



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

IP2026-0191

Infrastructure and Planning Committee | 2026 March 11

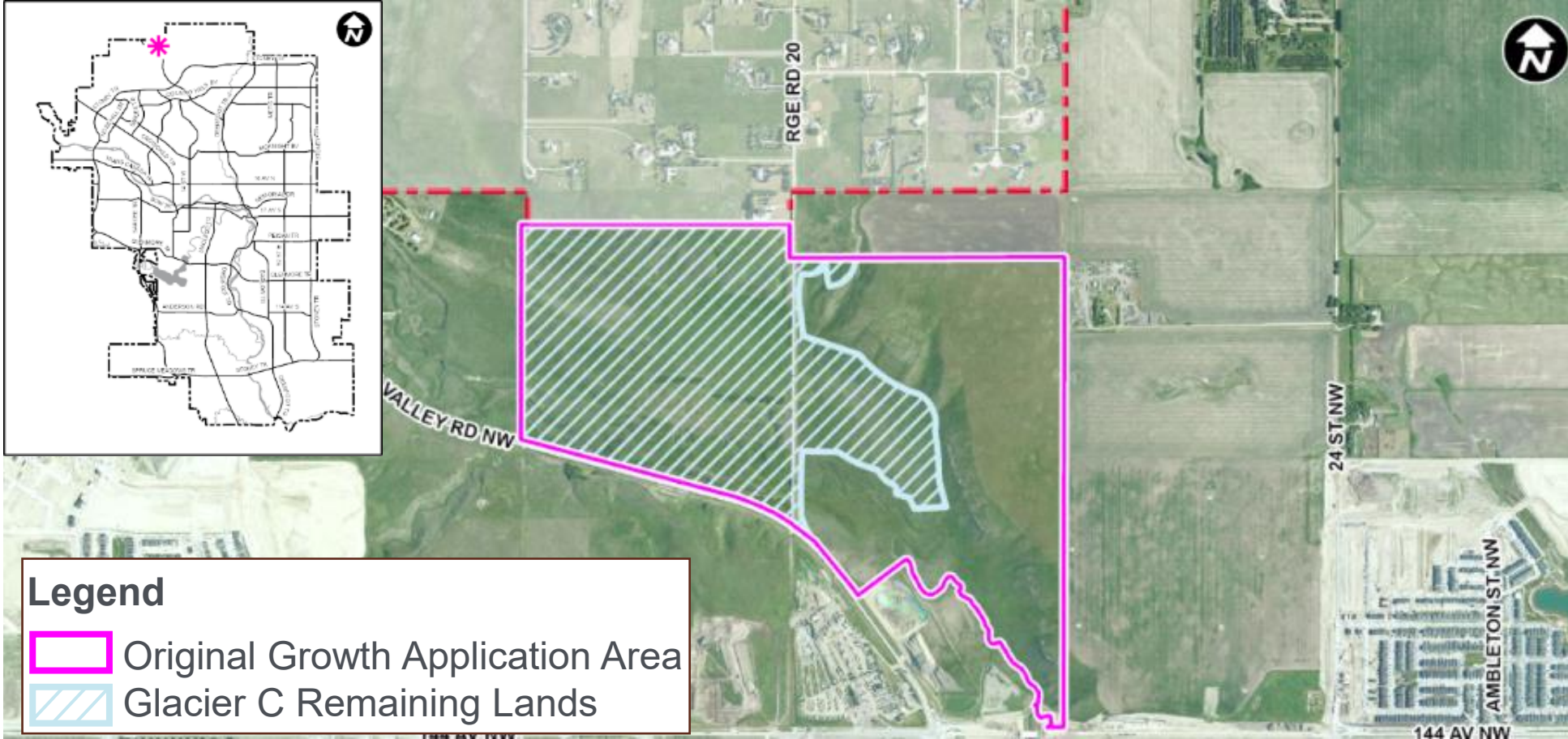
The first portion (operating cost only) of this Growth Application was approved by Council as part of IP2025-0334:

*“That Council:*

- 1. Direct Administration to consider the 2026 operating investments, if any, needed to enable the East portion (Attachment 2, Map 2) of this Growth Application (GA2024-008) in the prioritization of investments for the 2025 November Adjustments;*
- 2. Direct Administration to consider future capital and operating investments (2027+), as required, for the East portion (Attachment 2, Map 2) of this Growth Application (GA2024-008) in the prioritization of investments in future Service Plans and Budgets; and*
- 3. Direct Administration to continue working with the applicant on the planning for future stages of capital infrastructure for the remaining lands (Attachment 2, Map 3) in the Growth Application (GA2024-008), including optimal timing of funding and delivery, to ensure the ability for continuity of growth in the Glacier Ridge Area Structure Plan.”*

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 any 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.



**Growth Application:**  
Glacier C Remaining Lands

**Area Structure Plan:**  
Glacier Ridge

**Community:**  
Community C of Glacier Ridge Area Structure Plan

**Gross Developable Hectares:**  
±77

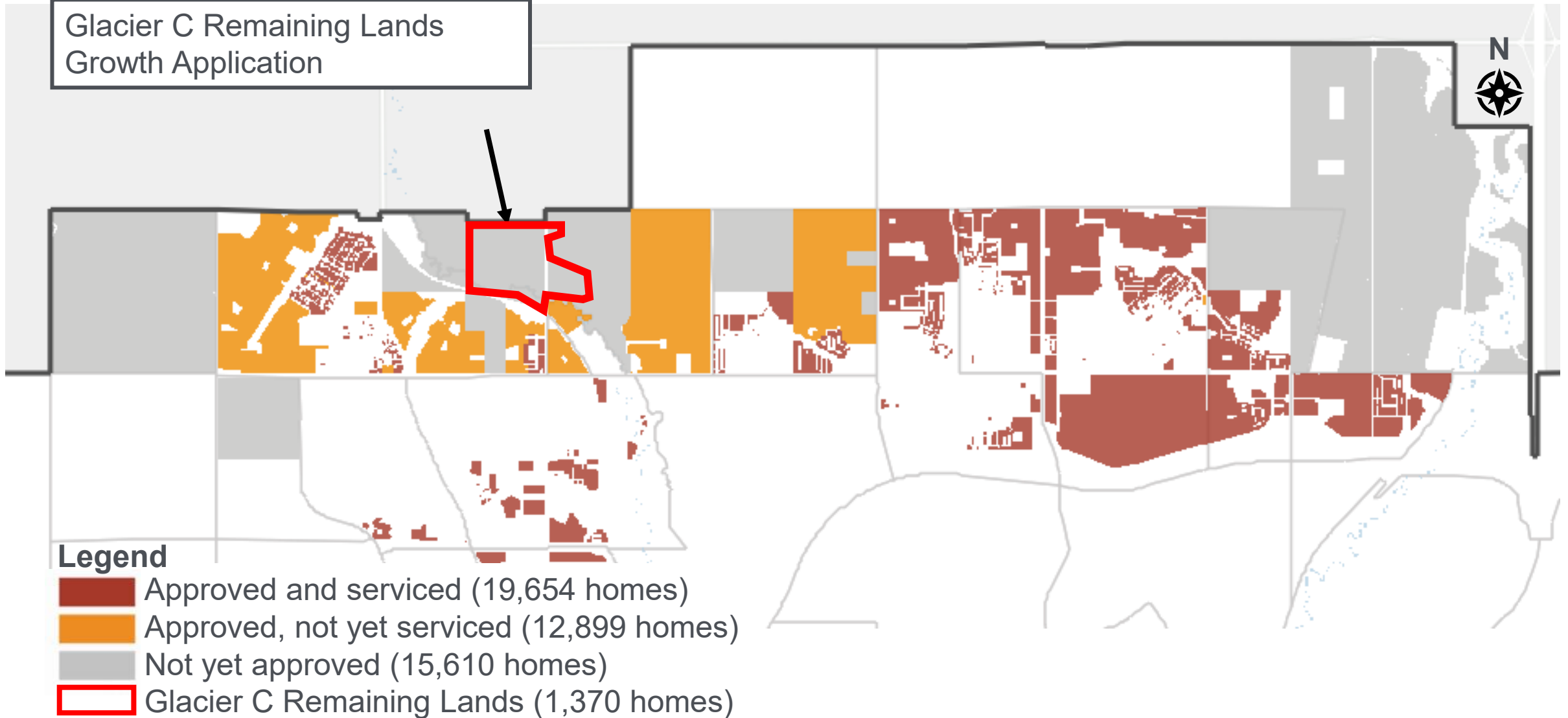
**Proposed New Homes:**  
1,370

**Proposed Commercial/Retail:**  
±3,650m<sup>2</sup>



# North Sector Land Supply Overview

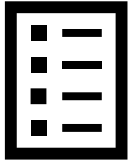
Glacier C Remaining Lands  
Growth Application



## Legend

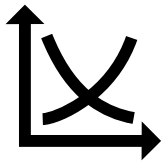
- Approved and serviced (19,654 homes)
- Approved, not yet serviced (12,899 homes)
- Not yet approved (15,610 homes)
- Glacier C Remaining Lands (1,370 homes)

## 1. Policy Alignment



- Contiguous with development in the rest of Community C of the Glacier Ridge Area Structure Plan
- Favourable proximity to some schools, major and community activity centres, urban main streets, and a Transit Hub
- Unfavourably located relative to existing libraries and recreation centres

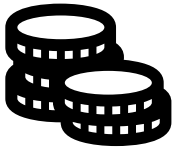
## 2. Market Supply and Demand (as of May 2025)



- 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 remaining
- If approved, would add ~1 year of supply to the North Sector

## 3. Finances and Infrastructure

- Favourable New Community Operating Cost Model review
- Estimated \$3.3M in annual revenue and \$50.4M 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 \$2.0M
  - \$42.9M for the Mountain View Road NW bridge
  - \$267.5M to facilitate continued growth in the area
- **2031+ Business Plans and Budgets would require:**
  - Annual tax-supported incremental operating costs estimated at \$1.1M at full buildout
  - \$79.0M to facilitate continued growth in the area



## If approved by Council:

- **Funding Competition Risk:** The Mountain View Road NW bridge replacement, as a mobility project, will be assessed against other capital projects for City source funding in the 2027-2030 budget cycle

## If not approved by Council:

- **Operational Risk:** The existing bridge is nearing the need for replacement and will require mitigative measures if not replaced

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 any 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.