# Esker Valley & The Woodlands

**GROWTH APPLICATION • MARCH 2025** 





We support Administration's recommendation but ask to also consider the Mountain View Road Realignment and Bridge to establish a more robust regional network.

146 ha

Gross Area

107 ha

Developable Area

1,500+ Units 550+ Units

CITY OF CALGARY RECEIVED

IN COUNCIL CHAMBER

APR 0 2 2025

DISTID PRESENTATION
CITY CLERK'S DEPARTMENT

Low Density Residential Multi-Family Residential

4,896

Future Residents 39,000 Sq.Ft

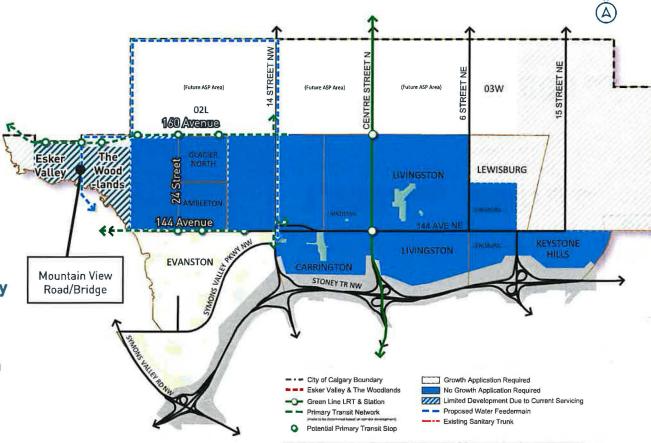
Commerical Space



## **Growth Context**

Esker Valley and The Woodlands propose to initiate development of Community C, as envisioned by the Glacier Ridge Area Structure Plan. Previous approvals in Ambleridge (Qualico) and Cabana (Brookfield) create a continuity of development along 144 Avenue NW, which is a key east-west transportation Corridor.

NWSP will service these lands, with interim capacity available in 2027, ultimate in 2029.



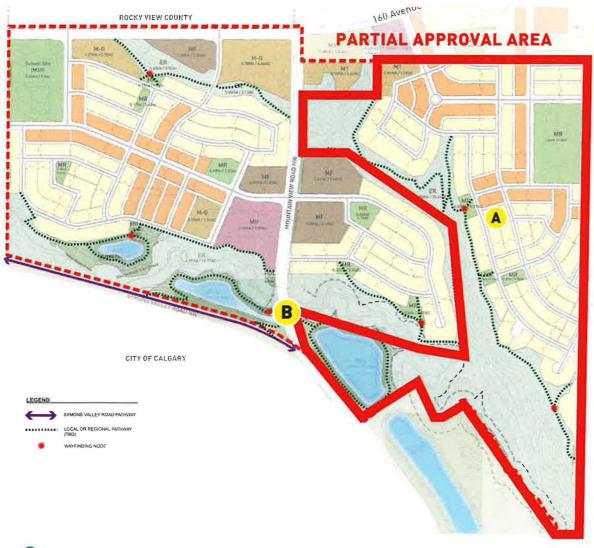
#### **Anticipated Development Timeline**

Shane Communities and Ronmor have initiated the Outline Planning process are are committed to deliver supply in the north sector.

| Q1 2025         | Q4 2025      | Q1 2026     | Q2-Q3 2026   | Q4 2026          |
|-----------------|--------------|-------------|--------------|------------------|
| Submit Outline  | Outline Plan | Phase 01    | Site Grading | Building Permits |
| Plan and Land   | and Land Use | Subdivision | and Phase 1  |                  |
| Use Application | Approval     | l .         | Construction |                  |



# **Outline Plan - Administration Recommendation**



- A No unfunded capital requirements
- B Mountain View Bridge/Realignment (\$41M)

The investment benefits a larger area creating a more robust regional transportation network and avoid transportation caps.



## **Our Ask of Committee**



Shane and Ronmor ask Committee and Council to consider full Growth Application Approval in 2025, with a commitment to the Mountain View Road Realignment and Bridge. This will provide certainty for development and avoid potential transportation caps by establishing a more robust transportation network.