



Growth Application in the Glacier Ridge Area Structure Plan (Ward 2), GA2024-002

IP2025-0337

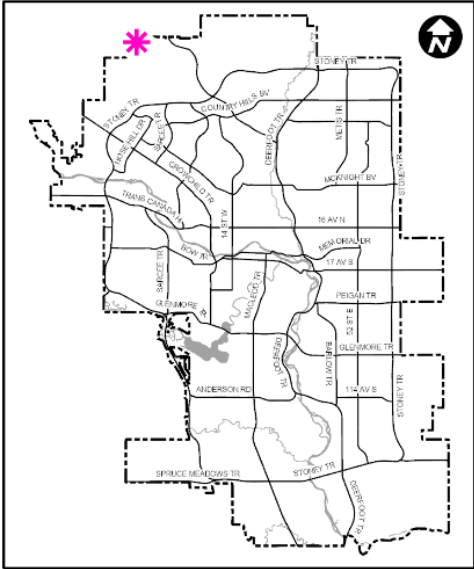
Infrastructure and Planning Committee | 2025 April 02

That the Infrastructure and Planning Committee recommend that Council:

1. Direct Administration to continue working with the applicant on the planning for future stages of capital infrastructure, including optimal timing of funding and delivery, to ensure the ability of continuity of growth in the Glacier Ridge Area Structure Plan; and
2. Direct Administration not to consider the capital infrastructure and operating investments needed to enable this Growth Application (GA2024-002) in the prioritization of investments for the 2025 November Adjustments.



Growth Application Context Map



Area Structure Plan:
Glacier Ridge

Community:
02K (Glacier Ridge Community A)

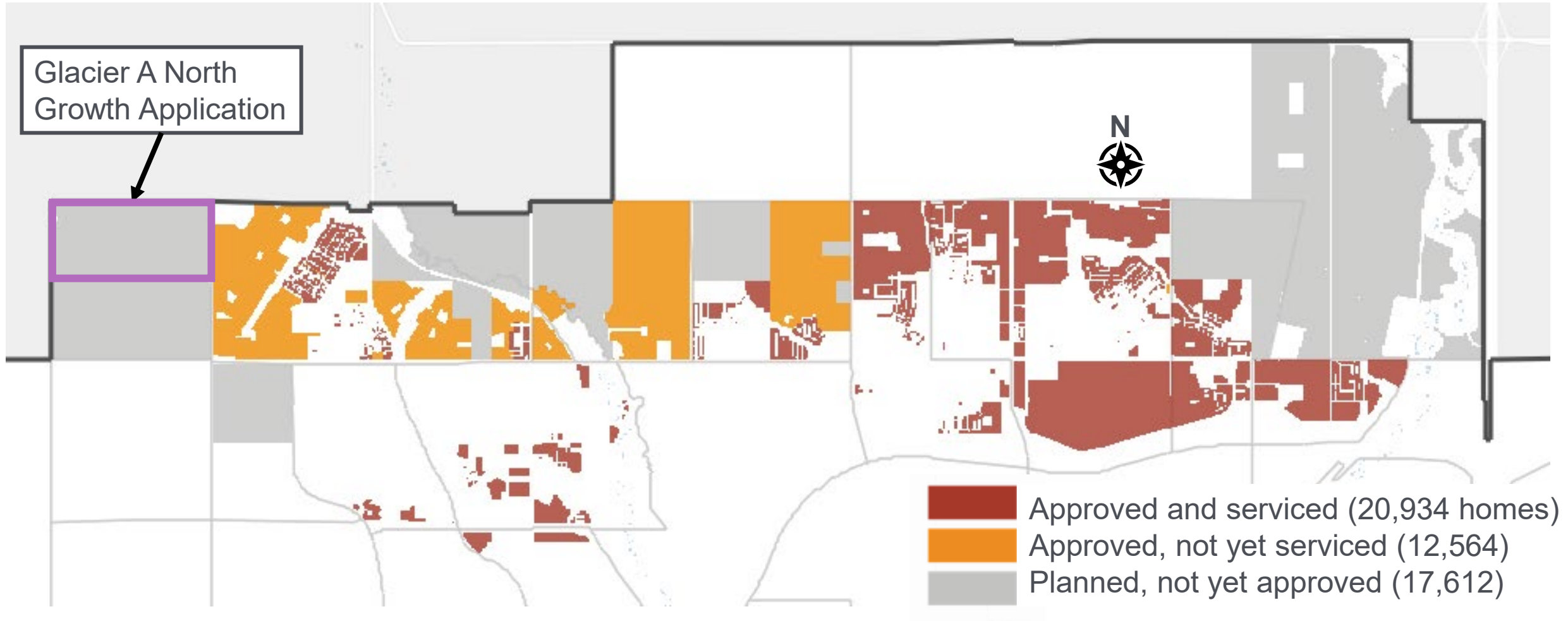
Gross Developable Hectares:
±130ha

Proposed New Homes:
±2,544 Homes

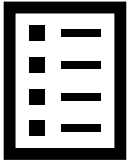
Proposed Commercial:
±6,503 m²



North Sector Land Supply Overview

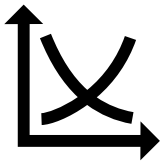


This proposal would add approximately 2,544 homes



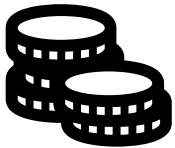
1. Municipal Development Plan Alignment

- a) Not favourably located to services, amenities and facilities
- b) Contiguous with Glacier Ridge community to the east. No existing development directly south.



2. Market Demand (as of May 2024)

- a) North sector currently has ten new communities at various stages of development
- b) Six to eight years of approved and serviced land and additional four to five years of approved but not yet serviced land remaining



3. Financial Impact (if the Growth Application is to be considered)

- a) Unfavourable in years 3-10 in the New Community Operating Cost Model review
- b) Current budget cycle 2026:
 - i. No capital investment
 - ii. No base operating investment
- c) Future budget cycles 2027+ requires:
 - i. \$22.1M capital investment for an Emergency Response Station; \$22.5M additional capital investment for full build out
 - ii. \$5.93M annual base tax-supported operating investment after final build out

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