



# **Growth Application in the Saatohtsi Area Structure Plan (Ward 13), GA2026-002**

IP2026-0337

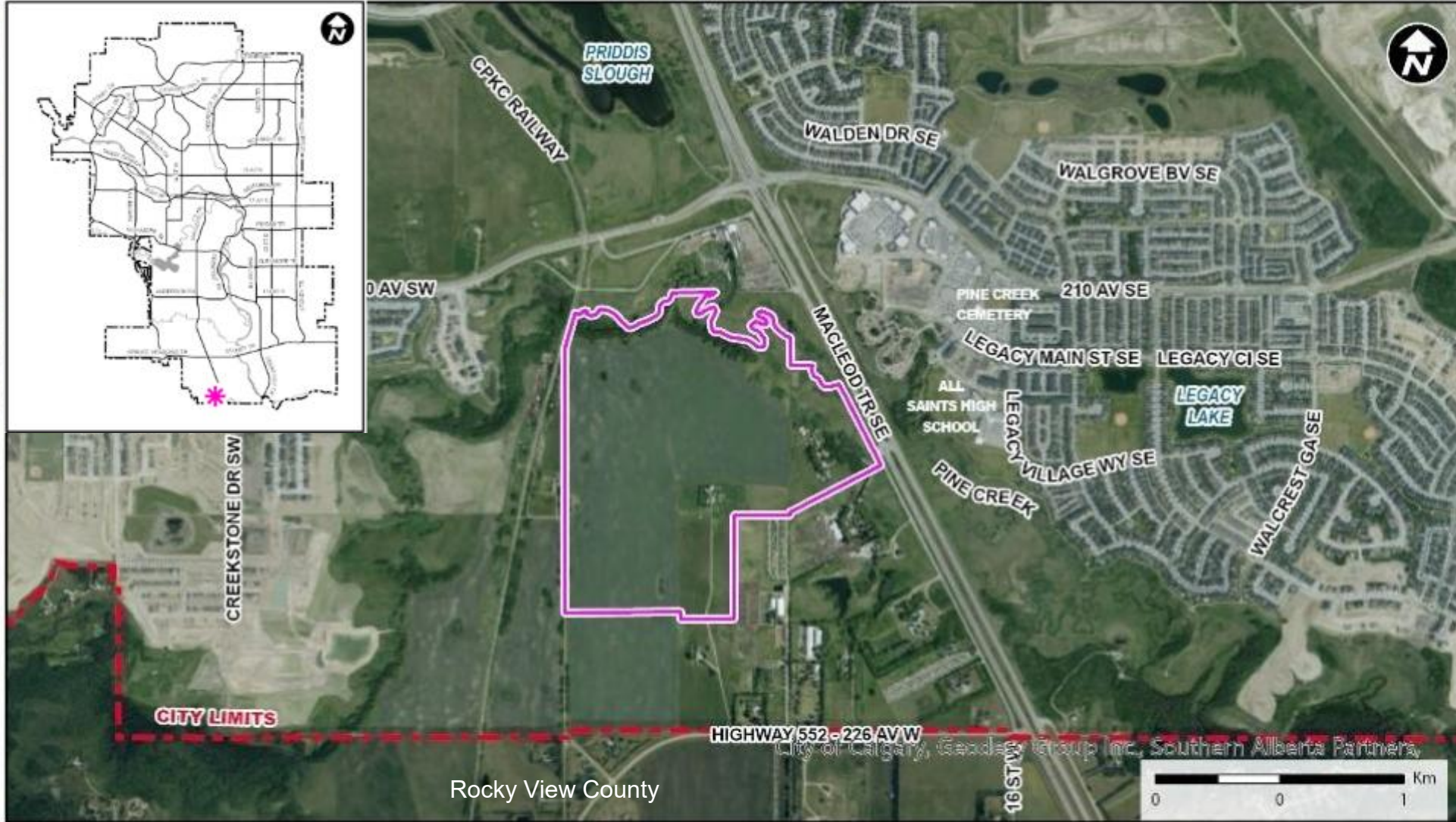
Infrastructure and Planning Committee | 2026 April 15

That the Infrastructure and Planning Committee recommend 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, required to enable this Growth Application (GA2026-002); and
2. Direct Administration to not consider the capital and operating investments needed to enable this Growth Application (GA2026-002) in the prioritization of investments for the 2027-2030 Business Plans and Budgets.



# Growth Application Context Map



**Growth Application:**  
Saatohtsi Phase 1

**Area Structure Plan:**  
Saatohtsi

**Community:**  
N/A

**Gross Area:**  
± 91.00 hectares

**Proposed Homes:**  
± 2,000 Homes

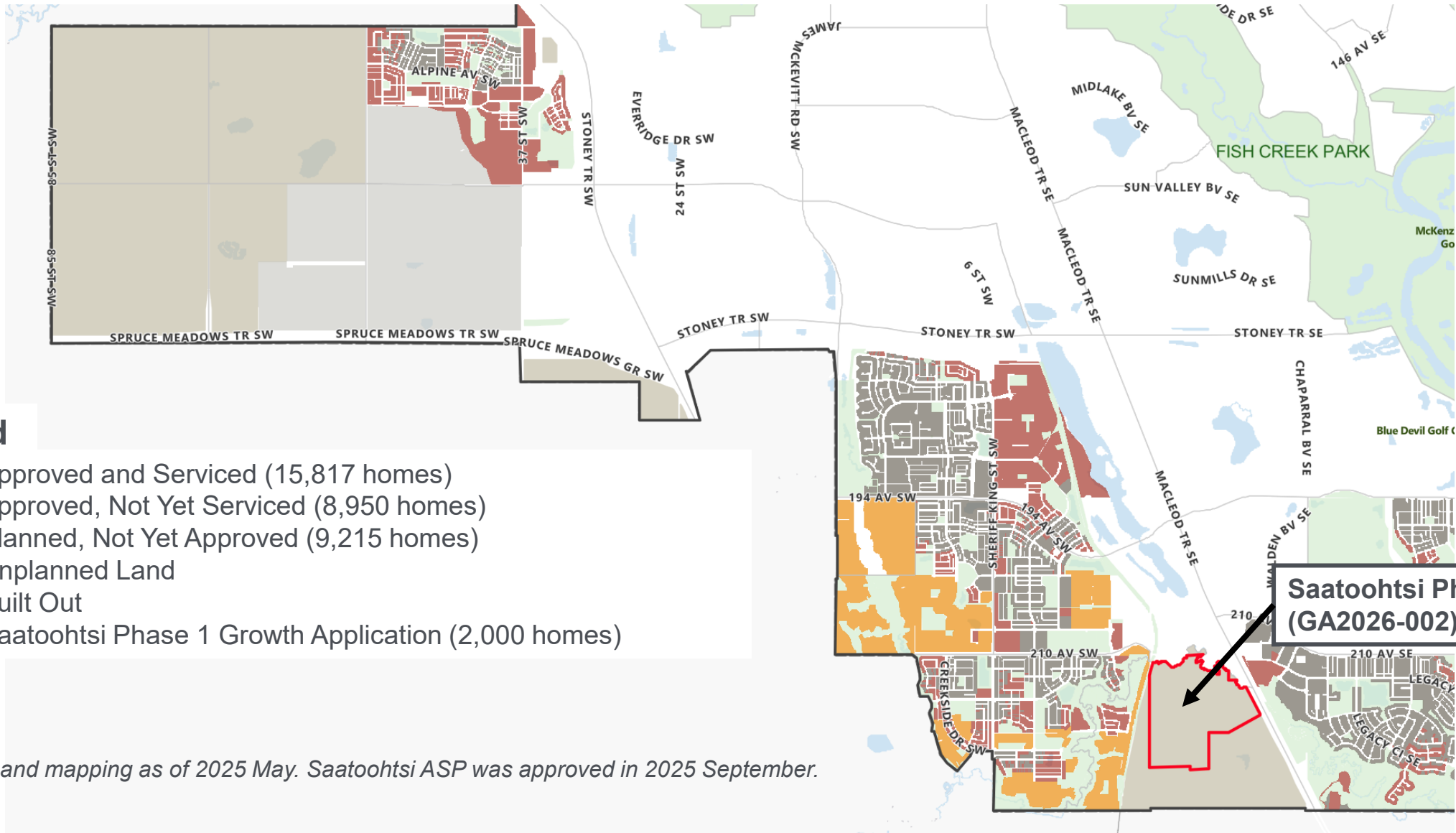
**Proposed Commercial/Retail:**  
± 2,790 m<sup>2</sup> commercial

**LEGEND**

 Growth Application Area



# South Sector Land Supply Overview



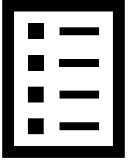
## Legend

- Approved and Serviced (15,817 homes)
- Approved, Not Yet Serviced (8,950 homes)
- Planned, Not Yet Approved (9,215 homes)
- Unplanned Land
- Built Out
- Saatohtsi Phase 1 Growth Application (2,000 homes)

**Saatohtsi Phase 1\*  
(GA2026-002)**

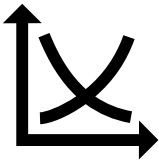
*\*Note: data and mapping as of 2025 May. Saatohtsi ASP was approved in 2025 September.*

## 1. Policy Alignment



- Separated from the communities of Legacy and Pine Creek by waterways, grade changes, major roadways and railways
- Unfavourably located and connected to schools, transit hubs and employment areas. Favourably located to the Legacy community activity centre and the future Belmont Fieldhouse and Library.

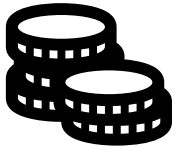
## 2. Market Supply & Demand (as of May 2025)



- 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, would add one year to the approved but not yet serviced land supply in the South Sector

### 3. **Finances and Infrastructure** (if Growth Application were to be considered)

- Favourable New Community Operating Cost Model review
- Estimated \$6.8M in annual revenue and \$44.8M in off-site levies revenue at full buildout
- **2027-2030 Business Plans and Budgets would require:**
  - Operating costs would begin in 2028. Total three years tax-supported incremental operating costs estimated at \$1.4M.
  - \$2.4M investment for storm infrastructure
  - Estimated \$7.7M investment for sanitary infrastructure, which would need to be validated with additional work
- **2031+ Business Plans and Budgets would require:**
  - Annual tax-supported incremental operating costs estimated at \$3.4M at full buildout
  - \$338.2M to facilitate continued growth in the area



## If recommendation approved by Council:

- **Application uncertainty:** Uncertainty of timing for the developer, mitigated by continued collaboration

## If recommendation not approved by Council:

- **Uncertain development pause:** Finite investment capacity for the mobility infrastructure required beyond 2,000 homes may result in a development pause after Phase 1, thus delaying services, amenities and mobility connections for residents
- **Slower buildout and inefficient infrastructure usage:** Land supply levels and seven actively developing communities in sector already provide significant growth capacity
- **Utility servicing:** Advances a sanitary servicing proposal that is not supported by Administration, leading to future capital costs being higher than expected, along with challenges to operations, maintenance and customer service levels

That the Infrastructure and Planning Committee recommend 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, required to enable this Growth Application (GA2026-002); and
2. Direct Administration to not consider the capital and operating investments needed to enable this Growth Application (GA2026-002) in the prioritization of investments for the 2027-2030 Business Plans and Budgets.