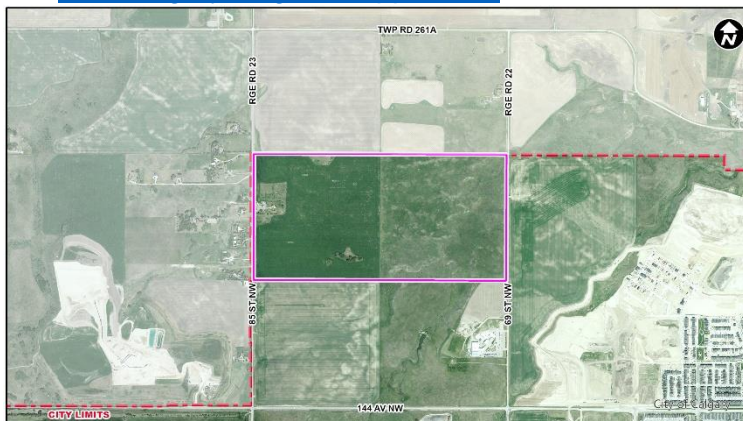
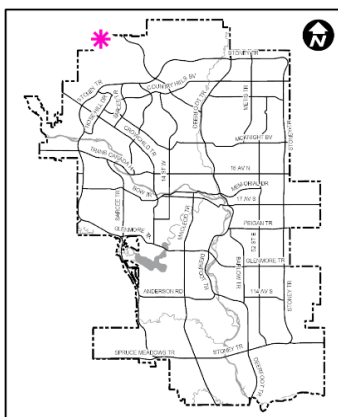


Application Overview

GA2024-002: Glacier A North

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



Growth Application At-a-Glance

Area Structure Plan: Glacier Ridge

Community: 02K (Glacier Ridge Community A)

Gross Developable Hectares: ± 130

Proposed Homes: $\pm 2,016$ Single/Semi homes, ± 528 Multi-Residential homes

Commercial or Retail: $\pm 6,503 \text{ m}^2$

Municipal Development Plan/Calgary Transportation Plan Alignment:

- Contiguous with the adjacent community of Glacier Ridge to the east, however there is no existing development directly south of the Growth Application.
- Unfavourably located relative to all services and amenities as it is not within 3.0 km of existing activity centres and existing and/or funded public schools and 5.0 km of existing recreation facilities, libraries, and transit.

Market Demand

- 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 indicated in the Suburban Residential Growth Report for 2024 May. These amounts do not yet reflect the land supply increase from Growth Applications approved in 2024 November.

Financial Impact

- Required capital investment to initiate growth includes the unfunded Glacier Ridge Emergency Response Station (\$22.1M). The Top Hill Feedermain (\$22.5M) will also benefit the area by providing water servicing redundancy but is not initially required as a 400mm developer-funded watermain along 85 Street NW will be completed to provide water service.
- Unfavourable operating cost model result for years 3-10 due to the operating costs required for

- Unfavourable operating cost model result for years 3-10 due to the operating costs required for a new Emergency Response Station. Year 11 onward is a favourable result (anticipated property tax and franchise fee revenue with estimated incremental direct and indirect operating costs) 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. The Suburban Residential Growth Report states that 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	Unfavourable	<ul style="list-style-type: none"> Contiguous with adjacent development Proposes to develop in the north half of the westernmost section of the Glacier Ridge Area Structure Plan, with the southern half undeveloped and still requiring a Growth Application. Not favourably located to all evaluated existing services and amenities, based on evaluation criteria. The closest services and amenities include the Shops in Sage Hill (± 4.0 km), University of Calgary Spy Hill Campus (± 4.0 km), Renert School (± 5.0 km), YMCA at Rocky Ridge (± 6.0 km), and Sage Hill Primary Transit Hub (± 6.0 km).
Market Demand	Unfavourable	<ul style="list-style-type: none"> Anticipated buildout could begin in 2029 when the North Calgary Water Service project is operational. As of May 2024, the Suburban Residential Growth Report indicates that 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	<p>Capital Costs (Table 2)</p> <ul style="list-style-type: none"> Capital investment is required up front via the Glacier Ridge Emergency Response Station. The approximate timeline of consideration for the Emergency Response Station capital costs is 2027-2030 budget, which aligns with the expected availability of land for the selected site (2028).
	Unfavourable	<p>Operating Costs (Table 3)</p> <ul style="list-style-type: none"> Unfavourable from years 3-10 when comparing anticipated property tax and franchise fee revenue with estimated incremental direct and indirect operating costs for the proposed Growth Application. This is due to a new Emergency Response Station being triggered. Year 11 onward is favourable.

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%
Nose Creek Sanitary Trunk Upgrades	33.5	33.5	-	-	Y	43%
Inglewood Sanitary Trunk Upgrades Phase 2	33.2	33.2	-	-	Y	21%
144 Ave Creek Crossing (Stage 1- 3 lanes)	60.0	60.0	-	-	Y	60%
Mountain View Pump Station Upgrades	3.1	3.1	-	-	Y	43%
Top Hill Feedermain [3]	22.5	-	-	22.5	N	43%
Glacier Ridge Emergency Response Station	22.1	-	-	22.1	Y	100%
Initial Investment Required to Enable Growth Application	22.1	-	-	22.1		
Total Required for Full Build Out	486.0	246.4	195.0	44.6		

[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 may be up to 100%.

[3] - A 400 mm developer-funded watermain extended along 85 ST NW or alternatively the future Top Hill Feedermain will be required to progress development in this Growth Application area. The applicant has selected the 400mm developer-funded watermain option to service their land. The trigger and timeline of the future Top Hill Feedermain will be determined based on the unplanned area land use and will benefit the subject Growth Application area by providing water servicing redundancy.

Table 2 General Notes:

- Table 2 includes all capital investments related to the full build out of the Growth Application. 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 to 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)

Operating costs with 100% share of the Emergency Response Station

	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Total Revenue	-	-	759	1,511	2,637	3,194	3,563	4,189	4,488	5,139	5,667	6,068	6,596	7,015	7,015	7,015	7,015
Less: Total Operating Costs	-	-	(577)	(658)	(5,759)	(5,805)	(5,905)	(5,958)	(6,027)	(6,254)	(6,326)	(6,381)	(6,441)	(6,503)	(6,514)	(6,514)	(6,487)
Net Balance	-	-	182	853	(3,122)	(2,610)	(2,342)	(1,769)	(1,539)	(1,116)	(660)	(313)	155	513	502	502	528

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).
- This Growth Application will trigger operating costs associated with a new Emergency Response Station. These costs are 100% attributed to this Growth Application since it is the only Growth Application that will utilize the Emergency Response Station at present state. In the future, the benefitting area of the Emergency Response Station will be much larger. If data is presented to indicate the costs be allocated in a different manner that will be modeled.
- If costs were modeled on a % of service (benefitting) area the incremental operating cost model would be more favourable and other Growth Applications modeled that benefit would become less favourable.

Table 4 - Investments Required

	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	-	-	-	74.93
Capital Investment - City Funded	24.00	-	-	-
Capital Investment - Off-site Levy Funded	36.00	-	-	22.10
Capital Investment - Utility Funded ¹	186.40	-	195.00	22.50
Total Capital Investment	246.40	0.00	195.00	44.60
Total Investment	246.40	0.00	195.00	119.53
[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 \$246.40M previously funded capital investments in the current service plan and budget.
- If this Growth Application were to be considered, \$22.1M 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 \$0.44M will be required starting in 2028 and will require a total base tax-supported operating investment of \$5.93M by the final build out year through future budget cycles.
- Additional operating and capital investments of approximately \$119.53M 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.