



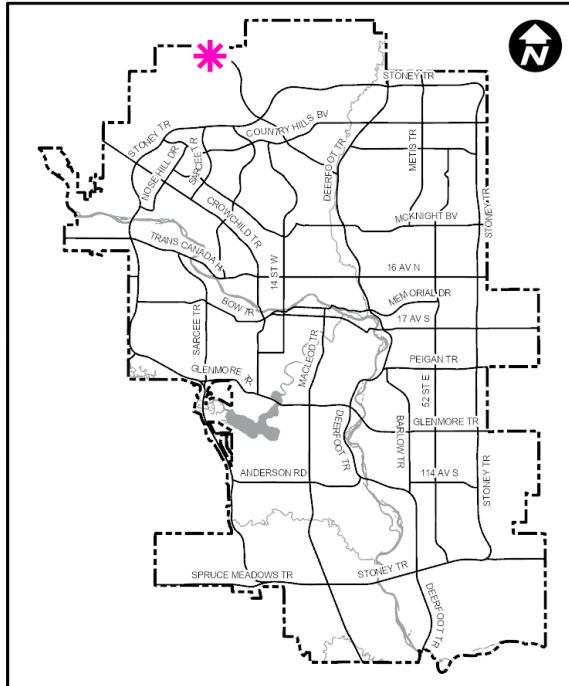
Growth Application in the Glacier Ridge Area Structure Plan (Ward 2), GA2024-004

IP2025-0195

Infrastructure and Planning Committee | 2025 February 27

That the Infrastructure and Planning Committee recommend that Council:

1. Direct Administration to consider the 2026 operating investments, if any, needed to enable this Growth Application (GA2024-004) 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 (GA2024-004) in the prioritization of investments in future Service Plans and Budgets.



Area Structure Plan:

Glacier Ridge

Community:

Glacier Ridge

Gross Developable Hectares:

±20ha

Proposed Homes:

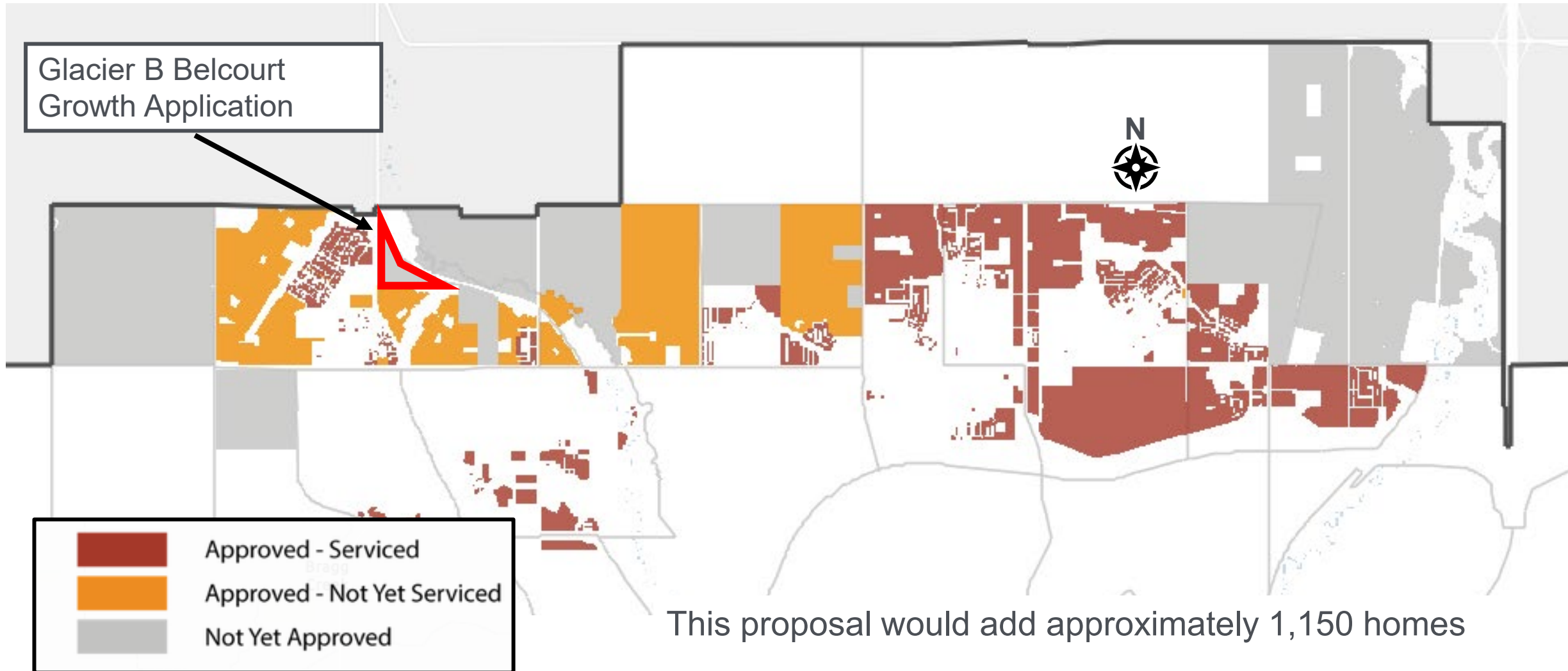
±1,150 Homes

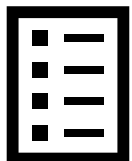
Proposed Commercial/Retail:

± 925m² commercial

Additional Operating Cost per year:

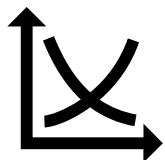
±\$0.4M per year for first 15 years of buildout





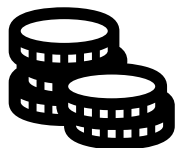
1. Municipal Development Plan Alignment

- a) Contiguous with Glacier Ridge community to the south and west
- b) Favourable proximity to schools, commercial centres and transit hubs



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

- a) Favourable New Community Operating Cost Model review
- b) Current budget cycle 2026 requires:
 - i. No additional capital investment
 - ii. No base operating investment
- c) Future budget cycles 2027+ requires:
 - i. \$22.10M additional capital investment for continued growth in Area Structure Plan
 - ii. \$0.43M base operating investment is required when build out ends

That the Infrastructure and Planning Committee recommend that Council:

1. Direct Administration to consider the 2026 operating investments, if any, needed to enable this Growth Application (GA2024-004) 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 (GA2024-004) in the prioritization of investments in future Service Plans and Budgets.