



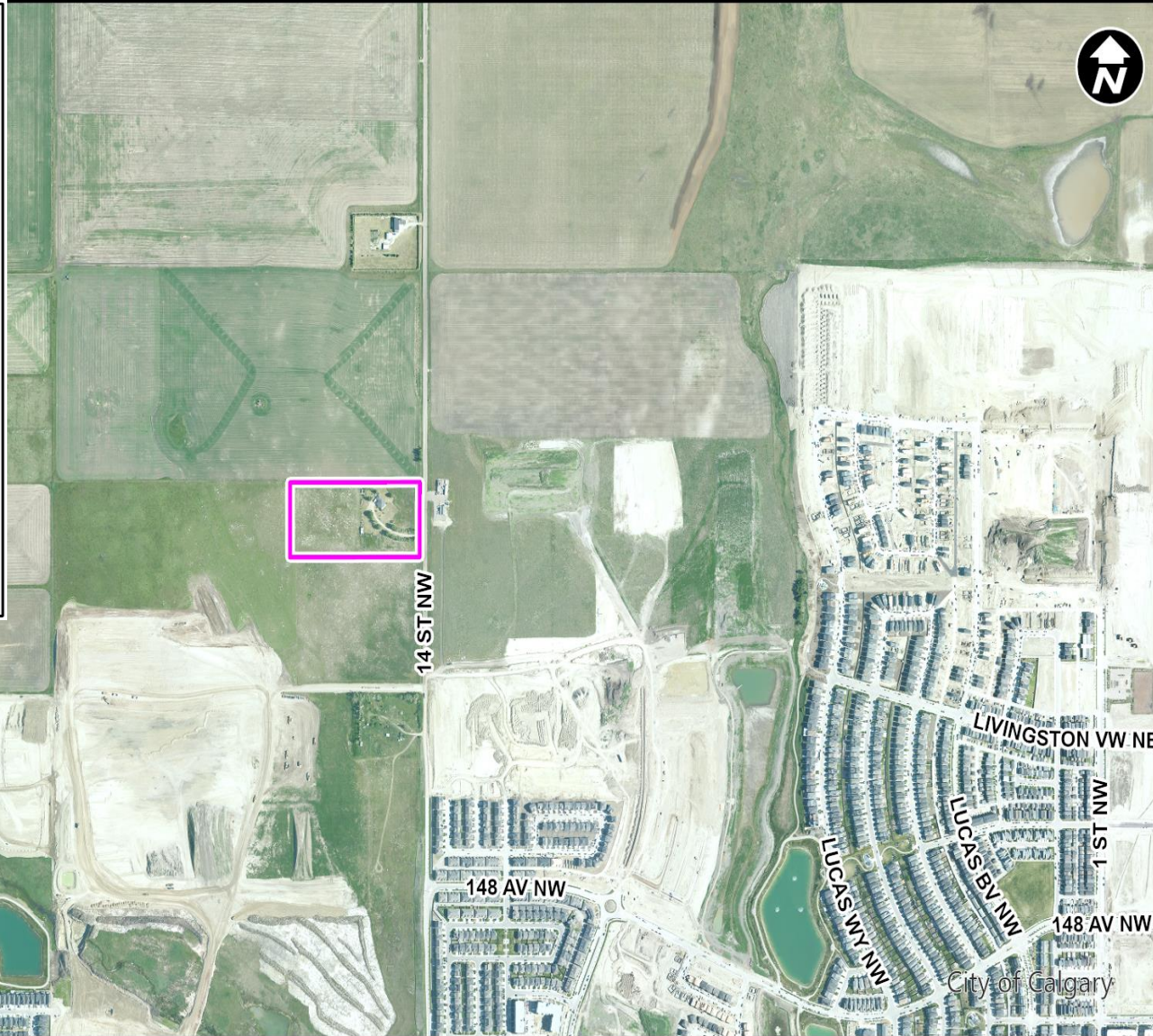
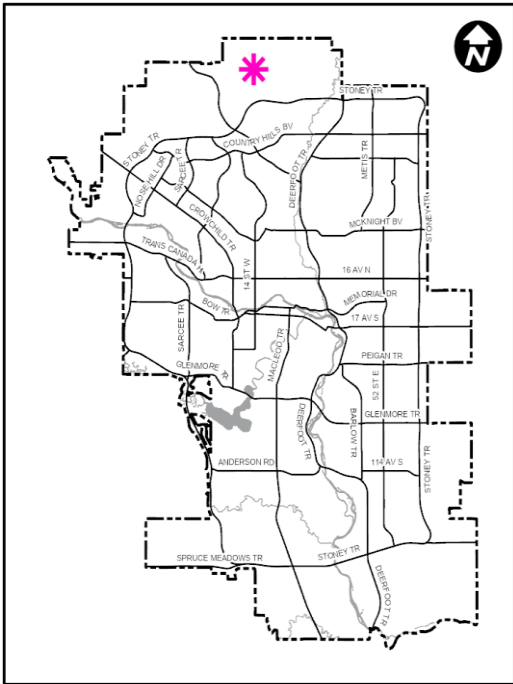
Growth Application in Glacier Ridge Area Structure Plan (Ward 2), GA2025-002

IP2025-0635

Infrastructure and Planning Committee | 2025 July 21

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.



Area Structure Plan:

Glacier Ridge

Community:

Moraine

Gross Developable Hectares:

±4.05

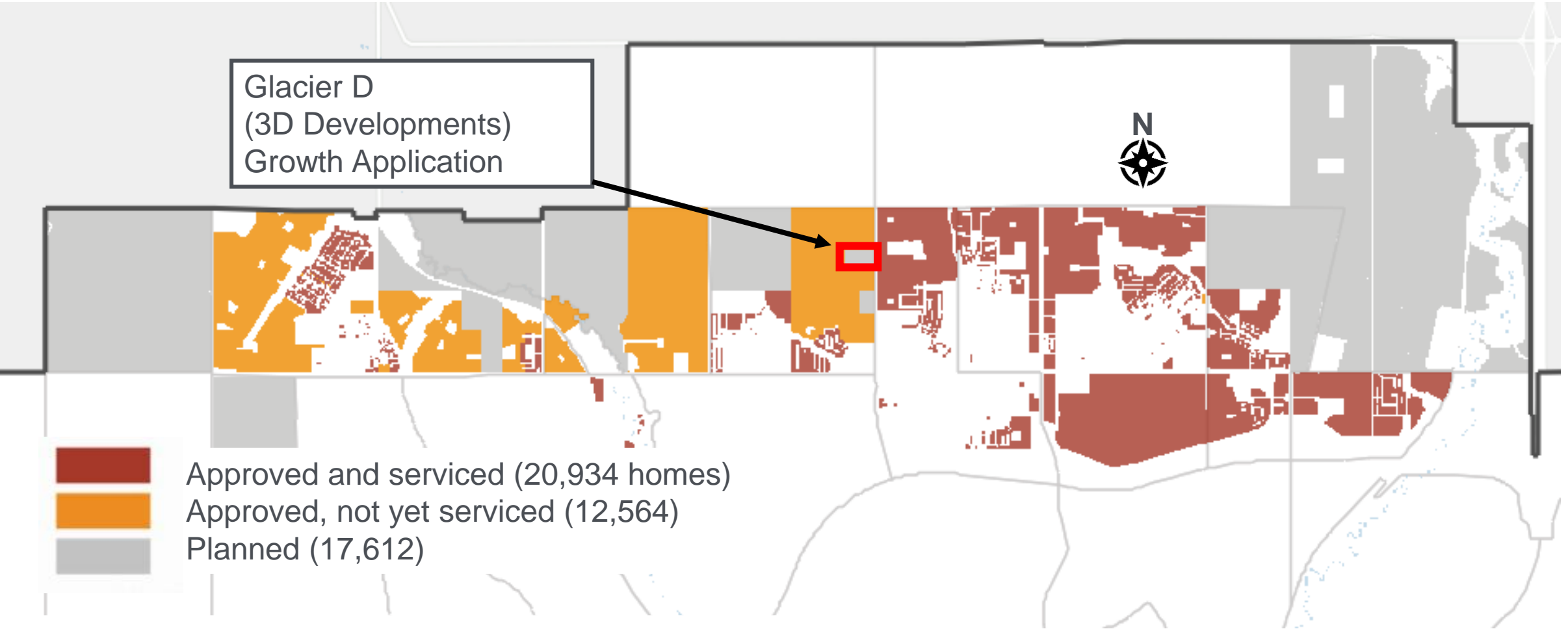
Proposed New Homes:

±514

Proposed Commercial/Retail:

± 2800 sq metres



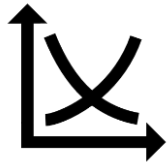


This proposal would add approximately 514 homes



1. Municipal Development Plan Alignment:

- a) Contiguous with the rest of Moraine community, growth approved on all sides
- b) Favourable proximity to schools, major and community activity centres, urban main streets and local amenities. Unfavourably located next to transit, library and recreation centres.



2. Market Demand (as of May 2024)

- a) North Sector currently has ten new communities at various stages of development
- b) Six to eight years of approved and serviced land and an additional four to five years of approved but not yet serviced land remaining



3. Financial Impact

- a) Favourable New Community Operating Cost Model review
- b) Current budget cycle 2026 requires no capital or operating investment. Operating investment are anticipated to start in 2028.
- c) Future budget cycles 2027+ requires:
 - i. \$102.7M additional unfunded capital investment for continued growth in Area Structure Plan
 - ii. \$0.03M base tax-supported operating investment after final buildout

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