



STRATEGIC GROWTH AND OUTLINE PLAN APPLICATIONS IN DEVELOPING AREAS

EXECUTIVE SUMMARY

The City has a number of policies and tools available to help facilitate logical, strategic and efficient growth in new communities. Strategic growth policy, infrastructure planning, and the decisions in the capital and operating budgets guide development in a way that is financially sustainable and helps achieve the goals of the Municipal Development Plan.

Through several initiatives in the Industry/City Work Plan directed by Council in 2016 January, Administration has worked with the development and building industry to clarify how strategic growth and infrastructure funding issues are considered in the planning process. A number of developers have shown strong interest in continuing to invest in Calgary, and have expressed concern that current processes for advancing planning do not allow them to achieve this goal.

In order to provide more detailed information about proposed development patterns and required servicing, Industry has indicated a preference to have combined Outline Plan and Land Use applications received earlier in the process, ahead of the resolution of infrastructure and service issues. The potential for greater clarity and process efficiency exists if the submission of combined Outline Plan and Land Use applications are allowed prior to resolution of infrastructure funding solutions. Provided these solutions are approved by Council prior to Administration's recommendation to Calgary Planning Commission on the Outline Plan/Land Use application, risks associated with an earlier intake of applications are reduced. However, if infrastructure funding issues are not resolved, or if applications do not align with strategic growth policy, Administration will recommend refusal of these applications. Council remains the final decision maker on strategic growth, City financial matters and land use approval.

This report outlines a recommendation to amend policy language in the Municipal Development Plan. As a result, developers in all Area Structure Plans would have the ability to submit combined Outline Plan and Land Use applications. Administration reviews applications and considers infrastructure requirements, budget availability, and strategic growth alignment in making Outline Plan, Land Use and financial recommendations to Council. This work forms part of broader efforts to improve The City's strategic growth decision-making processes.

Administration is also seeking direction to work with Industry to ensure combined Outline Plan and Land Use application fees are based on full cost recovery, in order to mitigate the City resources employed on the reviews.

ADMINISTRATION RECOMMENDATION(S)

Administration recommends that the Priorities and Finance Committee:

1. Forward this report directly to the July 31 Combined meeting of Council, and that Council:
 - a. Hold a public hearing on the proposed bylaw set out in Attachment 6;
 - b. Give three readings to the proposed bylaw; and
 - c. Direct Administration to continue working with Industry on developing a process for strategic growth analysis and decisions, and bring an update report to the Priorities and Finance Committee no later than 2018 Q1.
2. Direct Administration to develop, working with industry, a proposed full cost recovery fee for combined Outline Plan/Land Use applications, and bring forward a supplementary report to the July 31 meeting of Council.