



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

IP2026-0027

Infrastructure and Planning Committee | 2026 March 11

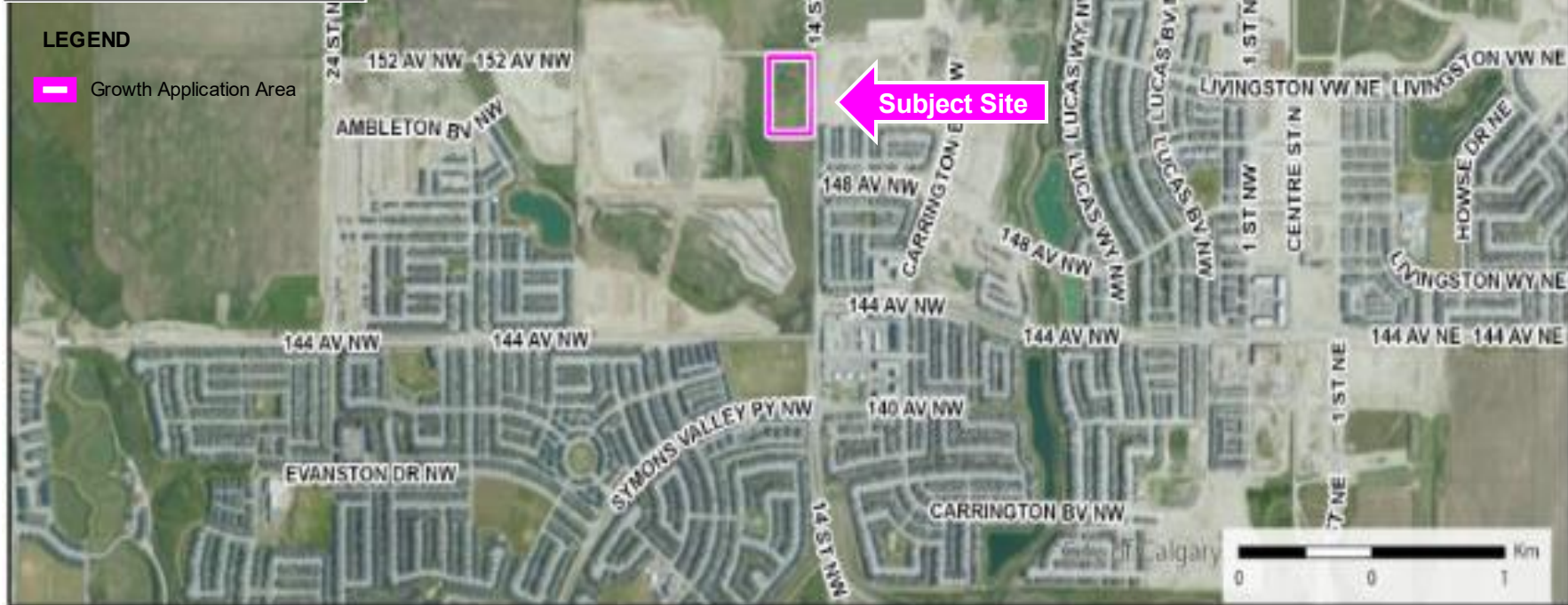


Previous Council Direction

- This Growth Application area was previously submitted as a business case known as “Glacier Ridge Community D Cabana Ivory Business Centre”
- In July 2022, that business case was not recommended by Administration and was subsequently not approved by Council through report IP2022-0545

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.



Growth Application:
Glacier D Compass Square

Area Structure Plan:
Glacier Ridge

Community:
Moraine

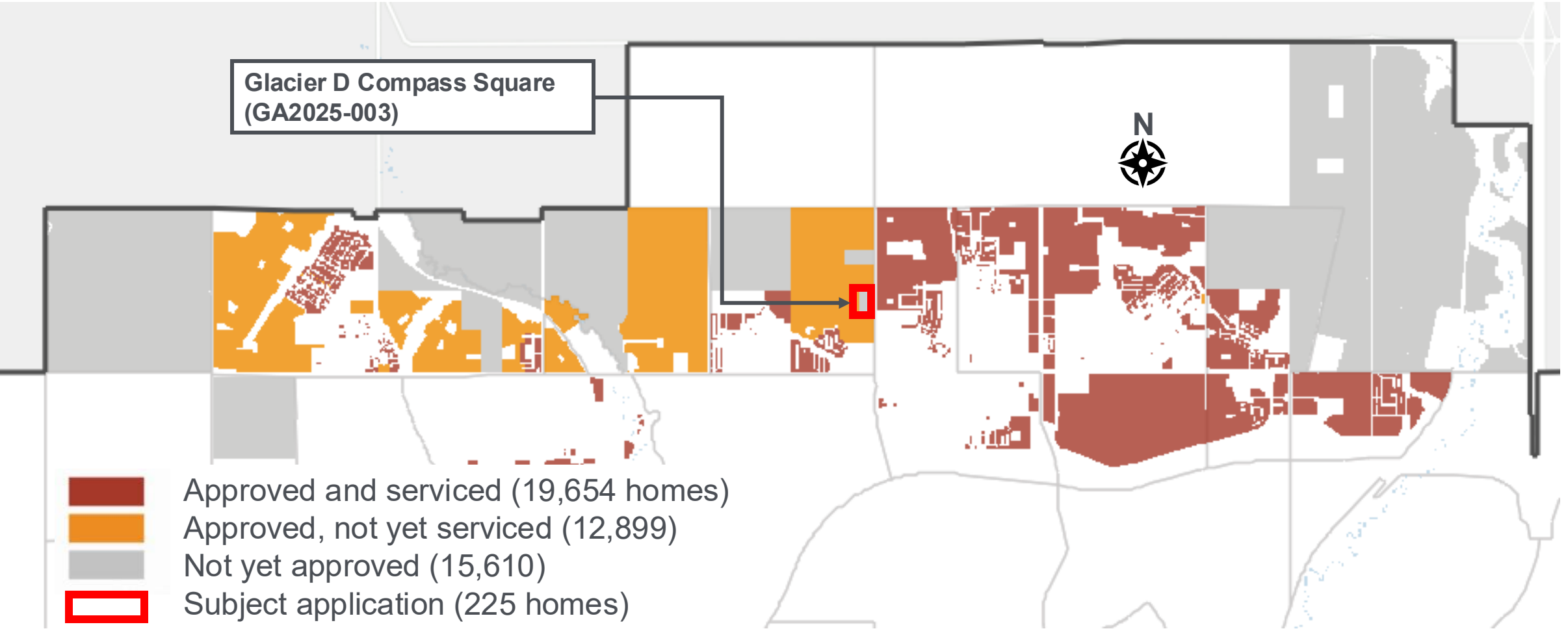
Gross Developable Hectares:
±3.22

Proposed New Homes:
±225

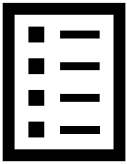
Proposed Commercial/Retail:
None



North Sector Land Supply Overview

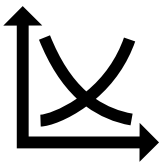


1. Policy Alignment



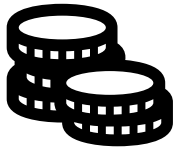
- Contiguous with nearby development and helps complete the community of Moraine
- Located close to an MDP-identified Major Activity Centre, Community Activity Centre and Urban Main Street, in addition to schools and daily amenities
- Not currently well-connected to a transit hub, libraries or recreation centres

2. Market Supply and Demand (as of May 2025)



- North Sector currently has eleven new communities at various stages of development
- Six to nine years of approved and serviced land and an additional four to six years of approved but not yet serviced land remain. The application would slightly increase overall supply.

3. Finances and Infrastructure



- Favourable New Community Operating Cost Model review
- Estimated \$0.6M in annual revenue and \$2.1M in off-site levies at full buildout
- **2027-2030 Business Plans and Budgets requires:**
 - Operating costs begin in 2027. Total four years tax-supported incremental operating costs estimated at \$56,093
 - No new initial capital required
 - \$294.5M to facilitate continued growth in the area
- **2031+ Business Plans and Budgets would require:**
 - Annual tax-supported incremental operating costs estimated at \$22,111 at full buildout
 - \$79.0M to facilitate continued growth in the area

If approved by Council:

- **Timing Risk:** Reliant on interim capacity (2027) and North Calgary Water Servicing completion (2029). Delays may affect development timing and servicing reliability.

If not approved by Council:

- **Land Use & Market Risk:** Would leave serviced land undeveloped in an otherwise actively developing area, creating land use uncertainty

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