

Planning & Development Services Report to  
Infrastructure and Planning Committee  
2026 March 11

ISC: UNRESTRICTED  
IP2026-0027

## Growth Application in the Glacier Ridge Area Structure Plan (Ward 2), GA2025-003

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### PURPOSE

The purpose of this report is to recommend Council approve the “Glacier D Compass Square” Growth Application in the Moraine community of the Glacier Ridge Area Structure Plan (ASP).

### 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 (IP2023-0559). This process was implemented starting 2023 August 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). This change accelerates housing supply with minimal financial risk to The City. See Attachment 1 for further previous Council direction.

### RECOMMENDATION(S):

That the Infrastructure and Planning Committee recommend that Council:

1. Approve this Growth Application (GA2025-003) and direct Administration to include required operating funding in the 2027-2030 Business Plans and Budgets; and
2. Direct Administration to consider any future capital and/or operating investments (2031+), as required, for this Growth Application (GA2025-003) in the prioritization of investments in future Business Plans and Budgets.

### CHIEF ADMINISTRATIVE OFFICER/GENERAL MANAGER COMMENTS

General Manager Debra Hamilton concurs with the recommendations in this report. The Glacier D Compass Square Growth Application advances buildout of the Glacier D area, which will enable near full buildout of the Moraine community.

### HIGHLIGHTS

- It is the right time for the operating investments required by this Growth Application to be included in The City’s future Business Plans and Budgets.
- This Growth Application enables new housing for Calgarians in an area experiencing significant growth, supporting Calgary’s growing population through financially responsible new community development that maximizes existing and funded infrastructure investments.
- This Growth Application, which proposes approximately 225 new homes, is surrounded on all four sides by approved development. It would complement both the Moraine and Carrington communities in the North new community sector.
- This Growth Application, benefitting from previous capital investments, does not trigger new capital investments to initiate development and is anticipated to trigger operating investments beginning in 2027.

## Growth Application in the Glacier Ridge Area Structure Plan (Ward 2), GA2025-003

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- If these recommendations are approved, long-term investment in services and infrastructure benefitting this area and others must be considered in future Business Plans and Budgets.

### DISCUSSION

#### Evaluation Overview

Investment in new communities continues to play an important role in supporting Calgary as an attractive and affordable place to live. Guidance for how Growth Applications are evaluated is set out in section 5.2.2 of the Municipal Development Plan (MDP) and section 4.3 of the New Community Planning Guidebook. New community growth decisions are made in consideration of both benefits and costs brought about by the development.

#### 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 September 15 and evaluated by Administration according to the criteria published at [www.calgary.ca/growthapplication](http://www.calgary.ca/growthapplication) (an evaluation summary is available in Attachment 2).

#### Policy Alignment

- This site is contiguous with existing development and furthers the completion of the community of Moraine. Strategically planning and building new communities near existing or developing communities, amenities and services supports efficient infrastructure use and creates well-connected and complete areas.
- The site is favourably located (less than 3 kilometres) of an MDP identified Major Activity Centre (144 Avenue NW / Centre Street), Community Activity Centres (Shops at Carrington Green), and an Urban Main Street (144 Avenue NW). It is also well served by nearby daily amenities and a range of schools, including St. Josephine Bakhita School (K-6, Calgary Catholic School District (CCSD)), Buffalo Rubbing Stone School (K-4, Calgary Board of Education (CBE)), Our Lady of Grace School (Grades 1-9, CCSD), and Captain Nichola Goddard School (Grades 4-9, CBE).
- Currently, the application is unfavourably located (greater than 5 kilometres) from the nearest transit hub (Sage Hill Terminal), library (Country Hills Library), and recreation centre (Vivo).

#### Market Supply and Demand

- The North Sector currently includes eleven new communities at various stages of development, supporting six to nine years of serviced land (19,654 homes) and four to six years of approved but not yet serviced land (12,899 homes). This is considered above target in the criteria.
- The Growth Application increases land supply in the North Sector and citywide but the small size means total years of land supply are not significantly altered.
- As of 2025 May, Calgary has seven to ten years of serviced land supply, which is above the MDP target range of three to five years. See Attachment 3 for more details.

## Growth Application in the Glacier Ridge Area Structure Plan (Ward 2), GA2025-003

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### Finances and Infrastructure

- Property tax and franchise fee generation within the Growth Application area are projected to cover operating cost requirements from 2027 onwards, supporting funding for services captured in the New Community Incremental Operating Cost Model.
- Initially, no new capital investments are required to enable growth in this application area as it leverages previously approved investments such as the North Calgary Water Servicing infrastructure (Attachment 2). The North Calgary Water Servicing project is anticipated to be completed in 2029. This Growth Application will be supported by interim capacity allocation, expected to be available in early 2027. The North Calgary Water Servicing project will benefit new growth in addition to providing needed redundancy in Calgary's water network.
- This Growth Application will generate an estimated \$0.63 million in annual revenue and \$2.14 million in levies at full build out.
- Additional funding will be required in future Business Plans and Budgets to support continued investments in utilities infrastructure, mobility infrastructure (144 Avenue North Bus Rapid Transit) and the permanent Keystone Hills Emergency Response Station that facilitates the ongoing buildout of the Glacier Ridge Area Structure Plan, including this Growth Application area. Delays in infrastructure delivery and/or future budget approvals could result in development delays as development cannot proceed if necessary infrastructure is not in place

### EXTERNAL ENGAGEMENT AND COMMUNICATION

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

Public engagement for the overall vision for development in this area occurred during the Glacier Ridge Area Structure Plan process. Further engagement on specific projects then occurs at the land use and outline plan stages. Information on the Growth Application process, and on individual applications, is shared on [www.Calgary.ca/GrowthApplication](http://www.Calgary.ca/GrowthApplication). See Attachment 4 for the Applicant Submission.

### IMPLICATIONS

#### Social

Supporting a reliable supply of serviced land for new community development means Calgary's growing population will continue to be well-served by a variety of housing options. This Growth Application presents an opportunity to enable growth that is close to and well-connected to amenities and services

#### Environmental

New community growth typically leads to higher greenhouse gas emissions, increased climate risk and greater loss of natural assets compared to redevelopment. Through the review of

## Growth Application in the Glacier Ridge Area Structure Plan (Ward 2), GA2025-003

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outline plans, land use and development permit applications, The City supports climate resilient development and buildings in alignment with citywide and Area Structure Plan policies. The timely provision of transit service and other sustainable travel options in new communities can also reduce emissions.

### **Economic**

Enabling new community development attracts investment, creates jobs, boosts economic activity, increases the tax base, generates off-site levies and can support housing affordability. Ensuring this growth also matches The City's ability to reliably fund infrastructure and services, particularly with Growth Applications such as this where no new capital costs are required, also reduces financial risks to The City and Calgarians.

### **Service and Financial Implications**

#### **New operating funding request**

Tax-supported operating investments of approximately \$7,152 will be required starting in 2027, with approximately \$22,111 per year required by the final buildout year, based on analysis done using the New Community Incremental Operating Cost Model (IP2023-0981). Required operating budget would need to be included in the prioritization of investments in future Business Plans and Budgets (see Attachment 2 for details).

#### **Other: Capital Investments**

This Growth Application requires no new near-term funding of capital investments as this area benefits from investments previously approved by Council. However, this area will require an estimated \$373.5 million of additional capital investment in future Business Plans and Budgets 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. Since 2024 November, twelve Growth Applications with capacity for 15,400 homes have been approved that will require an estimated \$1.7 billion in unfunded capital investment in future years. Additional infrastructure investments by The City and Government of Alberta are required to complete new communities and are not included in this total, including recreation centres, libraries and schools. Expansion in City infrastructure also creates future financial obligations including maintenance and lifecycle investments not captured through the Growth Applications process

### **RISK**

New community growth is a long-term commitment and carries several inherent risks. The main risk for this application is the reliance on interim water servicing capacity anticipated in 2027 and the completion of the North Calgary Water Servicing project in 2029. Delays to either may affect the developer's ability to advance development as development cannot proceed if necessary infrastructure is not in place.

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There is also a risk that not approving the application will leave this unapproved parcel with approved land on all boundaries, creating uncertainty regarding future land use and inefficient use of serviced land. For additional information on risks for new community growth see Attachment 5.

**ATTACHMENT(S)**

1. Background and Previous Council Direction
2. Application Overview
3. Overview of New Community Land Supply
4. Applicant Submission
5. Risks Analysis for Growth Applications
6. 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
R Hendry	Chief Housing Office	Inform

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