



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

IP2026-0189

Infrastructure and Planning Committee | 2026 March 11

2025 April 29 via report IP2025-0338

“That Council:

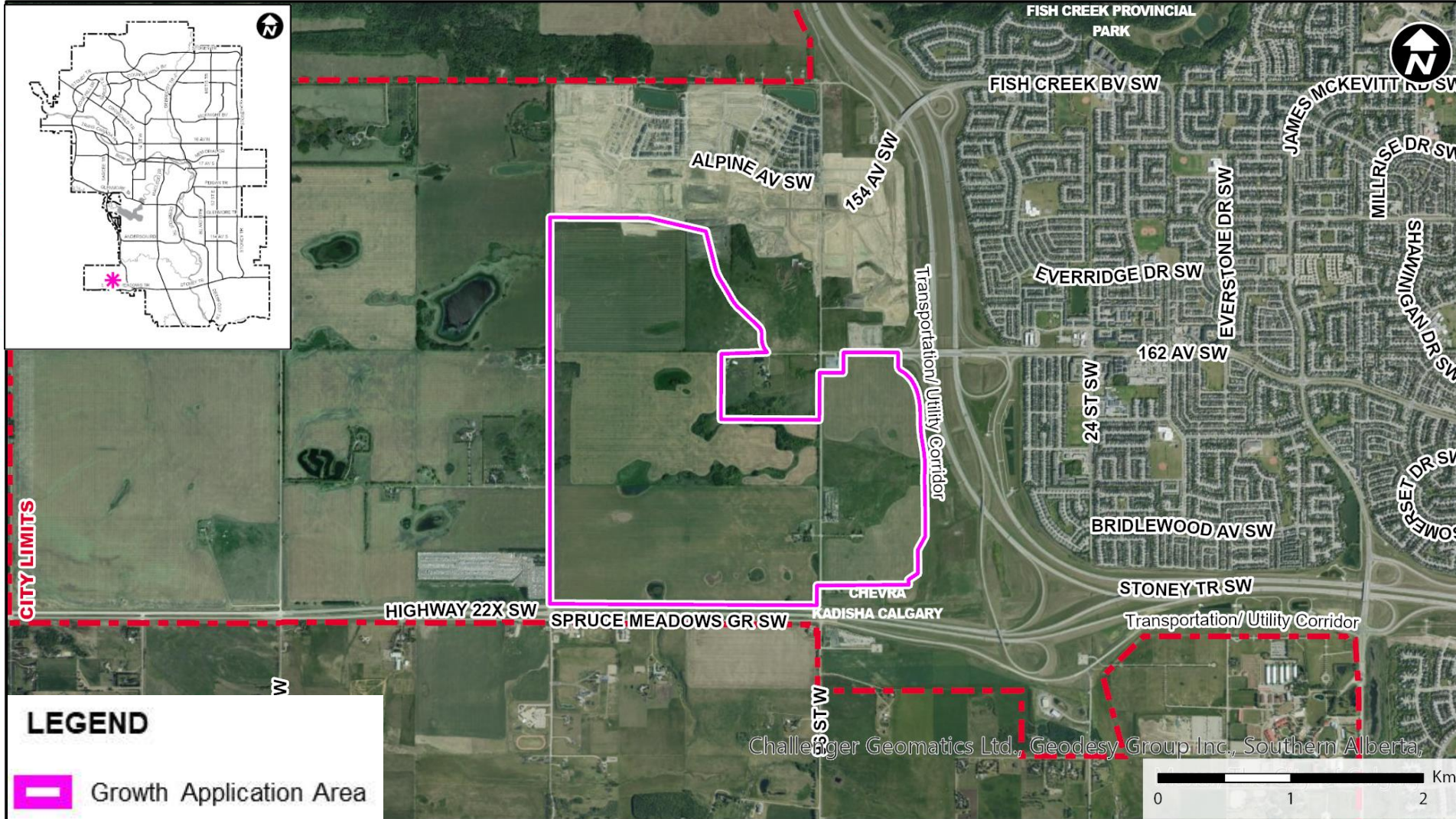
- 1. Direct Administration to continue working with the applicant on the planning for future stages of capital infrastructure, including optimal timing of funding and delivery, including facilitating circulation and review for new community stripping and grading, subdivision and/or engineering design in advance of land use, to plan for growth in the Providence Area Structure Plan in alignment with the timing for delivery of capital infrastructure, when approved by Council; and*
- 2. Direct Administration not to consider the capital and operating investments needed to enable this Growth Application (GA2023-001) in the prioritization of investments in the 2025 November Adjustments.”*

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 (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.



Growth Application Context Map



Growth Application:
Providence

Area Structure Plan:
Providence

Community:
Community A and
Community B

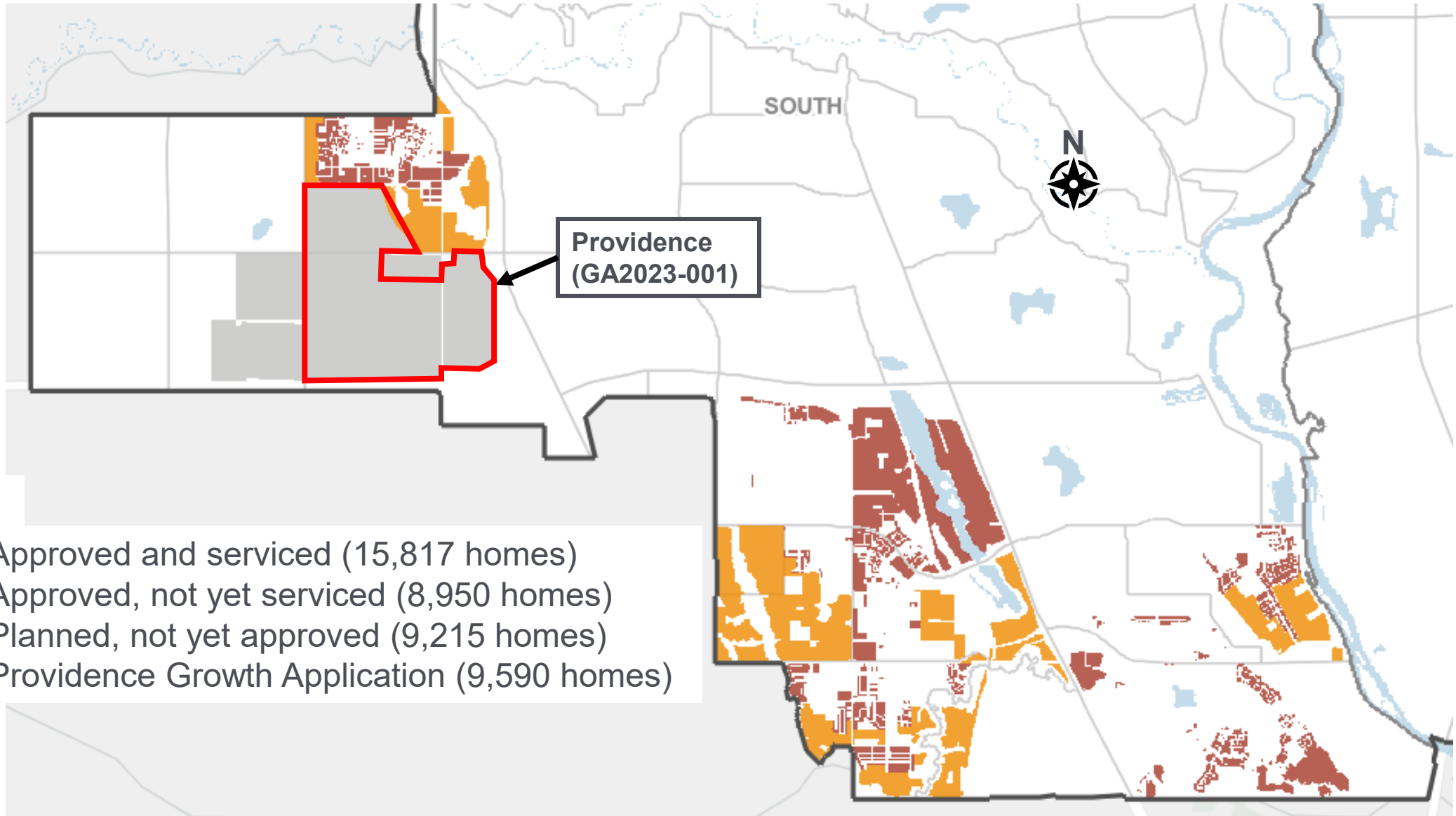
**Gross Developable
Hectares:**
±386.74ha

Proposed Homes:
± 9,590 Homes

**Proposed
Commercial/Retail:**
± 47,500m² commercial



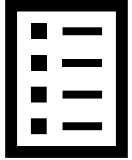
South Sector Land Supply Overview



Legend

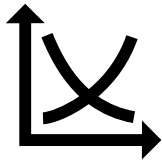
- Approved and serviced (15,817 homes)
- Approved, not yet serviced (8,950 homes)
- Planned, not yet approved (9,215 homes)
- Providence Growth Application (9,590 homes)

1. Policy Alignment



- Contiguous with Vermillion Hill and Alpine Park communities to the north
- Located close to some schools and commercial centres
- Not currently well connected to existing transit hubs, recreation centres or libraries
- Future BRT will improve transit connections

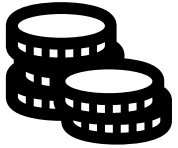
2. Market Supply & Demand (as of May 2025)



- South sector has seven new communities at various stages of development
- Six to eight years of approved and serviced land and additional three to five years of approved but not yet serviced land remaining
- If approved, will add four to five years to the approved but not yet serviced land supply in the South Sector

3. Finances and Infrastructure

- Favourable New Community Operating Cost Model review
- Estimated \$28.8M in annual revenue and \$246.3M in off-site levies at full buildout
- **2027-2030 Business Plans and Budgets requires:**
 - Based on the recommendation, operating costs begin in 2029. Total two years tax-supported incremental operating costs estimated at \$0.1M.
 - \$236.3M for storm, water, and sanitary infrastructure as well as funding to support mobility design work
- **2031+ Business Plans and Budgets would require:**
 - Annual tax-supported incremental operating costs estimated at \$11.8M at full buildout
 - \$346.4M to facilitate continued growth in the area



If recommendation approved by Council:

- **Development Continuity Risk:** Initiating major construction in 2029 will slow the build out of existing new communities in the Providence Area Structure Plan

If recommendation not approved by Council:

- **Priority Competition:** Faster construction would commit The City to immediate, substantial utilities investment and delivery at a time that other maintenance and redundancy utilities investments are high priority

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 (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;
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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.