Outline Plan is in the final stages of approval and Melcor's is underway. Pending budget approval, both groups could be in a position for construction starts in Spring 2026.



## Better Together: Collaborating on Infrastructure

As per Council's direction Qualico and Melcor are collaborating to progress the necessary work as follows:

- **Highway 1 / 133 Half Interchange:** A Functional Planning Study, funded by Qualico and Melcor, is underway with preliminary design and level 4 cost estimates to be delivered Q4 2024.
- **Water Infrastructure:** An Option Analysis and pricing exercise is underway to confirm upgrade requirements and/or relocation options.
- **Storm Servicing:** A Phase 1 Assessment is complete including preliminary design and level 4 cost estimates.
- **Trans Canada Sanitary Trunk:** Construction is underway and on track to be in service in 2026.

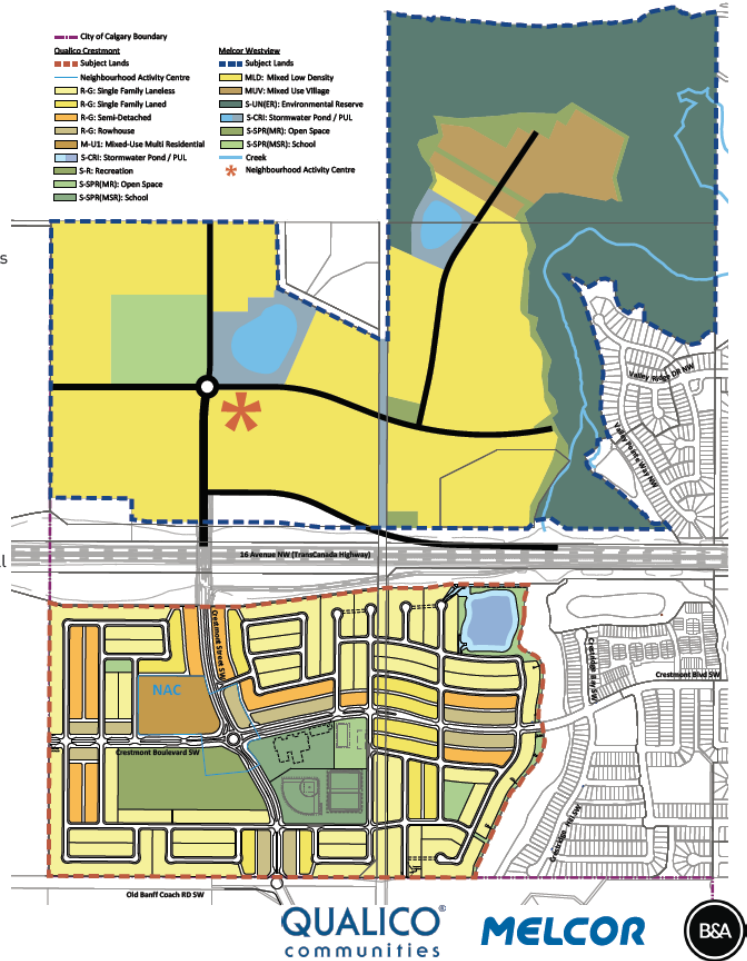
QUALICO: CRESTMONT		MELCOR: WESTVIEW		COMBINED TOTAL	
<b>\$4.1M</b> ANNUAL PROPERTY TAX	<b>±79 ha</b> GROSS AREA	<b>\$6.3M</b> ANNUAL PROPERTY TAX	<b>±140 ha</b> GROSS AREA	<b>\$10.4M</b> ANNUAL PROPERTY TAX	<b>+219 ha</b> GROSS AREA
<b>\$42.2M</b> IN LEVIES	<b>1,800</b> RESIDENTIAL UNITS	<b>\$55.4M</b> IN LEVIES	<b>2,400</b> RESIDENTIAL UNITS	<b>\$97.6M</b> IN LEVIES	<b>4,200</b> RESIDENTIAL UNITS
<b>\$884M</b> TOTAL PROJECT VALUE		<b>\$1.79B</b> TOTAL PROJECT VALUE	<b>+46 ha</b> ENVIRONMENTAL RESERVE LANDS	<b>\$2.67B</b> TOTAL PROJECT VALUE	



# Combined Considerations

The combined Growth Applications present several strong considerations:

1. Detailed Outline Planning is nearly complete for Qualico (Ready for CPC) and underway for Melcor.
2. Optimizing infrastructure investment with financial returns from levies and property tax revenue.
3. The overall levies collected are much higher when considering both Growth Applications together, which substantially increases the levy funding available to support rapid return on investment.
4. As the overall annual tax base for both areas together is much higher than Crestmont alone, the time to recover the remaining cost of the infrastructure will be greatly reduced.
5. Together, the combined Growth Applications will provide full build-out of the West View ASP and access to desperately needed housing supply, further justifying approval the required funding for the infrastructure as part of the mid cycle budget adjustment.
6. In just one year, Calgary has experienced a complete erosion in it's land supply due to record-breaking population growth. The combined Growth Application demonstrate that together the West View ASP provide a net benefit that optimizes infrastructure and will add much needed supply to the West Sector.



## Collaborating on Infrastructure Needs

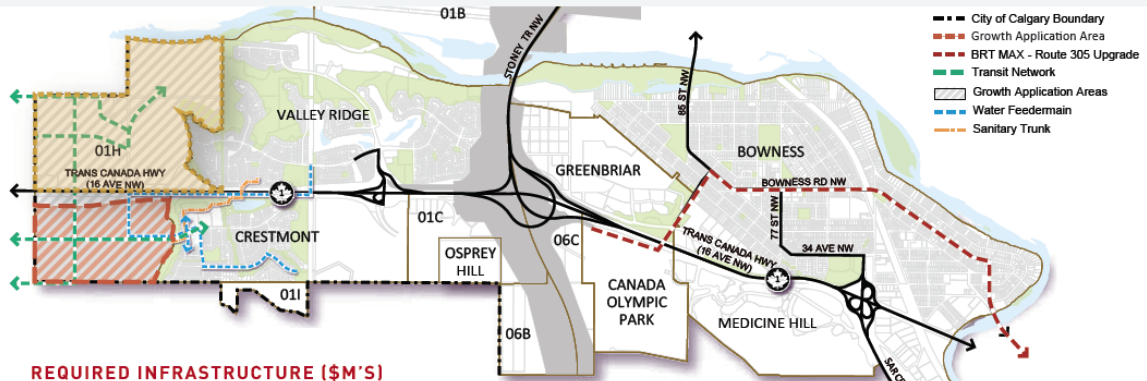
**Transportation** accommodated by the existing road network in Crestmont, access to the TransCanada Highway, and the now open West Calgary Ring Road. A Functional Study for the TransCanada Highway interchange is underway. Construction completion is targeted for 2027 and will provide direct access for both communities

**Sanitary sewer** will be provided via the TransCanada Sanitary Trunk which is funded and targeted for completion in 2026.

**Stormwater management** can be provided on an interim basis by constructing a zero-discharge storm pond at developer cost until an ultimate solution is able to be funded. Request made to fund remaining infrastructure in 2025 based on the completion of the Storm Trunk Study in early 2026 and permit interim solutions.

**Water servicing** will be extended from Valley Ridge, utilizing existing spare capacity for initial phases. Construction of the Crestmont Valley Ridge feedermain loop and Valley Ridge pump station upgrade are required to service the southwest corner of Melcor's lands. Request made to fund remaining infrastructure in 2025 as alignments will be understood.

**Fire Services** will utilize the existing Valley Ridge station, optimizing the capital funded for this station.



### REQUIRED INFRASTRUCTURE (\$M'S)

PROJECT	SERVICE LINE	TOTAL (\$M)	STATUS	LEVY FUNDING (%)
Hwy 1 / 133 Street Interchange	Streets	50.0	Unfunded	51%
Crestmont / Valley Ridge Feedermain Loop	Water	24.0	Unfunded	100%
TransCanada Sanitary Trunk	Sanitary	119.2	Funded	36%
West View Storm Trunk	Storm	36.3	Unfunded	100%
Valley Ridge Pump Station #41 Upgrades	Water	15.0	Unfunded	100%
<b>Total Unfunded</b>		<b>125.3</b>		



## Anticipated Path Forward in Westview

To support the build-out of the West View ASP, and to enable return on capital investment, Qualico and Melcor wish to collaborate with the City, and propose that Administration recommend IPC approve the enabling investments in 2025. This aligns with the timeline prepared by Administration. We understand that there may be an opportunity for interim servicing once the ultimate infrastructure is funded.

