



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

IP2026-0390

Infrastructure and Planning Committee | 2026 May 7

On 2025 April 29, Council endorsed the following for the **full West View Growth Application, GA2024-003 (IP2025-0336)**.

That the Infrastructure and Planning Committee recommend that Council:

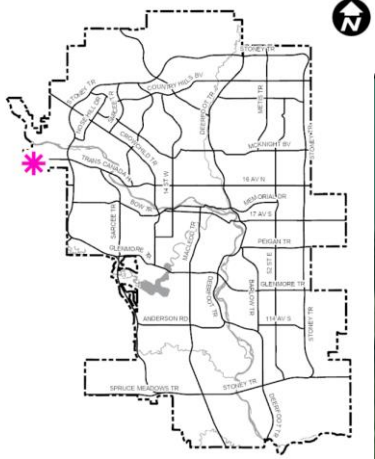
- 1. Direct Administration to consider the 2026 operating and capital investments needed to enable this Growth Application (GA2024-003) in the prioritization of investments for the 2025 November Adjustments; and*
- 2. Direct Administration to consider future capital and operating investments (2027+),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

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 in the 2027-2030 Business Plans and Budgets.



Map – Growth Application and Initial Phase



West View Initial Phase

Area Structure Plan:
West View

Community:
Crestmont

Gross Area in Hectares:
±26.0

Proposed New Homes:
280

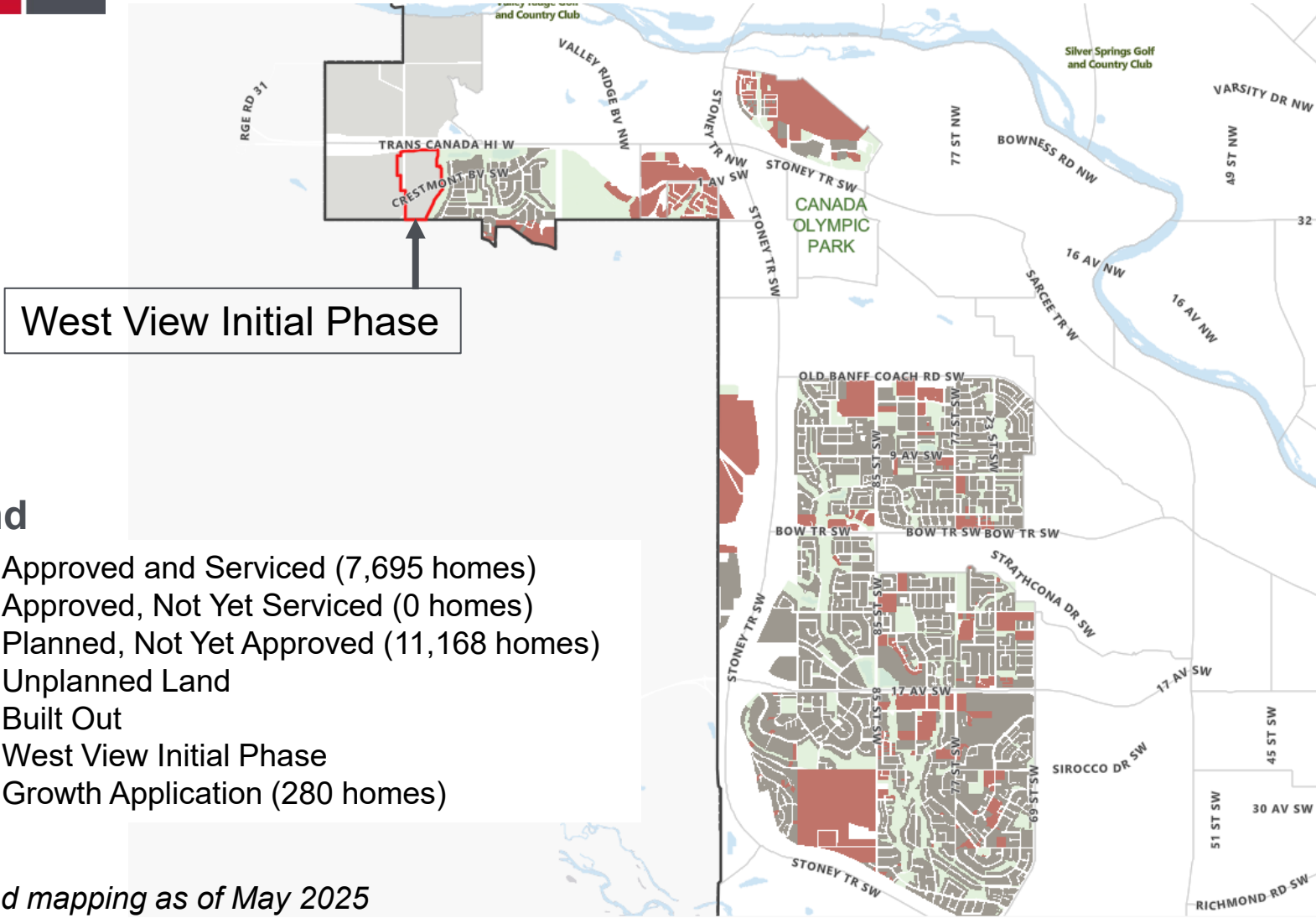
Proposed Commercial/Retail:
None

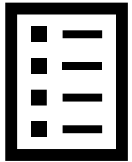
Legend

- █ West View Growth Application (IP2025-0336)
- █ West View Initial Operating Cost Only Phase (IP2026-0390)



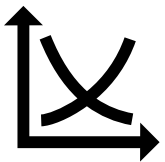
West Sector Land Supply Overview





1. Policy Alignment

- Contiguous with the adjacent community of Crestmont
- Proximity to amenities results are the same as full West View Growth Application (IP2025-0336)



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

- The West Sector has five new communities at various stages of development
- Eight to eleven years of approved and serviced land and zero years of approved but not yet serviced land remaining
- If approved, this initial phase will add less than one year of supply to the West Sector



3. Finances and Infrastructure

- Favourable New Community Operating Cost Model review

Initial Phase (for decision today)	Full West View Growth Application (in budget prioritization)
<ul style="list-style-type: none"> • Total four-year tax-supported incremental costs estimated at \$0.42M • \$0.1M annual base tax-supported operating investment at full build out 	<ul style="list-style-type: none"> • Start of operating costs would be dependent on inclusion in budget • \$2.6M annual base tax-supported operating investment at full build out
<ul style="list-style-type: none"> • No initial capital investment required 	<ul style="list-style-type: none"> • Requires \$96.0M to initiate • Requires \$107.7M to support continued growth
<ul style="list-style-type: none"> • \$17.3M in off-site levies at full buildout 	<ul style="list-style-type: none"> • \$119.5M in off-site levies at full buildout
<ul style="list-style-type: none"> • Estimated \$0.8M in annual revenue 	<ul style="list-style-type: none"> • Estimated \$10.7M in annual revenue

If approved by Council:

- **Complete Communities Risk:** Should the investments for the full West View Growth Application not be included in the 2027-2030 budget in November, this phase would build out without the benefit of the broader infrastructure. This is most acute for mobility capacity on Crestmont BV SW.

If not approved by Council:

- **Land Use & Market Risk:** Missed opportunity to advance a small amount of housing that can be supported ahead of the infrastructure investment required for the full Growth Application.

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 in the 2027-2030 Business Plans and Budgets.