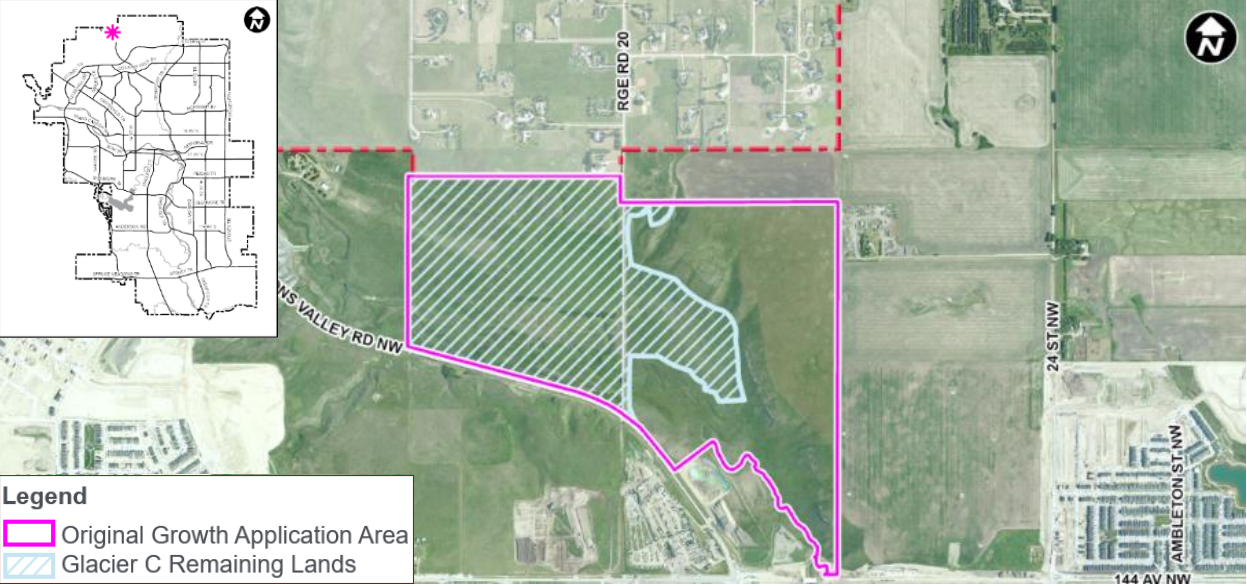


Application Overview

GA2024-008: Glacier C Remaining Lands Growth Application



Growth Application at a Glance	
Area Structure Plan	Glacier Ridge
Gross Developable Hectares	±77 (note ±69ha of 146ha already approved IP2025-0334)
Proposed Homes	±1,370
Commercial or Retail	±3,650m ²

Table 1: Growth Application Criteria Evaluation Summary

Criteria	Administration Comments
<p>Policy Alignment</p> <p>Favourable</p>	<ul style="list-style-type: none"> • Favourably located (within five kilometres) of the Sage Hill transit hub. • Unfavourably located (beyond three kilometres) to existing commercial centres (shops at Carrington Green, Sage Hill Crossing), schools (our Lady of Grace) and libraries (Country Hills) based on evaluation criteria. • Contiguous with adjacent development of Ambleridge and ongoing development in Community C of the Glacier Ridge Area Structure Plan.
<p>Market Supply and Demand</p> <p>Moderate</p>	<ul style="list-style-type: none"> • As of 2025 May, the North Sector has: <ul style="list-style-type: none"> ○ Six to nine years of approved and serviced land (single/semi-detached and multi-residential); and ○ Four to six years of approved but not yet serviced land (single/semi-detached and multi-residential). • This is considered above target based on the Growth Application criteria for land supply. • The Growth Application increases land supply in the North Sector and citywide but the total years of land supply are not significantly altered.
<p>Finance and Infrastructure (Capital)</p> <p>Moderate</p>	<ul style="list-style-type: none"> • While the subject site leverages some existing and previously funded capital infrastructure investment, it requires \$42.9 million in new capital investment to enable and \$346.5 million for continued growth (total of \$389.4 million). • The Growth Application area is projected to contribute \$50.38 million in off-site levies to support investments in servicing infrastructure. • The North Calgary Water Servicing project will provide water capacity to this site with the funding and delivery of Stage 1 (expected in 2027).
<p>Finance and Infrastructure (Operating)</p> <p>Favourable</p>	<ul style="list-style-type: none"> • Favourable result (direct costs compared to direct revenues) from the New Community Incremental Operating Cost Model. • Favourable when comparing anticipated property tax and franchise fee revenue with estimated incremental direct and indirect operating costs for the proposed Growth Application area.

Evaluation Criteria Introduction

Growth Application evaluation criteria, application requirements and the review process are outlined for applicants and Calgarians at: www.calgary.ca/growthapplication

Policy Alignment

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. The criteria strategically evaluate to what extent these applications align with the city building goals of the Municipal Development Plan/Calgary Transportation Plan, respond to market demand, impact City infrastructure and are financially positive for The City and the local economy.

Market Supply and Demand

The City strives to maintain a healthy supply of land for housing, as set out in section 5.2.3 of the Municipal Development Plan. This helps to ensure there is sufficient land for development while avoiding overextending The City's ability to deliver infrastructure and services. As of 2025 May, there are 40 new communities in active development, with serviced land that can accommodate 84,208 homes, for seven to ten years of supply. A further 36,971 homes can be accommodated in approved but not yet serviced lands where Council has committed to funding future infrastructure.

For more information, please consult the Suburban Residential Growth report and Attachment 4. The City acknowledges that supply varies through the development continuum and unforeseen external factors may affect land supply.

Finances and Infrastructure

These criteria evaluate the impact on The City's financial position by analyzing the anticipated costs (capital and operating) of the development proposed in the Growth Application, as well as the direct revenues (off-site levies, property tax, franchise fees, transit). This evaluation supports the development of financially sustainable communities where revenues are sufficient to cover City operating costs. The financial impact is isolated to the Growth Application being considered and does not reflect citywide growth.

While some infrastructure may be required initially to enable development to start, there is also additional infrastructure that will be needed as the community completes. New communities previously approved by Council that are not yet serviced still require significant City investment in infrastructure. Expansion in City infrastructure creates future financial obligations such as maintenance and renewal over its lifecycle.

Table 2 – Capital Infrastructure Benefitting the Growth Application

Capital Investment	Type	Total Estimated Cost (\$M) ^[1]	Funded in 2023-2026 Budget (\$M)	Funded in 2027-2030 Budget (\$M)	Unfunded Remaining Required (\$M)	Included in Off-site Levies Bylaw (Y/N)	Levy Eligible - % ^[2]
Funded Infrastructure, Either in Service or in Progress, Required to Enable the Growth Application Area							
Mountain View Pump Station Upgrades	Water	9.4	6.0	3.4	-	Y	43%
Nose Creek Sanitary Trunk Upgrades	Sanitary	33.5	33.5	-	-	Y	43%
Inglewood Sanitary Trunk Upgrades Phase 2	Sanitary	33.2	33.2	-	-	Y	21%
Glacier Ridge Emergency Response Station	Fire & Emergency Response	24.0	0.5	23.5	-	Y	100%
Unfunded Infrastructure Required for General Growth in the Growth Application Area							
North Calgary Water Servicing (NCWS) Project	Water	523.6	106.6	195.0	222.0	Y	22%
Northridge Feedermain Phase 2	Water	33.2	-	-	33.2	N	83%
Northridge Reservoir & Land	Water	25.0	-	-	25.0	Y	83%
Northridge Feedermain West Leg	Water	20.8	-	-	20.8	Y	83%
144 Avenue North BRT route (West) from Crowfoot to Keystone	Mobility	45.5	-	-	45.5	Y	51%
Mountain View Rd Realignment & Bridge ^[3]	Mobility	42.9	-	-	42.9	Y	51%
Initial Investment Required to Enable the East Portion of this Growth Application		42.9	-	-	42.9		
Total Required for Full Build Out		791.1	179.8	221.9	389.4		
<p>^[1] - These are total project costs, as of February 2026 that are required to complete the project and will need to be fully funded in the future. They are subject to change due to unforeseen circumstances.</p> <p>^[2] - Infrastructure listed under both 1H2024 and 2M2016 bylaws may use remaining 2M2016 funds towards the portion of capital cost not levied for under the 1H2024 bylaw. As a result, OSLE eligibility for these infrastructures may be up to 100%.</p> <p>^[3] - The table above reflects capital needs for only the East portion of this growth application. The full growth application will require the Mountain View Rd Realignment & Bridge as an initial enabling investment.</p> <p>^[4] - Stage 1 of NCWS will provide interim capacity and is required to enable this Growth Application and is fully funded. The completion of the remainder of NCWS will provide additional capacity and increased redundancy to the broader area.</p>							

Table 2 General Notes:

- Table 2 includes all capital investments related to the full build out of the Growth Application. Rows shaded in blue identify unfunded investments that are needed upfront to enable development in the Growth Application. Unshaded rows identify investments that are already funded or are required to support the full build out of the Growth Application but will be triggered and brought forward in future budget cycles. Investments will provide benefit beyond the specific Growth Application and are not solely required by the Growth Application.

- The total anticipated capital costs required to service this Growth Application reflected in this report and attachments are estimates only and are subject to change. The level of accuracy of project costs related to infrastructure delivery evolve throughout the stages of a project as design progresses, as construction methodologies are confirmed and as procurement strategies are developed. Infrastructure pricing is also influenced by availability of materials and contractors, and market demand.
- Administration has endeavoured to reflect the most current anticipated capital costs at the time of preparation of this report. As some of the infrastructure projects are still in conceptual and early planning stages, there is a high degree of variability. As costs are documented at a given point in time, they may also not align with infrastructure costs that are published in the Off-Site Levies Annual Report, as these two sources are developed at different timeframes.

Table 3 – New Community Incremental Operating Cost Model Summary (\$000s)

	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Total Revenue	82	112	260	696	1,116	1,849	2,306	2,759	3,009	3,130	3,335	3,335	3,335	3,335	3,335
Less: Total Operating Costs	(606)	(615)	(627)	(645)	(751)	(778)	(809)	(865)	(901)	(923)	(1,024)	(1,393)	(1,393)	(1,393)	(1,393)
Net Balance	(524)	(504)	(368)	51	365	1,071	1,498	1,894	2,108	2,207	2,311	1,943	1,943	1,943	1,943

Table 3 General Notes:

- Total revenue reflects the estimated City portion of property taxes, franchise fee and transit revenues to be generated by the Growth Application area only, at prevailing tax rates, and is not implied to be additional unbudgeted tax revenue. Total operating costs reflect estimated incremental direct and indirect service level operating costs within the Growth Application area only, including Transit and Fire, and does not consider total citywide operating costs, operating costs of capital (lifecycle and maintenance), nor costs beyond the 15-year timeframe. This analysis is on a standalone basis and does not consider that anticipated citywide growth could shift to this area from others or vice versa (i.e., the growth cannot be assumed to necessarily be net new to Calgary).

Table 4 – Investments Required

	Current Business Plans and Budget		Future Business Plans and Budgets (\$M)			
	2023- 2026 (\$M)		2027-2030 (\$M)		2031+ (\$M)	
	Approved		Pre- Approved	Requires Approval	Pre- Approved	Requires Approval
15 years Incremental Operating Investment	-	-	-	2.09	-	9.50
Capital Investment to Enable Growth Application- City Funded	-	-	-	21.06	-	-
Capital Investment to Enable Growth Application- Off-site Levy Funded	-	-	-	21.84	-	-
Capital Investment to Enable Growth Application - Utility Funded ¹	-	-	-	-	-	-
Total Capital Investment to Enable Growth Application	-	-	-	42.90	-	-
Capital Investment to Service Growth in the ASP Area - City Funded	-	-	-	22.34	-	-
Capital Investment to Service Growth in the ASP Area Off-site Levy Funded	0.50	0.50	23.50	23.16	-	-
Capital Investment to Service Growth in the ASP Area- Utility Funded ¹	179.30	179.30	198.40	222.00	-	79.00
Total Capital Investment to Facilitate Continued Growth in the Area	179.80	179.80	221.90	267.50	-	79.00
Total Investment (Operating & Capital)	179.80	179.80	221.90	312.49	0.00	88.50

[1] - These investments will be funded by self-supported debt to be repaid through off-site levies and/or user fees

Table 4 General Notes:

This table is to identify the approved budget and future budget requirements to support the full buildout of the Growth Application and/or to support continued growth in the Glacier Ridge Area Structure Plan.

- This Growth Application leverages funded capital investments of \$179.80 million in current Business Plans and Budgets and \$221.90 million approved for the 2027-2030 Business Plans and Budgets to enable development.
- If this Growth Application is approved, the following additional estimated budget will be required:
- Tax-supported operating budget of \$2.09 million in 2027-2030 and \$1.11 million per year by the final build out year.
 - Capital budget of \$42.90 million is required in the 2027-2030 Business Plans and Budgets to enable this Growth Application. Additional \$267.5 million will be required in the 2027–2030 Business Plans and Budgets, and a further \$79 million in subsequent Business Plans and Budgets to facilitate continued growth in the area.