

**Planning & Development Services Report to
Infrastructure and Planning Committee
2025 July 21**

**ISC: UNRESTRICTED
IP2025-0635**

Growth Application in the Glacier Ridge Area Structure Plan (Ward 2), GA2025-002

PURPOSE

The purpose of this report is to recommend that Council approve the growth application in Community D (Moraine) in the Glacier Ridge Area Structure Plan to support future housing development.

PREVIOUS COUNCIL DIRECTION

On 2023 July 26, Council endorsed a redesigned approach for how The City evaluates and enables growth opportunities to ensure that new community growth happens in the right place at the right time (Attachment 1).

On 2025 June 24, Council approved changes that allow for approval, at any time, of growth applications that only initially require operating investments to enable growth (IP2025-0535).

RECOMMENDATION(S):

That the Infrastructure and Planning Committee recommend that Council:

1. Approve this Growth Application (GA2025-002); and
2. Direct Administration to consider any future capital and/or operating investments, as required, for this Growth Application (GA2025-002), as part of the Citywide Growth Strategy budget submissions, in the prioritization of investments in future Service Plans and Budgets.

**RECOMMENDATION OF THE INFRASTRUCTURE AND PLANNING COMMITTEE,
2025 JULY 21:**

That Council:

1. Approve this Growth Application (GA2025-002); and
2. Direct Administration to consider any future capital and/or operating investments, as required, for this Growth Application (GA2025-002), as part of the Citywide Growth Strategy budget submissions, in the prioritization of investments in future Service Plans and Budgets.

GENERAL MANAGER COMMENTS

General Manager Deb Hamilton concurs with the recommendations of this report. This application will provide further housing options in Northwest Calgary.

HIGHLIGHTS

- This growth application does not trigger capital investments required to initiate development and is only anticipated to trigger operating investments beginning in 2028.
- If these recommendations are approved, long-term investment commitment to this area must be considered in future service plans and budgets.

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- Administration recommends that it is the right time for the operating investments required by this Growth application to be included in The City's future Service Plans and Budgets process to ensure that Calgary can meet the growing demand for housing.
- This growth application is surrounded by previously approved growth areas and would enable ±514 homes and ± 2,800 m² of commercial space in the North new community Sector. Enabling growth in this area would complement and continue new development in Community D (Moraine) in the Glacier Ridge Area Structure Plan.

DISCUSSION

Evaluation Overview

Investment in new communities continues to play an important role in supporting The City's long-term vision and objectives on housing. 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.

Growth Application Evaluation

The subject site is in the community of Moraine within the Glacier Ridge Area Structure Plan. The application was received on 2025 February 20 and evaluated by a cross corporate team according to the criteria published at www.calgary.ca/growthapplication (Attachment 2).

Municipal Development Plan/Calgary Transportation Plan Alignment

- Is contiguous with nearby development in Moraine and furthers the completion of the Starling neighbourhood.
- Favourably located in relation to services, local amenities and facilities including community activity centres, major activity centres, urban main streets and public schools.
- Currently unfavourably located more than five kilometres from the nearest transit infrastructure, library and recreation centre.

Market Demand

- The North Sector currently includes ten new communities at various stages of development.
- The Suburban Residential Growth Report indicates that as of May 2024, the North Sector has six to eight years of serviced land (20,934 homes) and four to five years of approved but not yet serviced land (12,564 homes). This is above the target range of three to five years of serviced land supply (Attachment 4).

Financial Impact

- Operating impact is favourable when comparing anticipated property tax and franchise fee revenue with estimated incremental direct and indirect operating costs.
- Initially, no capital investments are initially triggered by this application as it leverages previous capital investments such as North Calgary Water Servicing Stage 1 (Attachment 2).
- As of the 2027-2030 Service Plans and Budgets, capital investments will be needed for continued investment in utilities infrastructure and a permanent fire and emergency

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response station for the ongoing buildout of the Glacier Ridge Area Structure Plan, including, but not limited to, this growth application area. Delays in infrastructure delivery and/or future budget approvals could result in development delays.

EXTERNAL ENGAGEMENT AND COMMUNICATION

- | | |
|---|--|
| <input type="checkbox"/> Public engagement was undertaken | <input type="checkbox"/> Dialogue with interested parties was undertaken |
| <input checked="" type="checkbox"/> Public/interested parties were informed | <input type="checkbox"/> Public communication or engagement was not required |

Public engagement occurred during the Glacier Ridge Area Structure Plan review and approval, and further engagement occurs at outline plan/land use Amendment stages, and the Service Plans and Budgets process. Information is shared on www.calgary.ca/growthapplication, including the applicant's submission (Attachment 5).

IMPLICATIONS

Social

The City supports market housing needs through investing in a balanced supply of serviced land in new community areas. This growth application presents an opportunity to enable growth that is contiguous and well-located to amenities and services and increases housing choice and affordability.

Environmental

New community growth typically leads to higher greenhouse gas emissions, increased climate risk, and loss of natural assets compared to redevelopment in established areas. Climate resilience is integrated throughout the outline plan to development and building permit stages. Application of city development standards, design guidelines and transit services can significantly reduce carbon emissions and enhance resilience.

Economic

Enabling private housing development creates jobs, boosts economic activity, and can support housing affordability. This is an important part of Calgary's comparative advantage relative to other cities.

Service and Financial Implications

New operating funding request

Base tax-supported operating investments of approximately \$0.02 million will be required starting in 2028 and will require a base tax-supported operating investment of approximately \$0.03 million by the final build out year based on analysis done using the New Community Incremental Operating Cost Model (IP2023-0981). Should this growth application proceed, required operating funding will be requested at the appropriate time by the impacted services. (Attachment 2).

The City budgets for additional revenues from new development, meaning the estimate of property taxes used in the model is not implied to be additional unbudgeted tax revenue.

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Rather, this indicates how much property tax could be generated by the anticipated homes in the growth application at current tax rates.

Other: Capital Investments

This growth application triggers no near-term funding of capital investments as this area benefits from investments previously approved by Council. However, this area will require \$102.7 million of additional capital investment in future budget cycles that support ongoing growth in the Glacier Ridge Area Structure Plan, including, but not limited to, this growth application.

Future Investments

New communities previously approved by Council that are not yet serviced still require significant City investment in infrastructure and services (Attachment 3). Since 2024 November, ten growth applications with capacity for 11,950 homes have been approved that will require \$1.6 billion in unfunded capital investment in future years. Expansion in City infrastructure creates future financial obligations such as maintenance and renewal over its lifecycle.

RISK

New community growth is a long-term commitment that presents several risks. Not approving Growth Applications may result in higher housing prices and diminished developer confidence. Conversely, approving them can lead to resource dispersion, long-term financial commitments, and increased environmental risks. Additionally, economic uncertainties and unrealistic expectations present significant challenges. See attachment 6 for more information.

ATTACHMENT(S)

1. Background and Previous Council Direction
2. Application Overview
3. Summary of Growth Applications
4. Overview of New Community Land Supply
5. Applicant Submission
6. Risks Analysis for Growth Applications
7. Presentation

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform
D Hamilton	Planning and Development Services	Approve
L Tochor	Corporate Planning and Financial Services	Consult
M Thompson	Infrastructure Services	Inform
D Morgan	Operational Services	Inform
K Black	Community Services	Inform

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