

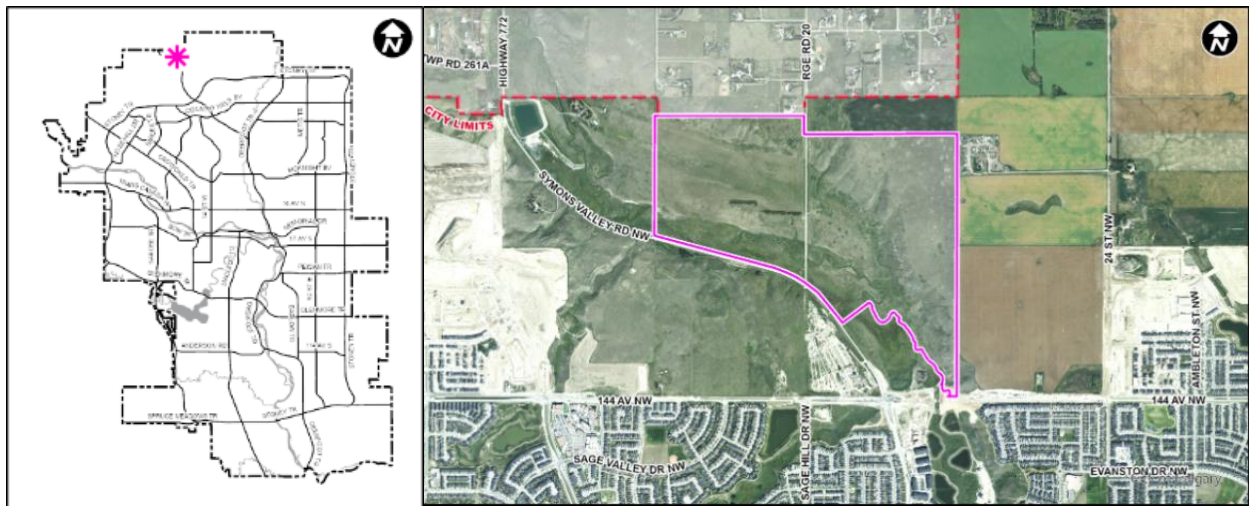
Application Overview

GA2024-008: Glacier C (Esfer Valley & the Woodlands)

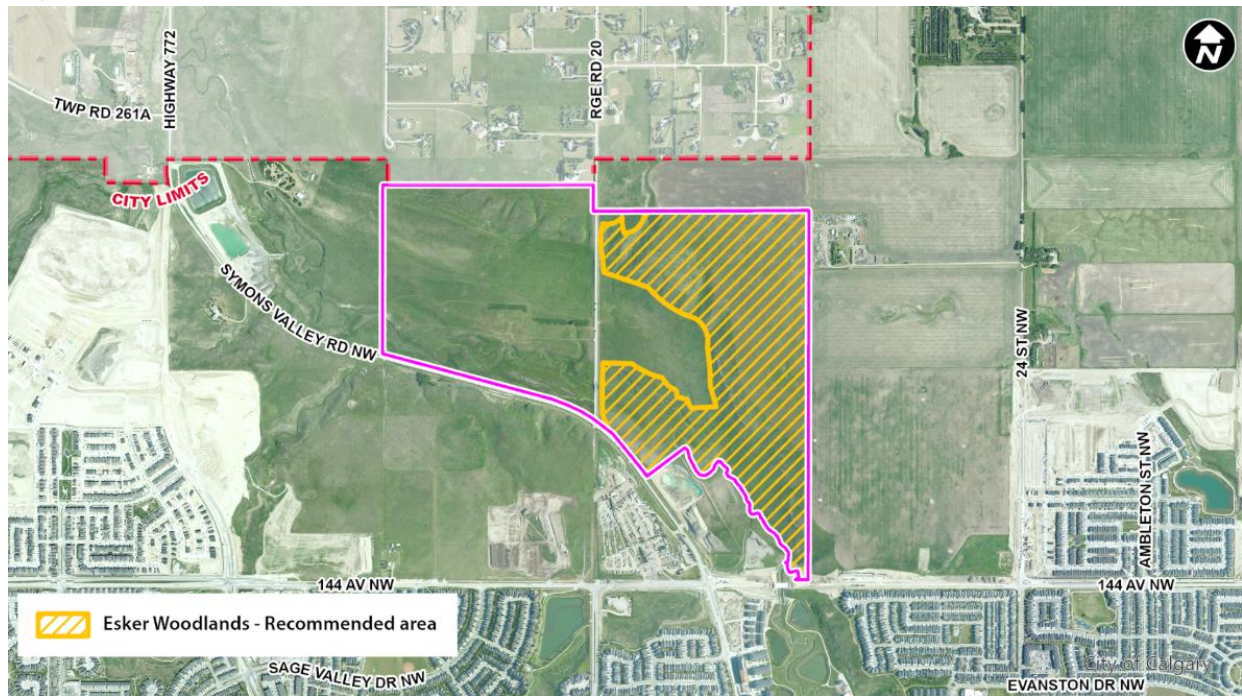
This attachment summarizes information about this Growth Application and its evaluation according to defined criteria outlined at www.calgary.ca/growthapplication.

This Growth Application (shown as a whole in Map 1) has two portions, the East portion (shown on Map 2) and the Remaining Lands (shown on Map 3). The approach of splitting this application into multiple portions allows for lands that do not require capital investment (the East portion) to be recommended for operating budget consideration. Proceeding with the Growth Application as a whole (Map 1) would have resulted in capital investment requirements and the application not being recommended for budget consideration.

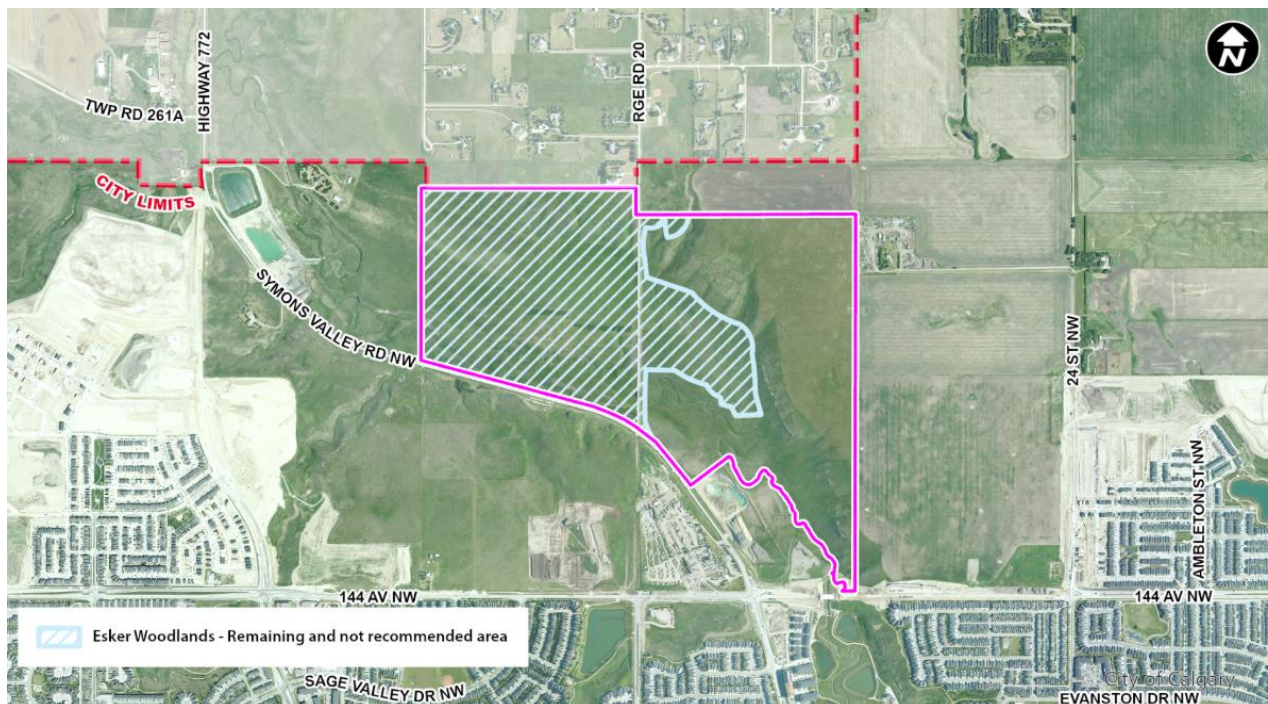
Map 1: Glacier C (Esfer Valley & the Woodlands) Full Growth Application



Map 2: East Portion



Map 3: Remaining Lands



Growth Application At-a-Glance

Area Structure Plan: Glacier Ridge

Community: Community C of Glacier Ridge Area Structure Plan

Gross Developable Hectares: ±146

East Portion Hectares: ±69

Proposed Homes in East Portion: ±665 Single/Semi homes, ±35 Multi-Residential homes

Proposed Homes in Remaining Lands: ±848 Single/Semi homes, ±522 Multi-Residential homes

Commercial or Retail: East portion no commercial, remaining lands propose ±3,650m²

Municipal Development Plan/Calgary Transportation Plan Alignment:

- The Growth Application (Map 1) is contiguous with adjacent development of Ambleridge, and ongoing developments in the Glacier Ridge Area Structure Plan.
- It is favourably located within four kilometres of the Sage Hill transit hub but unfavourable proximity to commercial centres, employment areas and public amenities based on evaluation criteria.

Market Demand (North Sector as of May 2024)

- North Sector has ten actively developing communities, six to eight years of serviced land and four to five years of approved – not yet serviced land (lands approved by Council with funding for capital investments, but not constructed), as of 2024 May. These amounts do not yet reflect the land supply increase from Growth Applications approved in 2024 November.

Financial Impact

- The East portion (Map 2) that is being recommended does not require capital to enable but will require \$101.1M for continued growth. The remaining land (Map 3) will require additional \$41M to enable the development. A total capital investment of \$142.1M will be required if the entire area (Map 1) is to be recommended.
- The entire Growth Application (Map 1) has a favourable result (direct costs compared to direct revenues) from the New Community Incremental Operating Cost Model.

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 of Ambleridge and ongoing development in Community C of the Glacier Ridge Area Structure Plan. • Amenities and services (including retail, Our Lady of the Evergreens and Dr Freda Miller schools, and the Shawnessy transit hub (LRT station), Recreation Centre, and Library) are located on the east side of Stoney Trail SW and range from 4.5 to 9.5km distant, which is unfavourable relative to the evaluation criteria for Growth Applications, which seeks a 3-5 kilometre range. • Favourably located to Sage Hill Transit Terminal but at present unfavourable located to commercial centres, employment areas, services and amenities based on the evaluation criteria.
Market Demand	Favourable	<ul style="list-style-type: none"> • As of May 2024, the North sector has: <ul style="list-style-type: none"> ○ Six to eight years of approved and serviced land (single/semi-detached and multi-residential); and ○ Four to five years of approved but not yet serviced land (single/semi-detached and multi-residential).
Financial Impact	Moderate as a whole application but favourable as a portion	<p>Capital Costs (Table 2 below)</p> <ul style="list-style-type: none"> • The East portion (Map 2) does not require capital investment and so is eligible for interim Stage water servicing. • Due to capital investments required for the remaining lands (Map 3), does not meet the criteria to be eligible for interim capacity from Stage 1 of the North Calgary Water Servicing project. • Build out of the entire Growth Application (Map 1) is dependent on the North Calgary Water Servicing project (funding pre-approved in Mid-Cycle adjustment to the 2023-2026 Service Plans and Budgets).
	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 (for both the East Portion and Remaining Lands).
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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]
North Calgary Water Servicing (NCWS) Project	311.6	116.6	195.0	-	Y	22%
Mountain View Pump Station Upgrades	3.1	3.1	-	-	Y	43%
Nose Creek Sanitary Trunk Upgrades	33.5	33.5	-	-	Y	43%
Inglewood Sanitary Trunk Upgrades Phase 2	33.2	33.2	-	-	Y	21%
Northridge Feedermain Phase 2 (a portion of)	9.8	-	-	9.8	N	83%
Northridge Feedermain Phase 2 (remaining portions)	23.5	-	-	23.5	N	83%
Northridge Reservoir & Land	25.0	-	-	25.0	Y	83%
Northridge Feedermain West Leg	20.8	-	-	20.8	Y	83%
Mountain View Rd Realignment & Bridge ^[3]	41.0	-	-	41.0	Y	51%
Glacier Ridge Emergency Response Station	22.1	-	-	22.1	Y	100%
Initial Investment Required to Enable the East Portion of this Growth Application	-	-	-	-		
Total Required for Full Build Out	523.6	186.4	195.0	142.2		

^[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.

^[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%.

^[3] - The table above reflects capital needs for only the East portion of this growth application. The full growth application will require the Mountain View Rd Realignment & Bridge as an initial enabling investment.

Table 2 General Notes:

- Table 2 includes all capital investments related to the full build out of the Growth Application (Note that the East portion does not require capital investment to proceed). 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)

Partial Build out Recommended (East Portion)

	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Total Revenue	721	1,308	1,902	1,902	1,914	1,916	1,917	1,919	1,920	1,921	1,922	1,970	1,970	1,970	1,970
Less: Total Operating Costs	(133)	(163)	(247)	(256)	(290)	(294)	(300)	(304)	(307)	(309)	(313)	(449)	(449)	(449)	(449)
Net Balance	588	1,145	1,655	1,646	1,624	1,621	1,618	1,615	1,613	1,611	1,609	1,521	1,521	1,521	1,521

Full growth submitted by the applicant Not Recommended

	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Total Revenue	720	1,739	2,420	2,888	3,338	4,148	4,643	5,136	5,409	5,540	5,762	5,766	5,758	5,758	5,758
Less: Total Operating Costs	(359)	(964)	(1,008)	(858)	(881)	(1,020)	(1,054)	(1,155)	(1,196)	(1,223)	(1,324)	(1,342)	(1,318)	(1,318)	(1,318)
Net Balance	361	775	1,412	2,029	2,457	3,127	3,589	3,981	4,213	4,318	4,438	4,424	4,440	4,440	4,440

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

4A Partial Build out - East Portion (Recommended)

	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	-	-	-	3.76
Capital Investment - City Funded	-	-	-	-
Capital Investment - Off-site Levy Funded	-	-	-	22.10
Capital Investment - Utility Funded ¹	186.40	-	195.00	79.10
Total Capital Investment	186.40	-	195.00	101.20
Total Investment	186.40	-	195.00	104.96

[1] - These investments will be funded by self-supported debt to be repaid through off-site levies and/or user fees

Table 4A General Notes:

- If the partial “East portion” of the Growth Application is approved, it leverages previously funded capital investments of \$186.40M to enable development.
- Due to infrastructure and development timing, this Growth Application is not expected to require any base tax-supported operating investments in 2026.
- Administration is seeking direction to consider committing to operating cost investments in 2025 to continue progress towards housing. In 2027, base tax-supported operating investments of \$0.01M will be required starting and will require a total annual base operating investment of \$0.34M by the final build out year through future budget cycles.
- Additional operating and capital investments of approximately \$104.96M will be required to support the full build out of the Growth Application or to support continued growth in the Glacier Ridge Area Structure Plan and it will be brought forward in future Service Plans and Budgets.

4B Full Build out (Not Recommended)

	2026 (\$M)		2027+ (\$M)	
	Approved	Requires Approval	Approved	Requires Approval
15 years Incremental Operating Investment	-	-	-	13.80
Capital Investment - City Funded	-	20.13	-	-
Capital Investment - Off-site Levy Funded	-	20.87	-	22.10
Capital Investment - Utility Funded ¹	186.40	-	195.00	79.10
Total Capital Investment	186.40	41.00	195.00	101.20
Total Investment	186.40	41.00	195.00	115.00

[1] - These investments will be funded by self-supported debt to be repaid through off-site levies and/or user fees

Table 4 General Notes:

- This Growth Application benefits from \$186.40M in funded capital investments in the current service plan and budget.
- If this growth application were to be considered, \$41M in unfunded capital investments would need to be considered in prioritization.
- If this Growth Application were to be considered, a base tax-supported operating investments of \$0.35M will be required starting in 2027 and will require a total annual base operating investment of \$1.11M by the final build out year through future budget cycles.
- Additional operating and capital investments of approximately \$156.00M will be required to support the full build out of the Growth Application or to support continued growth in the Glacier Ridge Area Structure Plan and it will be brought forward in future Service Plans and Budgets.