

Options Analysis

PFC2017-0480
ATTACHMENT 5

COMPARISON OF OPTIONS FOR REMOVING THE GROWTH MANAGEMENT OVERLAY: PRIOR TO RECEIVING OP/LU AND PRIOR TO APPROVAL OF OP/LU

Consideration	Option 1: Overlay removal prior to receiving OP/LU applications	Option 2: Overlay removal prior to approval of OP/LU applications
Separating reviews and providing certainty	<ul style="list-style-type: none"> Certainty is provided sooner as the Overlay and OP/LU are reviewed separately and sequentially. Overlay removal is a required first step, and only OP/LU applications where Overlay issues are resolved are reviewed. 	<ul style="list-style-type: none"> Certainty is deferred as both Overlay and OP/LU applications are received at the same time, meaning the developer will address both Overlay and OP/LU concurrently. The Overlay must be removed prior to approval of OP/LU and can be done before, during or after the Outline Plan is reviewed.
Timeline impact	<ul style="list-style-type: none"> Potential for longer overall timelines as Overlay removal must be complete before OP/LU review begins. However, once received, the OP/LU review should be unencumbered by Overlay issues. 	<ul style="list-style-type: none"> Potential for shorter overall timelines as Overlay removal and OP/LU review are initiated together or in closer proximity. However, if Overlay issues are not resolved, this efficiency is lost.
Available information	<ul style="list-style-type: none"> Less technical information available as the detailed review of the OP/LU by The City has not occurred. This may impact servicing and land use configurations. 	<ul style="list-style-type: none"> More technical information is available as the Overlay and OP/LU as both are before The City at the start of review. With City feedback on OP/LU, developers have more confidence in development yields, which informs Overlay funding considerations. Technical information may become outdated if not acted on in a timely manner following approval of OP/LU.
Industry position	<ul style="list-style-type: none"> Generally not supportive. Developers have limited ability to enter the OP/LU review process in order to be ready for when City funding or financial tools are decided. May lead to customer frustration and potential for developers to invest elsewhere. 	<ul style="list-style-type: none"> Generally supportive. Developers have an increased ability to enter the OP/LU review process, make the financial and strategic case for their lands, and prepare for when City funding or financial tools are decided. This may lead to retention of investment in Calgary.
Implementation	<ul style="list-style-type: none"> Individual ASP policy direction is not consistent with each other or the MDP with regard to the receipt of OP/LU applications 	<ul style="list-style-type: none"> A single approach for receiving applications is implemented for all Overlays.
Strategic growth	<ul style="list-style-type: none"> City strategic growth decisions are supported by Council through the 	<ul style="list-style-type: none"> City strategic growth decisions are supported by Council through the

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	budget. Additional growth proposals on Overlay removal only are brought individually to Council. OP/LU reviews follow successful Overlay removal.	budget. The approach for addressing additional growth proposals on Overlay removal will be developed as part of the next steps coming out of this report.
Outline plan currency	<ul style="list-style-type: none"> Risk that strategic growth and financial agreement decisions are made without the level of detail provided by the OP/LU. 	<ul style="list-style-type: none"> Risk that OP/LU applications are received for areas where infrastructure and servicing issues remain unresolved. In these cases, the work performed by the developer and The City on the OP/LU would be at risk of becoming outdated and require new or significantly revised work at the time that Overlay issues are finally resolved. City resources may be diverted from reviewing applications without infrastructure issues. This may result in delayed processing for other applications and ultimately construction for other developers.
Staff resources	<ul style="list-style-type: none"> Sequential review ensures that decisions are made based on appropriate information when available. 	<ul style="list-style-type: none"> Early review of OP/LU may result in multiple reviews by staff, as changes in circumstances may lead to revised work and duplication of staff effort.