

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

**ISC: UNRESTRICTED  
IP2026-0189**

**Growth Application in the Providence Area Structure Plan (Ward 13), GA2023-001  
- IP2026-0189**

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**PURPOSE**

The purpose of this report is to recommend that the capital and operating investments required for the “Providence” Growth Application within Communities A and B of the Providence Area Structure Plan (ASP) be considered for major capital investment starting in 2029 in the prioritization of investments in the 2027-2030 Business Plans and Budgets.

**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 (see Attachment 1).

**RECOMMENDATION(S):**

That the Infrastructure Planning Committee recommends that Council:

1. Direct Administration to consider the required operating and capital investments needed to enable this Growth Application (GA2023-001) in the prioritization of investments for the 2027-2030 Business Plans and Budgets, with major capital investment beginning in 2029, with flexibility to advance the timing based on the overall prioritization process and consideration for other critical priorities and capacity;
2. Direct Administration to consider investments required to advance infrastructure planning and design work related to this Growth Application (GA2023-001) in the prioritization of investments for the 2027-2030 Business Plans and Budgets, with investments beginning in 2027; and
3. Direct Administration to consider any future capital and operating investments (2031+), as required, for this Growth Application (GA2023-001) 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 Providence 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**

- This Growth Application enables new housing and jobs for Calgarians, continues the build out of actively developing new communities in the area and supports the future Bus Rapid Transit corridor centred on 162 Avenue SW.
- This Growth Application is significant in scale, encompassing approximately 386.74 hectares. Due to its size and complexity, the application will require substantial capital investment to be delivered over multiple budget cycles.

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- Capital investment of \$236.3 million in water, sanitary, storm infrastructure and mobility design funding are required in 2027-2030 to initiate development. For full buildout, and to support future growth to the west, a further \$117.4 million for utility and \$229.0 million for mobility infrastructure will be required, for a total of \$582.7 million.
- Capital and operating investments required for this Growth Application should be considered in the 2027-2030 Business Plans and Budgets process, with construction starting in 2029. This timing would allow for The City's utilities investment plan to remain focused on critical asset management and key repair and redundancy projects over the next two years, while also providing timing certainty to area developers.
- Infrastructure planning, coordination and design is already underway and will continue. Should opportunities arise through the prioritization process to advance major capital investment ahead of 2029, this will be shared with Council and the applicants.
- If approved, this application would enable approximately 9,590 homes and approximately 47,500 square metres of commercial space at full buildout. This Growth Application is favourably located relative to activity centres and schools, but is not well-connected to libraries, recreation centres or transit hubs at this time.
- 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 a Council-approved budget.

## **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 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 south of the community of Alpine Park and west of Stoney Trail SW. The application in its current form was received 2024 January 17 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

- The site is contiguous with existing development in Alpine Park and Vermillion Hill.
- The Growth Application is favourably located relative to some existing retail amenities and schools. It is unfavourably located relative to existing libraries, recreation centres, and transit hubs.
- This Growth Application enables approximately 47,500 square metres of new commercial space in the Providence Area Structure Plan; this represents new employment and retail in the South sector.

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Market Supply and Demand

- If approved, this Growth Application would increase approved - not yet serviced land supply in the South Sector by approximately four to five years.
- The South sector includes seven new communities at various stages of development, supporting six to eight years of serviced land and three to five years of approved but not yet serviced land. This is considered above target in the land supply criteria.
- 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.

Finances and Infrastructure

- Significant capital investment, totaling \$582.7 million, is required to enable this Growth Application. Given the focus on utility network redundancy and reinforcement elsewhere in the city, Administration is recommending that major capital investment be considered for no earlier than 2029 to provide flexibility to respond to these priorities. This approach would leverage current land supply levels and also provide greater certainty to area developers. Through the infrastructure investment prioritization process, opportunities to phase or accelerate will be considered against all infrastructure priorities.
- Enabling any portion of the Growth Application requires initial capital investment of \$236.3 million for utilities infrastructure and preliminary design funding for future required mobility infrastructure, a portion of this cost would be funded by off-site levies.
- Mobility infrastructure, including the Bus Rapid Transit (BRT) on 162 Avenue SW and an interchange at Highway 22X and 53 Street SW will be required at approximately 50 per cent buildout of the area. Advancing functional planning studies for the future mobility infrastructure in parallel with initially required utility infrastructure will support continued development in the area and minimize delays in moving forward with construction when future budget approvals are secured.
- As per the Land Use Bylaw 1P2007, The City is required to ensure infrastructure capacity prior to land use approval. The scale and complexity of this Growth Application will require that decisions regarding budget approvals and investments needed to service the area will be spread across multiple budget cycles. As a result, Administration will continue to work with area developers to ensure development phasing aligns with infrastructure investment and delivery, including through the use of Area Structure Plan policy and land use mechanisms. This is particularly true for mobility capacity.
- This Growth Application is modeled to generate approximately \$28.78 million in annual revenue and \$246.28 million in levies at full buildout (for all infrastructure types).
- The New Community Incremental Operating Cost Model (IP2023-0981) projects property tax and franchise fees will exceed incremental direct and indirect operating costs in year one and throughout buildout. Asset lifecycle costs are not considered in the cost model.

**EXTERNAL ENGAGEMENT AND COMMUNICATION**

- |                                     |   |                                     |   |
|-------------------------------------|---|-------------------------------------|---|
| <input checked="" 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 |

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Public engagement for the overall vision for development in this area occurred during the Providence 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. The Providence area currently relies on existing amenities and services east of Stoney Trail SW, ranging from four to ten kilometres away. Development in this area would enable more amenities and services directly in Providence.

#### **Environmental**

New community growth typically leads to higher greenhouse gas emissions, increased climate risk and greater loss of natural assets compared to redevelopment in established areas. 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. Timely provision of transit service and other sustainable travel options in new communities can also significantly offset emissions. Near term, the Growth Application area will rely on vehicle travel, resulting in higher emissions per household. Long term, the 162 Avenue SW BRT will increase mobility choice and offset emissions.

#### **Economic**

Enabling new community development creates jobs, boosts economic activity and can support housing affordability. Ensuring this growth also matches up with The City's ability to reliably fund infrastructure and services will reduce financial risks to The City and Calgarians.

#### **Service and Financial Implications**

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

According to development timelines provided by the applicant, tax-supported operating investments of estimated \$0.04 million will be required starting in 2027, rising to estimated \$11.84 million by the final buildout year, based on analysis done using the New Community Incremental Operating Cost Model (IP2023-0981). Administration's recommendation would see these costs instead begin in 2029. Should this Growth Application proceed, required operating funding will be requested through the regular budget process (see Attachment 2 for details).

##### **New capital funding request**

If approved, the application requires initial capital investment of \$236.3 million for water, sanitary and stormwater infrastructure and mobility studies for the 2027-2030 budget cycle and commit The City to a further estimated \$346.4 million investment in utility and mobility infrastructure in

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future Business Plans and Budgets. This investment requires continued preliminary planning and design work, including applicant input to ensure infrastructure delivery phasing aligns with the applicants' development phasing. Utility infrastructure design and staging is still being evaluated in consultation with associated outline plans and broader servicing strategies with the goal to defer or reduce capital investments.

**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 \$1.7 billion in unfunded capital investment in future years. Additional infrastructure investments by The City and Government of Alberta are also required to complete new communities and are not included in this total, including recreation centres, libraries and schools. Expansion in City infrastructure creates future financial obligations including maintenance and lifecycle investments not captured through the Growth Applications process.

**RISK**

There are several risks specific to this Growth Application:

Major utility construction starting in 2029 is likely to slow development in the broader Providence Area Structure Plan. Coordination of infrastructure planning and construction for this area is also complex, with work underway to advance design and sequencing. Administration will work with the applicants to advance design and explore opportunities to partner in infrastructure delivery to minimize delays. During budget prioritization, Administration will conduct a thorough review of asset management, system redundancy and growth needs. This will allow Administration to identify opportunities to advance infrastructure while ensuring other needs are met. The recommendation to consider construction funding for 2029 provides flexibility for prioritization, while allowing time to advance design and coordinate necessary resources and capacity. It also provides time for land use certainty to be achieved through ongoing application reviews.

For additional information on broader 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

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