



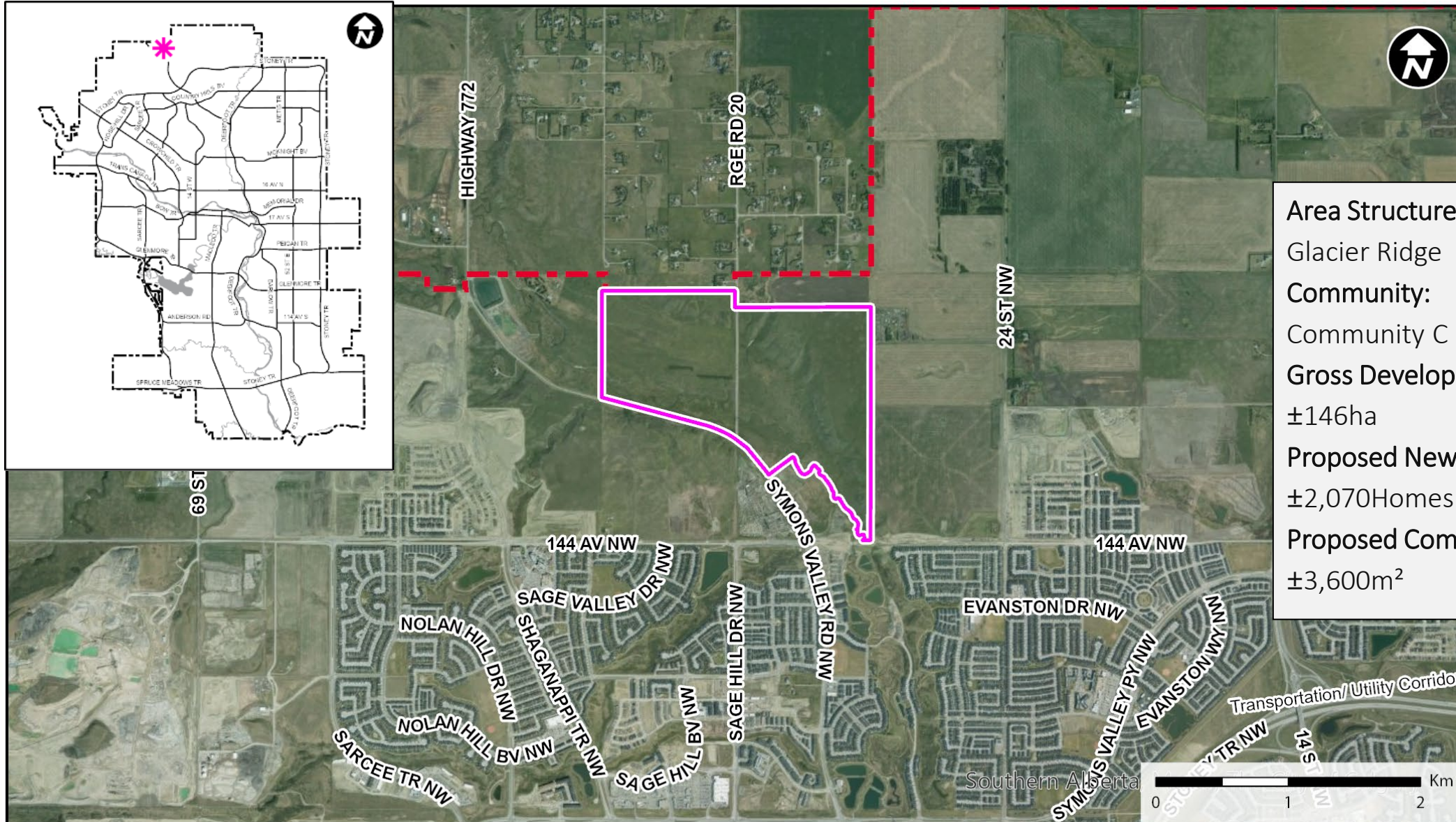
Growth Application in Glacier Ridge Area Structure Plan (Ward 2), GA2024-008

IP2025-0334

Infrastructure and Planning Committee | 2025 April 2

That the Infrastructure and Planning Committee recommend that Council:

1. Direct Administration to consider the 2026 operating investments, if any, needed to enable the East portion (Attachment 2, Map 2) of this Growth Application (GA2024-008) in the prioritization of investments for the 2025 November Adjustments;
2. Direct Administration to consider future capital and operating investments (2027+), as required, for the East portion (Attachment 2, Map 2) of this Growth Application (GA2024-008) in the prioritization of investments in future Service Plans and Budgets; and
3. Direct Administration to continue working with the applicant on the planning for future stages of capital infrastructure for the remaining lands (Attachment 2, Map 3) in the Growth Application (GA2024-008), including optimal timing of funding and delivery, to ensure the ability for continuity of growth in the Glacier Ridge Area Structure Plan.



Area Structure Plan:
Glacier Ridge

Community:
Community C of Glacier Ridge ASP

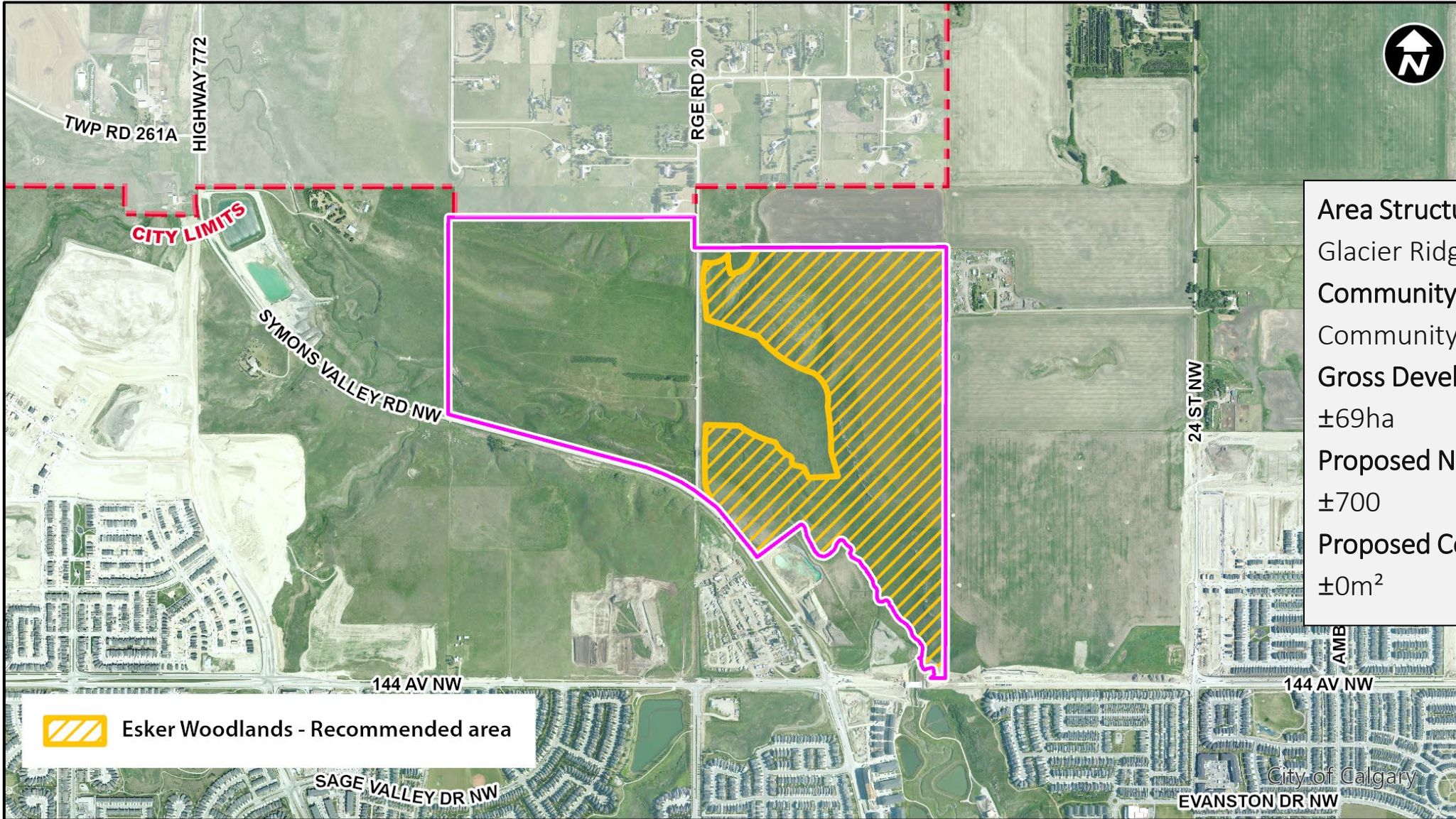
Gross Developable Hectares:
±146ha

Proposed New Homes:
±2,070Homes

Proposed Commercial:
±3,600m²



Growth Application "East Portion"



Area Structure Plan:
Glacier Ridge

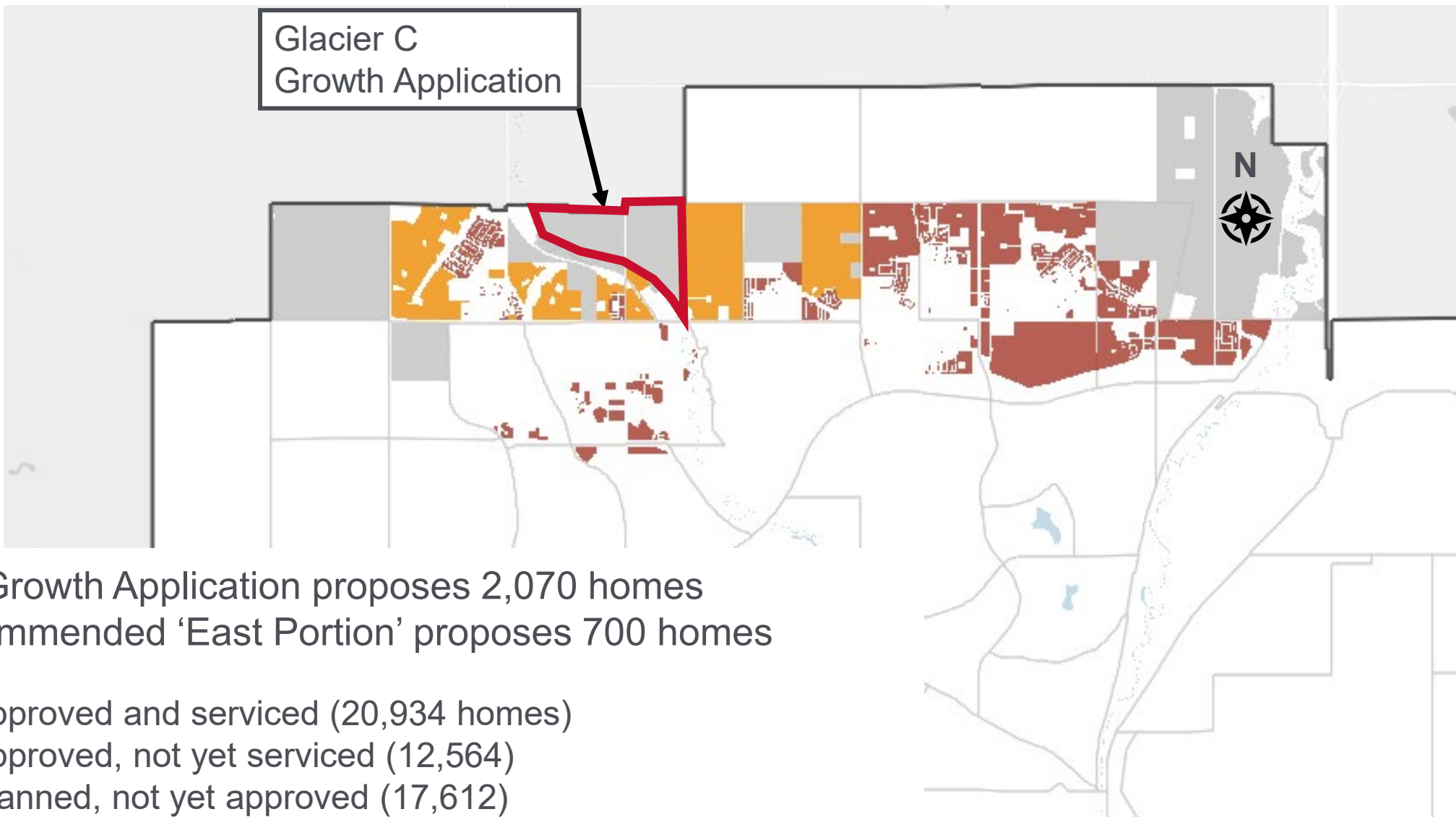
Community:
Community C of Glacier Ridge ASP

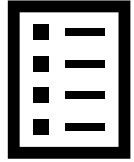
Gross Developable Hectares:
±69ha

Proposed New Homes:
±700

Proposed Commercial:
±0m²

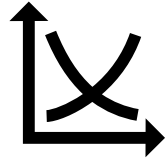
 **Esker Woodlands - Recommended area**





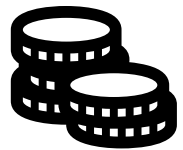
1. Municipal Development Plan Alignment

- a) East portion contiguous with the adjacent community of Ambleridge.
- b) Not favourably located with activity centres and commercial. Favourably located to transit.



2. Market Demand (as of May 2024)

- a) North sector 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 - East Portion (recommending) and Full Development (not recommending)

- a) Favourable New Community Operating Cost Model review (both)

<ul style="list-style-type: none"> b) East Portion current budget cycle 2026: <ul style="list-style-type: none"> i. No capital investment ii. No base operating investment c) East Portion future cycles 2027+: <ul style="list-style-type: none"> i. \$101.2M additional capital investment ii. \$0.34M annual base tax-supported operating investment after final buildout 	<ul style="list-style-type: none"> Full Development current budget cycle 2026: <ul style="list-style-type: none"> i. \$41.0M capital investment ii. No base operating investment Full Development future cycles 2027+: <ul style="list-style-type: none"> i. \$101.2M additional capital investment ii. \$1.1M annual base tax-supported operating investment after final buildout
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