

QUALICO

Ammolite

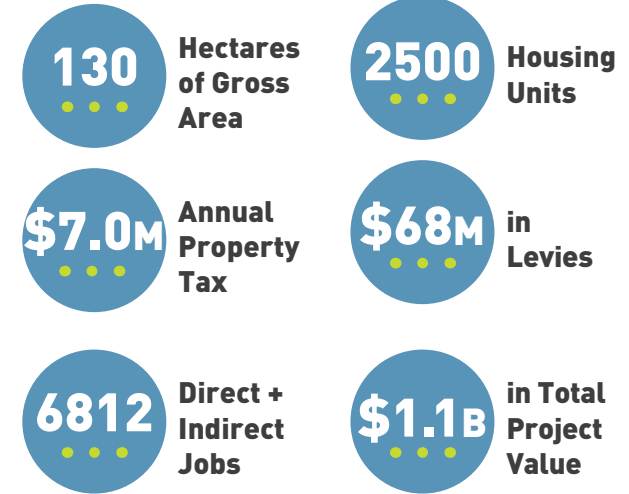
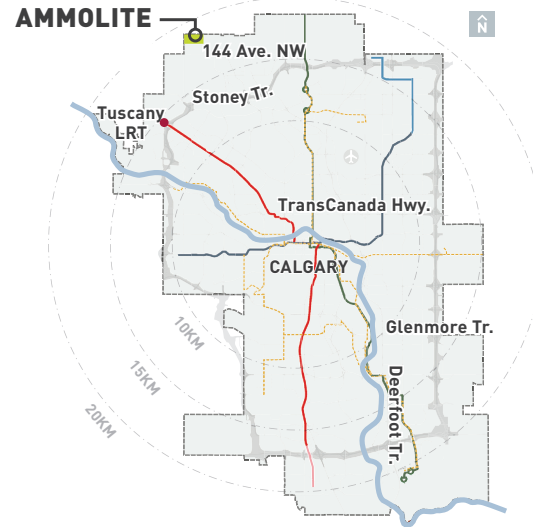
GLACIER RIDGE

- Qualico's Ammolite presents an opportunity to continue investing in Northwest Calgary and ensure an active stream of housing supply caters to demand
- This growth application area is supported by existing investment through the NWSP
- Continued development in this area, earlier, establishes revenue to payback significant investment

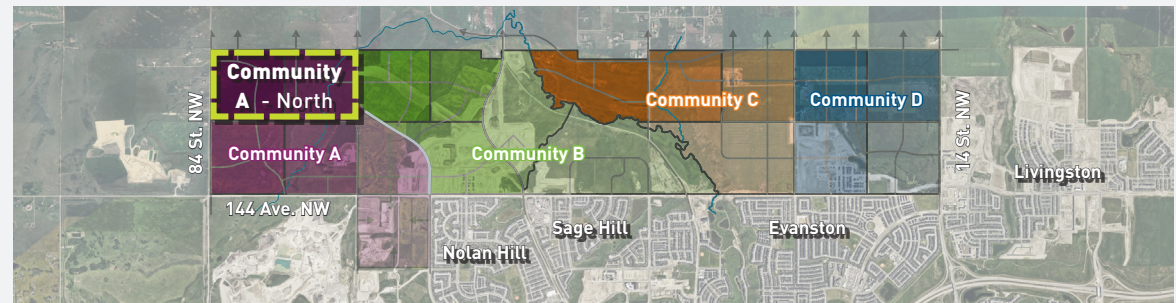


ISC: Unrestricted

IP2025-0337
Attachment 7



Location within the Glacier Ridge ASP



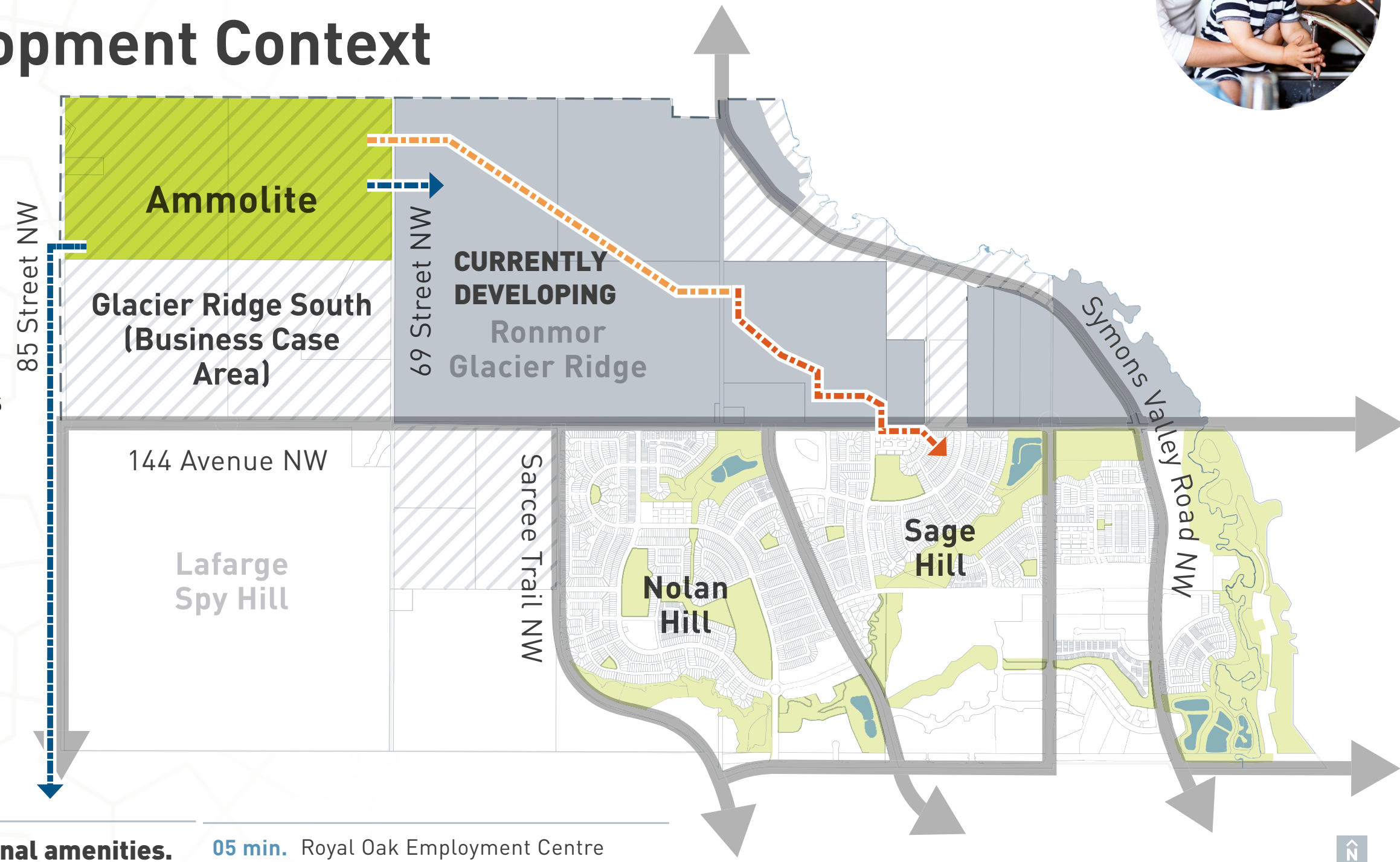
Qualico would like Committee to consider the enabling investments to support the build out of Ammolite.



Qualico: Ammolite

Growth & Development Context

- Funded through the North Water Servicing Project. Capacity available in 2027/29.
- Leverages investment through the actively developing lands to the east.
- Continued development in this area will bolster this existing investment.
- Serving the Northwest sector and close to regional amenities
- A Fire Hall is required



A quick drive to regional amenities.

05 min. Rocky Ridge YMCA

10 min. Tuscany LRT Station

05 min. Royal Oak Commercial Centre

05 min. Royal Oak Employment Centre

02 min. U of C Spy Hill Campus


05 min. Beacon Hill Commercial Centre

06 min. Sage Hill Crossing Commercial

06 min. Sage Hill Public Library


 Growth Application Area

 Growth Management Overlay (GMO)

 GM0 Removed in 2018 (area is under development)

 Proposed Water Distribution Mains

 Existing Sanitary Trunk

 Proposed Sanitary Trunk (approved, designed and to be constructed in 2022)

Qualico: Ammolite

NEXT STEPS

Council made a purposeful decision in 2018 to invest in this area, right across the road from the subject land. This continued with the recent NWSP investments in November 2024, paving the way for multiple Growth Application Approvals.

Qualico is committed to proceed through the application process having submitting an Outline Plan at the beginning of this year.

We are asking Committee to consider the Fire Hall in the budget and approve this Growth Application, to ensure supply can be delivered in alignment with the water capacity as it becomes available.

