

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

ISC: UNRESTRICTED  
IP2026-0191

## Growth Application in the Glacier Ridge Area Structure Plan (Ward 2), GA2024-008 - IP2026-0191

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### PURPOSE

The purpose of this report is to recommend that the capital and operating investments required for the Growth Application in the Glacier Ridge Structure Plan (“Glacier C Remaining Lands”) be considered for funding in the 2027-2030 Business Plans and Budgets prioritization process.

### 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 in 2023 August 1 (Attachment 1).

### RECOMMENDATION(S):

That the Infrastructure and Planning Committee recommend that Council:

1. Direct Administration to consider the required operating and capital investments needed to enable this Growth Application (GA2024-008) in the prioritization of investments for the 2027-2030 Business Plans and Budgets; and
2. Direct Administration to consider future capital and operating investments (2031+), as required, for this Growth Application (GA2024-008) 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. Advancing the remainder of the Glacier C Growth Application to budget consideration will allow for the required investments to be considered as part of Administration’s comprehensive prioritization of funding needs for 2027-2030.

### HIGHLIGHTS

- It is the right time for operating and capital investments required by this Growth Application to be considered in The City’s Business Plans and Budgets prioritization process.
- \$42.9 million in capital investment is required to initiate development, \$21.84 million of which is eligible for funding through off-site levies. \$346.5 million is required for continued growth, for a total unfunded capital requirement of \$389.4 million.
- Initial capital investment would fund the Mountain View Road NW realignment as the existing bridge is nearing need for replacement. A new bridge would enable growth and upgrade an important connection for the broader area.
- This Growth Application is adjacent to previously approved growth areas and would enable approximately 1,370 homes and approximately 3,650 square metres of commercial in the North new community Sector.
- If Council directs this Growth Application “to be considered,” it advances to the capital budget prioritization process where it is evaluated alongside all citywide capital funding needs. Approval of the Growth Application only occurs if it is included in the Council-approved budget investments.

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### 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 Community C within the Glacier Ridge Area Structure Plan. The application was received on 2024 November 29 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). Note that the east portion of the original application was approved as an operating-cost only Growth Application at Infrastructure and Planning Committee in April of 2025 (see IP2025-0334).

#### Policy Alignment

- The site is contiguous with nearby development in Ambleridge, and the previously approved portion of Glacier C Esker Valley and the Woodlands.
- The Growth Application is favourably located (less than 5 kilometres) to the Sage Hill transit hub.
- The Growth Application is unfavourably located (more than 3 kilometres) from existing activity centres (shops at Carrington Green, Sage Hill Crossing), schools (Our Lady of Grace), recreation centres (YMCA at Rocky Ridge) and libraries (Country Hills).

#### 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. See Attachment 3 for more details. If approved, this Growth Application would add 1,370 homes to the approved but not yet serviced supply.
- As of 2025 May, Calgary currently has seven to ten years of serviced land supply, which is above the MDP target range of three to five years.

#### Finances and Infrastructure

- Property tax and franchise fee generation for development within the Growth Application are projected to cover operating cost requirements from 2030 onwards which supports sustainable funding for the services captured in the New Community Incremental Operating Cost Model. There are deficits in 2027 and 2028.
- This Growth Application is modeled to generate approximately \$3.33 million in annual revenue and \$50.38 million in levies at full buildout (for all infrastructure types).
- Requires an initial capital investment of approximately \$42.9 million, while also leveraging existing and/or funded infrastructure in the area. See the Service and Financial Implications section of this report and Attachment 2 for more information.

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**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 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 contiguous with other development and well-located relative to the transit network.

**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 outline plan, 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 significantly reduce emissions.

**Economic**

Enabling new community growth attracts investment, creates jobs, boosts economic activity, increases the tax base, generates off-site levies and can support housing affordability. Ensuring growth matches up with The City's ability to reliably fund infrastructure and services.

**Service and Financial Implications**

**New operating funding request**

Tax-supported operating investments of approximately \$0.61 million will be required starting in 2027, with approximately \$1.1 million required by the final buildout year (based on analysis done using the New Community Incremental Operating Cost Model (IP2023-0981)). Should this Growth Application proceed, required operating funding will need to be approved through the regular budget process (see Attachment 2 for details).

**Other: Capital Investments**

This Growth Application requires an estimated capital investment of ±\$389.4 million (Attachment 2). This amount includes \$42.9 million for the Mountain View Road NW bridge. In addition to the

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bridge, it is anticipated that \$267.5M will be required in the upcoming 2027-2030 budget cycle for utility and Bus Rapid Transit infrastructure that benefit areas beyond the 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. Approval of this Growth Application and other growth approvals in the area will commit The City to a \$346.5 million investment in infrastructure, in upcoming and future Business Plans and Budgets.

**RISK**

Because the Mountain View Road NW bridge is funded partially by City sources and partially by Off-site Levies, advancing this Growth Application into budget consideration will require prioritization against other City capital needs in 2027-2030 for the City source portion.

Not advancing this Growth Application to budget consideration would mean continued risk, maintenance and monitoring costs associated with the existing Mountain View Road NW bridge, noting the existing bridge is nearing need of replacement. 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

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