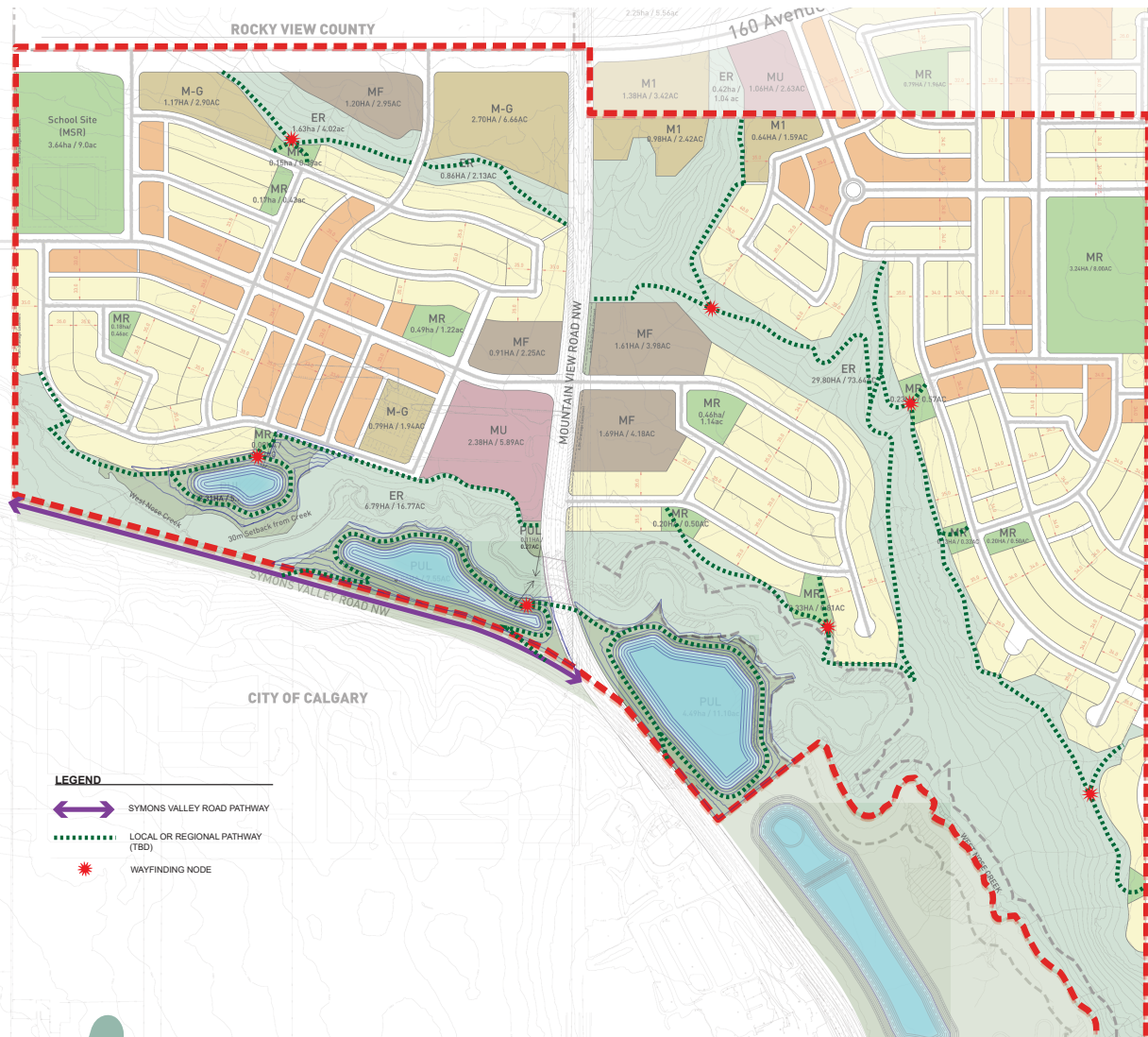


# Esker Valley & The Woodlands

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**

Low Density  
Residential

**550+ Units**

Multi-Family  
Residential

**4,896**

Future  
Residents

**39,000 Sq.Ft**

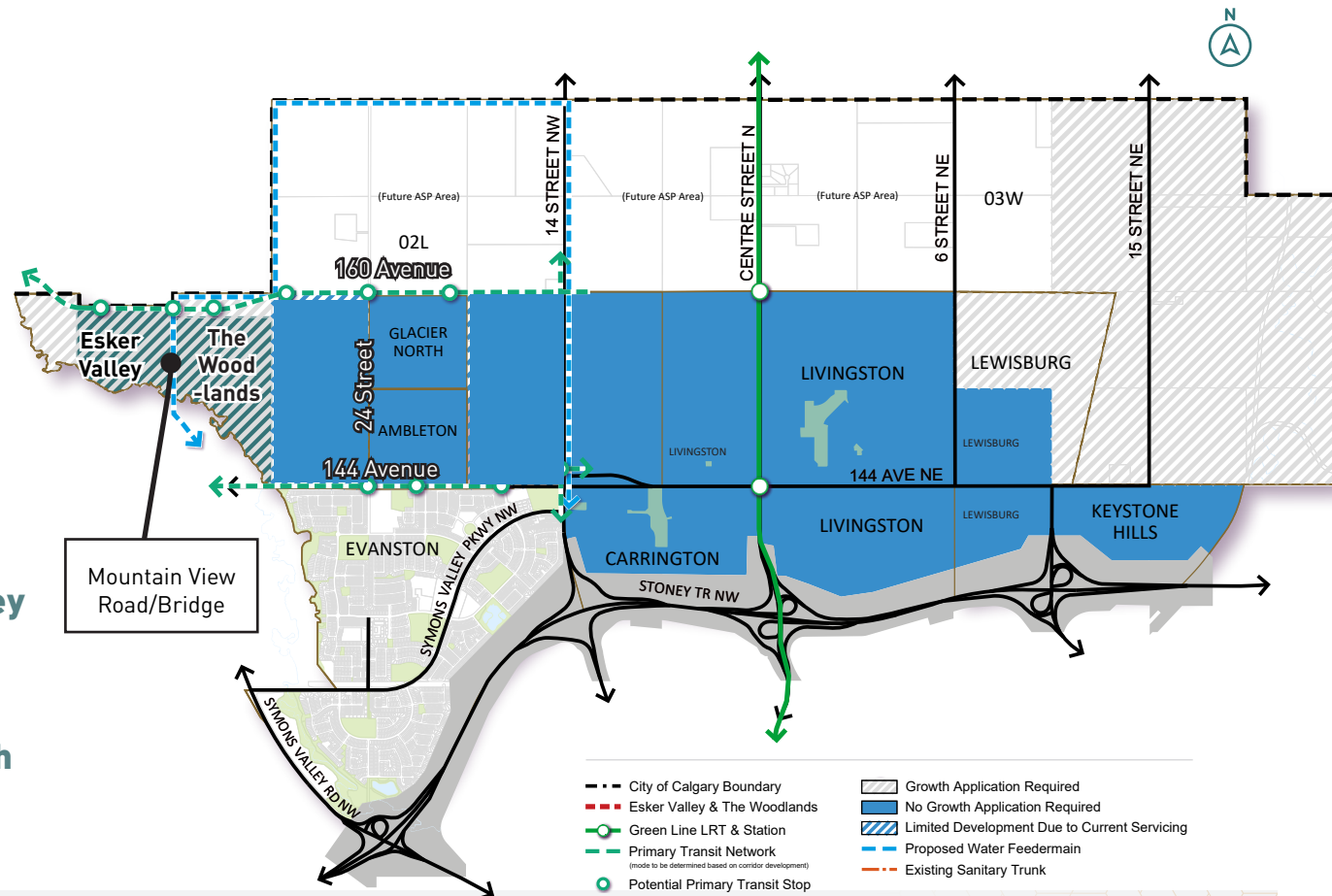
Commercial Space



# 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 and are committed to deliver supply in the north sector.

**Q1 2025**

Submit Outline Plan and Land Use Application

**Q4 2025**

Outline Plan and Land Use Approval

**Q1 2026**

Phase 01 Subdivision

**Q2-Q3 2026**

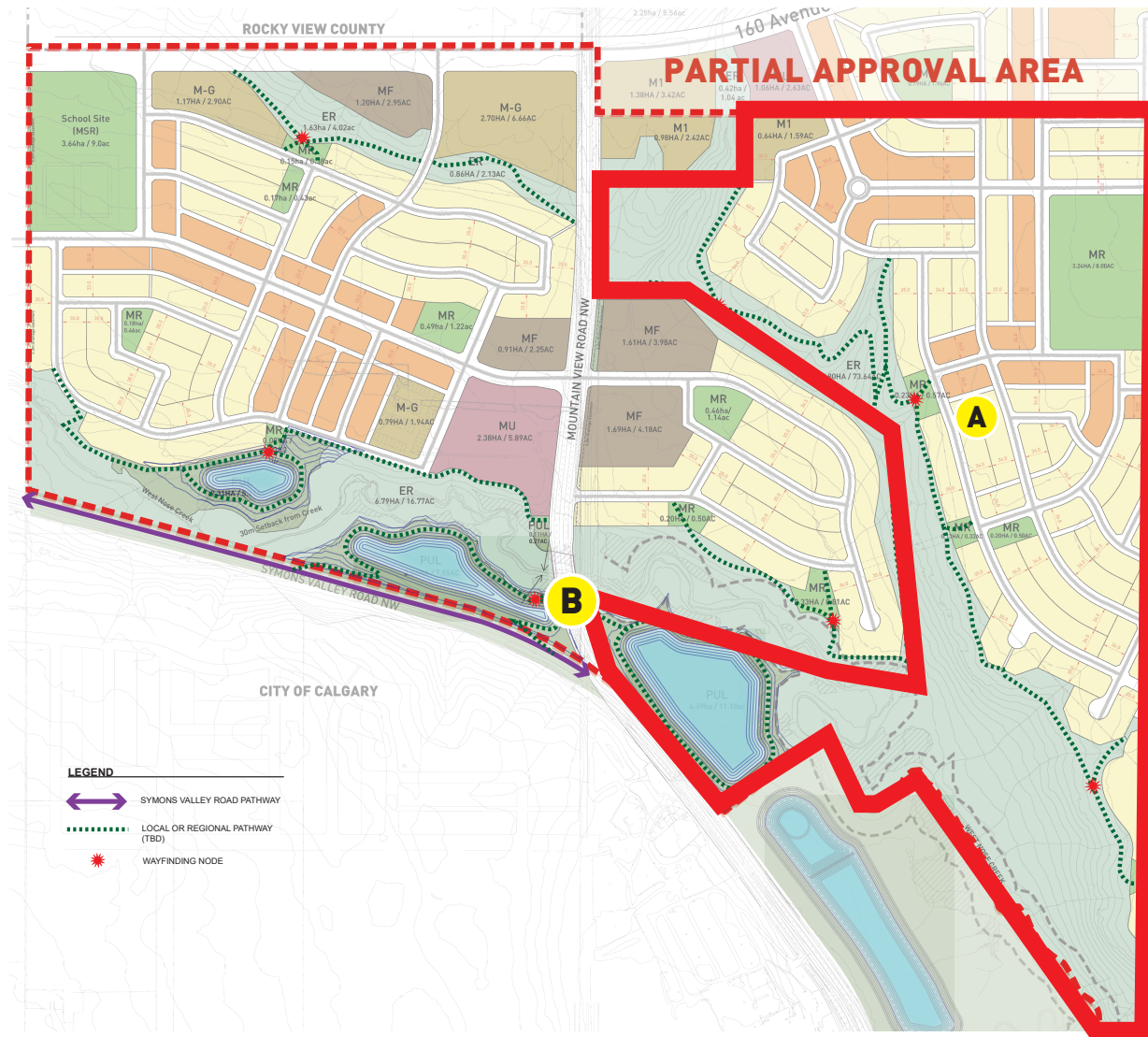
Site Grading and Phase 1 Construction

**Q4 2026**

Building Permits



# Outline Plan - Administration Recommendation

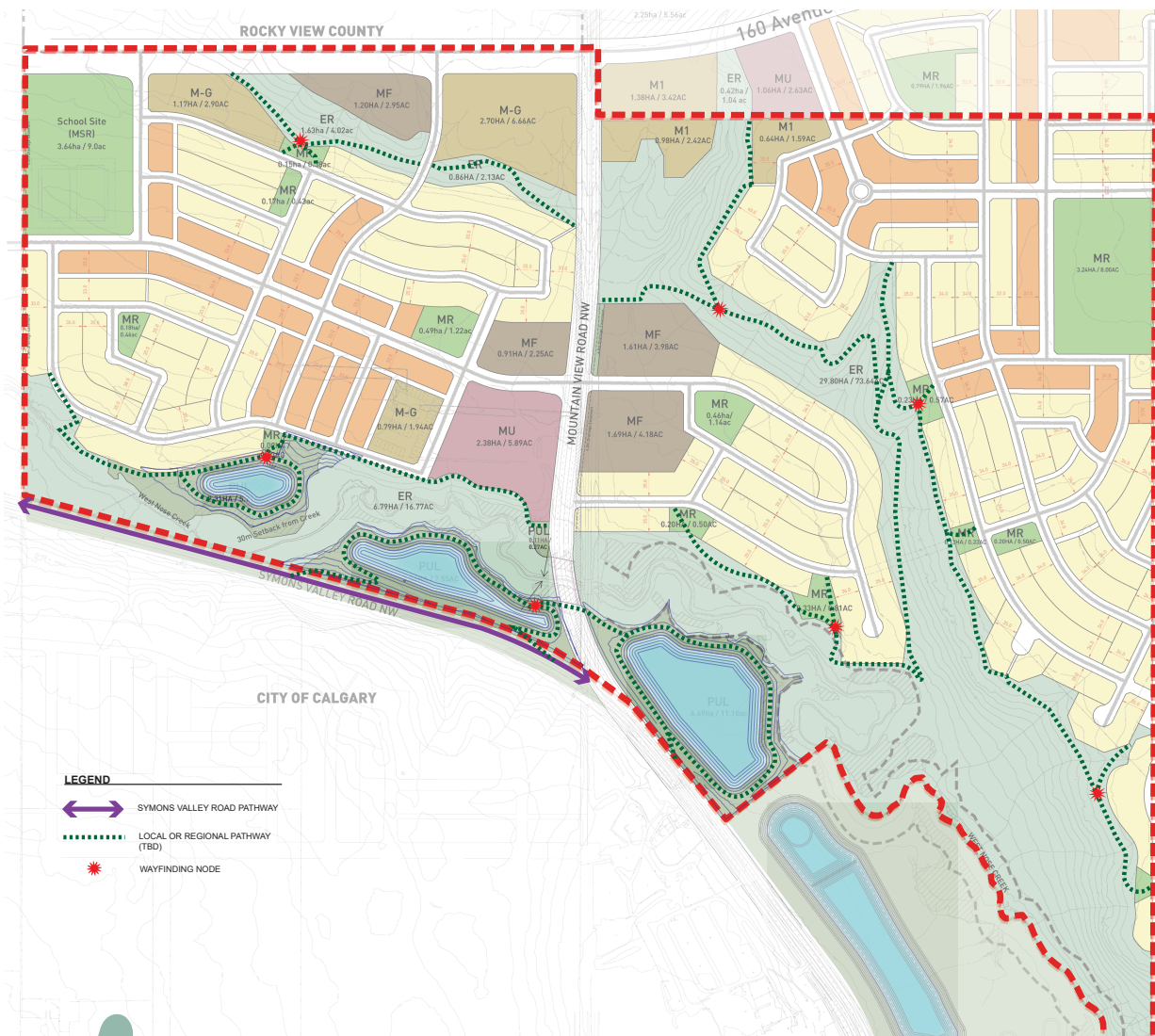


- A** No unfunded capital requirements
- B** Mountain View Bridge/Realignment (\$41M)

**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.**