



Growth Application in the Providence Area Structure Plan (Ward 13), GA2023-001

IP2025-0338

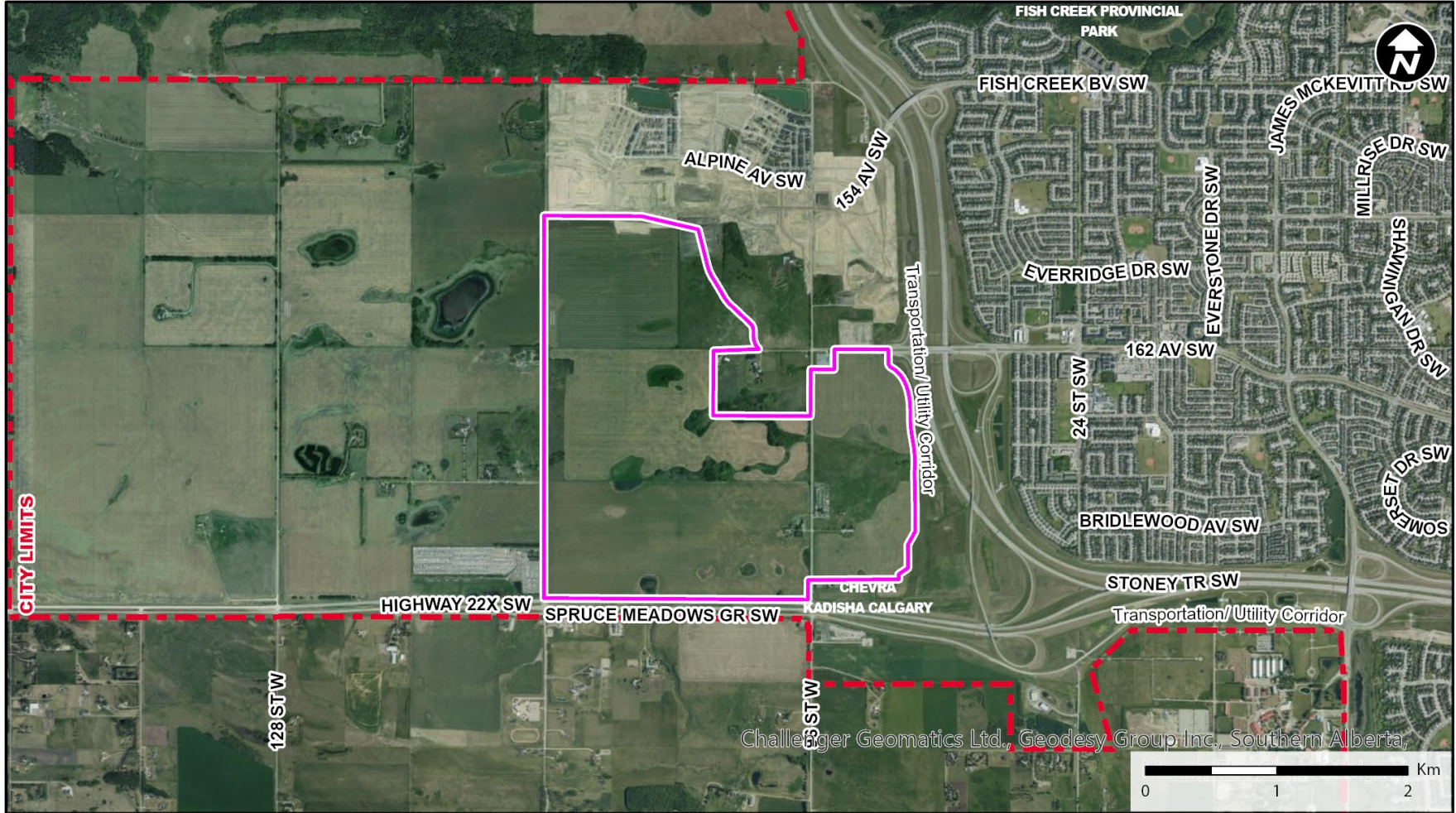
Infrastructure and Planning Committee | 2025 April 2

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 for continuity of growth in the Providence Area Structure Plan; and
2. Direct Administration not to consider the capital and operating investments needed to enable this Growth Application (GA2023-001) in the prioritization of investments in the 2025 November Adjustments.



Growth Application Context Map



Area Structure Plan:

Providence

Community:

Vermillion Hill, Alpine Park, Community B

Gross Developable Hectares:

±445ha

Proposed Homes:

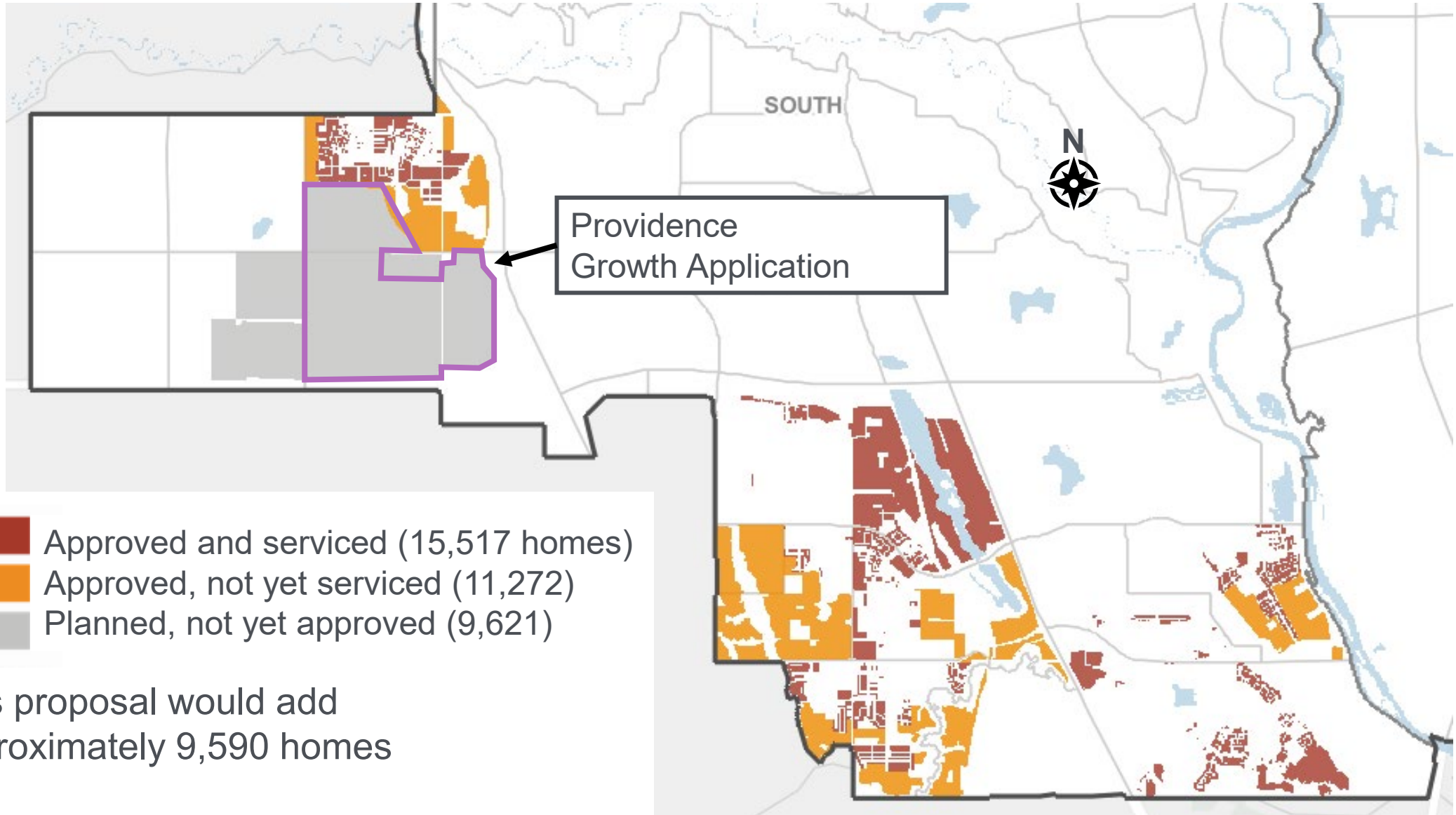
± 9,590 Homes

Proposed Commercial/Retail:

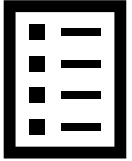
± 47,500m² commercial



South Sector Land Supply Overview

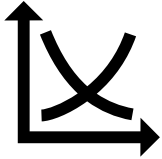


1. Municipal Development Plan Alignment



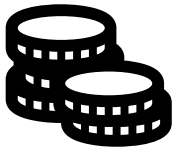
- a) Contiguous with Vermillion Hill and Alpine Park communities to the north
- b) Favourably located relative to schools and activity centres; unfavourably located relative to transit hubs, recreation centres, and libraries

2. Market Demand (as of May 2024)



- a) South sector has seven new communities at various stages of development
- b) Five to seven 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) Favourable New Community Operating Cost Model review
- b) Current budget cycle 2026 requires:
 - i. No capital investment
 - ii. No base operating investments
- c) Future budget cycles 2027+ requires:
 - i. \$525M capital investment (\$231M to enable and \$294M for continued growth)
 - ii. \$11.84M annual base tax-supported operating investment after final buildout

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2. Direct Administration not to consider the capital and operating investments needed to enable this Growth Application (GA2023-001) in the prioritization of investments in the 2025 November Adjustments.