

Planning & Development Services Report to  
Infrastructure and Planning Committee  
2026 May 07

ISC: UNRESTRICTED  
IP2026-0390

## **West View Growth Application – Initial Phase (Ward 1), GA2024-003**

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### **PURPOSE**

The purpose of this report is to recommend approval of an initial operating cost only phase of the “Growth Application in the West View Area Structure Plan (Ward 1), GA2024-003, IP2025-0336”.

### **PREVIOUS COUNCIL DIRECTION**

On 2025 June 24, Council approved changes that allow for approval, at any time, of Growth Applications that only initially require operating investments to enable growth (IP2025-0535). This change accelerates housing supply with minimal financial risk to The City. See Attachment 1 for further previous Council direction.

On 2025 April 29, Council endorsed the following recommendation for GA2024-003 through report IP2025-0336:

That the Infrastructure and Planning Committee recommend that Council:

1. Direct Administration to consider the 2026 operating and capital investments needed to enable this Growth Application (GA2024-003) in the prioritization of investments for the 2025 November Adjustments; and
2. Direct Administration to consider future capital and operating investments (2027+), as required, for this Growth Application (GA2024-003) in the prioritization of investments in future Service Plans and Budgets.

### **RECOMMENDATION(S):**

That the Infrastructure and Planning Committee recommend that Council:

1. Notwithstanding that Growth Application (GA2024-003) remains in consideration for future Business Plans and Budgets funding, approve an initial operating cost only phase of the Growth Application that can proceed ahead of capital investment; and
2. Direct Administration to include required operating funding associated with the initial operating cost only phase of GA2024-003 in the 2027-2030 Business Plans and Budgets.

### **CHIEF ADMINISTRATIVE OFFICER/GENERAL MANAGER COMMENTS**

General Manager Debra Hamilton concurs with the recommendations in this report. Advancing this initial phase of the West View Growth Application allows the area developer to proceed with development and deliver homes for Calgarians, in advance of the capital costs required for the broader Growth Application.

### **HIGHLIGHTS**

- This report addresses an initial phase of the West View Growth Application that only requires operating investment to initiate development. Approval of this initial phase allows a small amount of housing to proceed in the existing community of Crestmont while the larger capital investment required for the full Growth Application remains in consideration in the 2027-2030 Business Plans and Budgets.

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- The overall Growth Application and required investments were first considered in the 2026 Budget Adjustments but were not included in the final approved budget.
- As a result of utility infrastructure delivery progress (notably the TransCanada Sanitary Trunk), it is now possible to service a phase (280 homes) in the West View Growth Application without requiring additional capital investment.
- Enabling the entire West View Growth Application requires approval of the capital investments and infrastructure detailed in Attachment 3.

## **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 (MDP) 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.

A full summary of all Growth Applications received since 2023 can be found in Attachment 2.

### **Initial Operating Cost Only Phase Evaluation**

The subject site is south of the Trans-Canada Highway and west of the existing community of Crestmont in the West Sector. The first version of the West View Growth Application was received on 2023 December 08 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 3).

### Policy Alignment

- The application is contiguous with adjacent development in the existing community of Crestmont and would initiate growth in the West View ASP.
- Favourably located within three kilometres to some existing services (Valley Ridge – Plazebo).
- Unfavourably located more than five kilometres from the nearest existing transit hubs (Crowfoot LRT Station, Max Orange), libraries (Calgary Public Library – Bowness), commercial centres (Olympic Park, Trinity Hills), public schools (Bowness High School, Assumption and Belvedere Parkway) and public recreation facilities (Shouldice Aquatic, Melcor YMCA at Crowfoot). Proximity to some services and amenities will improve as the West View ASP develops.

### Market Supply and Demand

- This phase increases land supply in the West Sector and citywide by less than a year of supply.
- The West Sector currently includes five new communities at various stages of development.
- The Suburban Residential Growth Report indicates that, as of 2025 May, the West Sector has eight to 11 years of serviced land and zero years of approved but not yet serviced land. While this is considered above target, it is worth recognizing that the total years of supply is high in the west sector due to a higher amount of multi-residential

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capacity and generally a lower share of absorption in this sector relative to the other sectors.

### Finances and Infrastructure

- This initial operating cost only phase does not require capital investment.
- Operating impact for this phase of the Growth Application is favourable when comparing anticipated property tax and franchise fee revenue with estimated incremental direct and indirect operating costs.

## **EXTERNAL ENGAGEMENT AND COMMUNICATION**

- |  |   |
|--|---|
| <input 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        |

Public engagement for the overall vision for development in this area occurred during the West View ASP 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 5 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 part of an existing community.

### **Environmental**

New community growth typically leads to higher greenhouse gas emissions, increased climate risk and the loss of natural assets compared to redevelopment. Through the review of outline plans, land use and development permit applications, The City supports climate resilient development and buildings in alignment with citywide and ASP policies. Future Bus Rapid Transit service presents an opportunity to offset emissions through greater mobility choice.

### **Economic**

Enabling new community development attracts investment, creates jobs, boosts economic activity, increases the tax base, generates off-site levies and can support housing affordability.

### **Service and Financial Implications**

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

For this initial phase of the Growth Application, tax-supported operating investments of approximately \$52,359 will be required starting in 2027, with approximately \$0.13M per year required by the final buildout year, based on analysis done using the New Community Incremental Operating Cost Model (IP2023-0981). Required operating budget would need to be

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included in the prioritization of investments in future Business Plans and Budgets (see Attachment 3 for details).

### **Other: Capital Investments**

This initial phase of the Growth Application requires no new near-term funding of capital investments, as this area benefits from investments previously approved by Council. It will benefit in the future from the same capital investment required for the entire West View Growth Application, which is estimated at \$96.0 million to initiate development and \$107.7 million to support full build out.

### **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 16,225 homes have been approved that will require an estimated \$1.7 billion in unfunded capital investment in future years. Additional infrastructure investments by The City and Government of Alberta are required to complete new communities and are not included in this total, including recreation centres, libraries and schools. Expansion in City infrastructure also creates future financial obligations including maintenance and lifecycle investments not captured through the Growth Applications process.

### **RISK**

While this initial phase can proceed without triggering capital investment, should it be approved and should the overall Growth Application not be approved with required capital and operating funding in the 2027-2030 Business Plans and Budgets, there is a risk that residents would need to travel further for access to access some amenities until the broader investments are approved and built. Additionally, until the future planned half interchange and proposed future BRT service are delivered, this phase of the West View ASP and the existing Crestmont community will see increased vehicle traffic. Administration has sought to mitigate this risk by aligning the approved housing associated with this report with the available capacity of Crestmont Boulevard NW.

For additional information on risks for new community growth see Attachment 6.

### **ATTACHMENT(S)**

1. Background and Previous Council Direction
2. Summary of Growth Applications
3. Application Overview
4. Overview of New Community Land Supply
5. Applicant Submission
6. Risks Analysis for Growth Applications
7. Presentation

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