



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

IP2025-0336

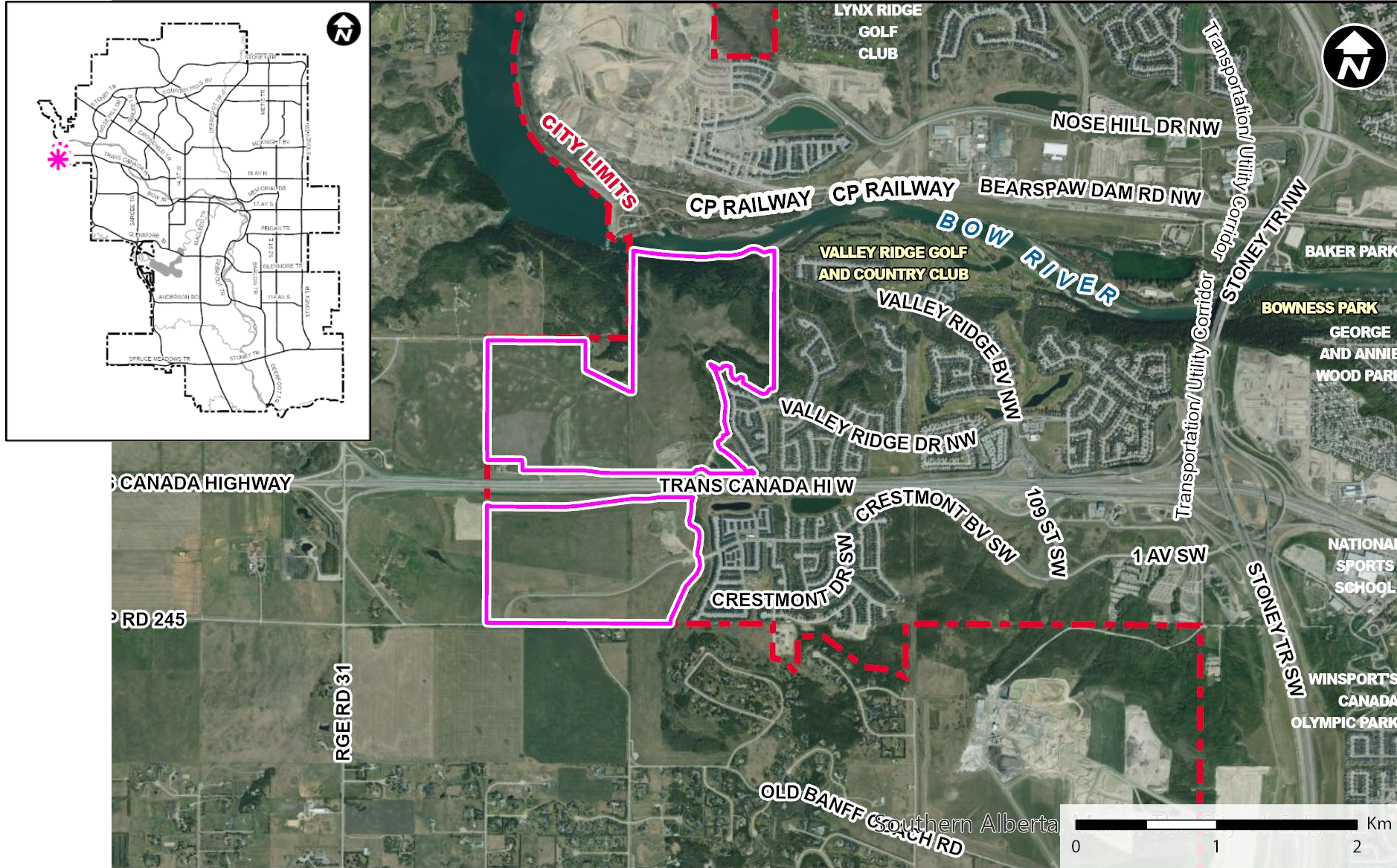
Infrastructure and Planning Committee | 2025 April 2

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.



Growth Application Context Map



Area Structure Plan:
West View

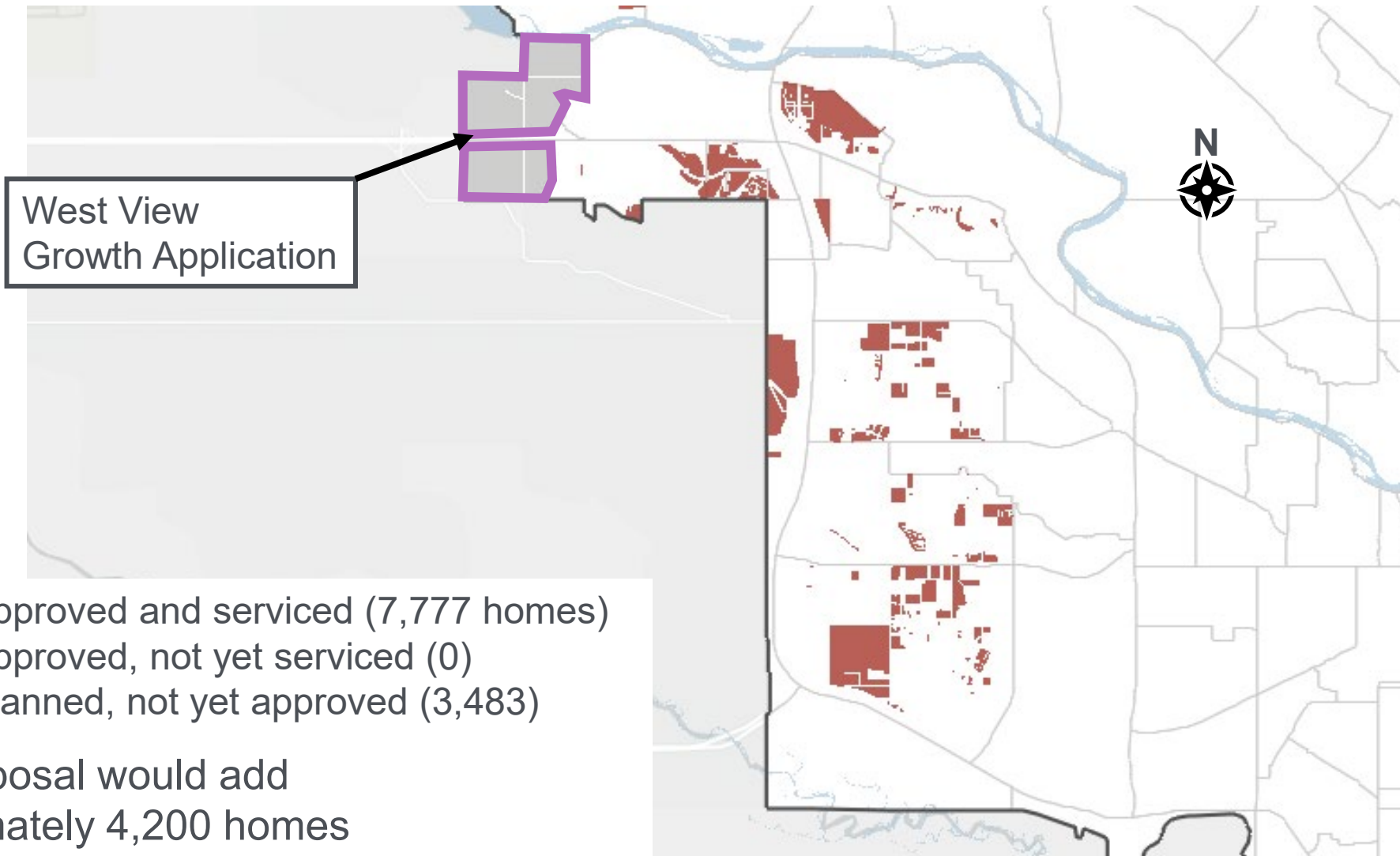
Community:
Crestmont/01H

Gross Developable Hectares:
±219ha

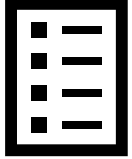
Proposed New Homes:
±4,200 Homes

Proposed Commercial/Retail:
±8,300m²

West Sector Land Supply Overview

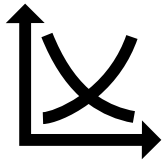


1. Municipal Development Plan Alignment



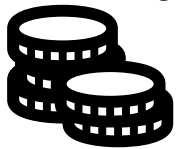
- a) Contiguous with adjacent development of Crestmont
- b) Unfavourable proximity to schools, some public facilities and transit hubs. Favourable proximity to commercial centres and employment areas.

2. Market Demand (as of May 2024)



- a) West sector has six new communities at various stages of development.
- b) Eight to eleven years of serviced land and zero years of approved but not yet serviced land remaining. Due to landowner structure in the West Sector, serviced land does not always reflect developer readiness or market demand.

3. Financial Impact



- a) Favourable New Community Operating Cost Model review
- b) Current budget cycle 2026 requires:
 - i. \$102.6M capital investment to enable development
 - ii. \$0.02M base operating investment
- c) Future budget cycles 2027+ requires:
 - i. \$67.2M for continued growth (for a total capital requirement of \$169.8M)
 - ii. \$2.78M annual base tax-supported operating investment after final build out

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