

PFC2017-0445
Strategic Growth and Funding in
the South Shepard Area
Structure Plan

Priorities and Finance
Committee
2017 June 6

CITY OF CALGARY
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JUN - 6 2017

ITEM: PFC2017-0445
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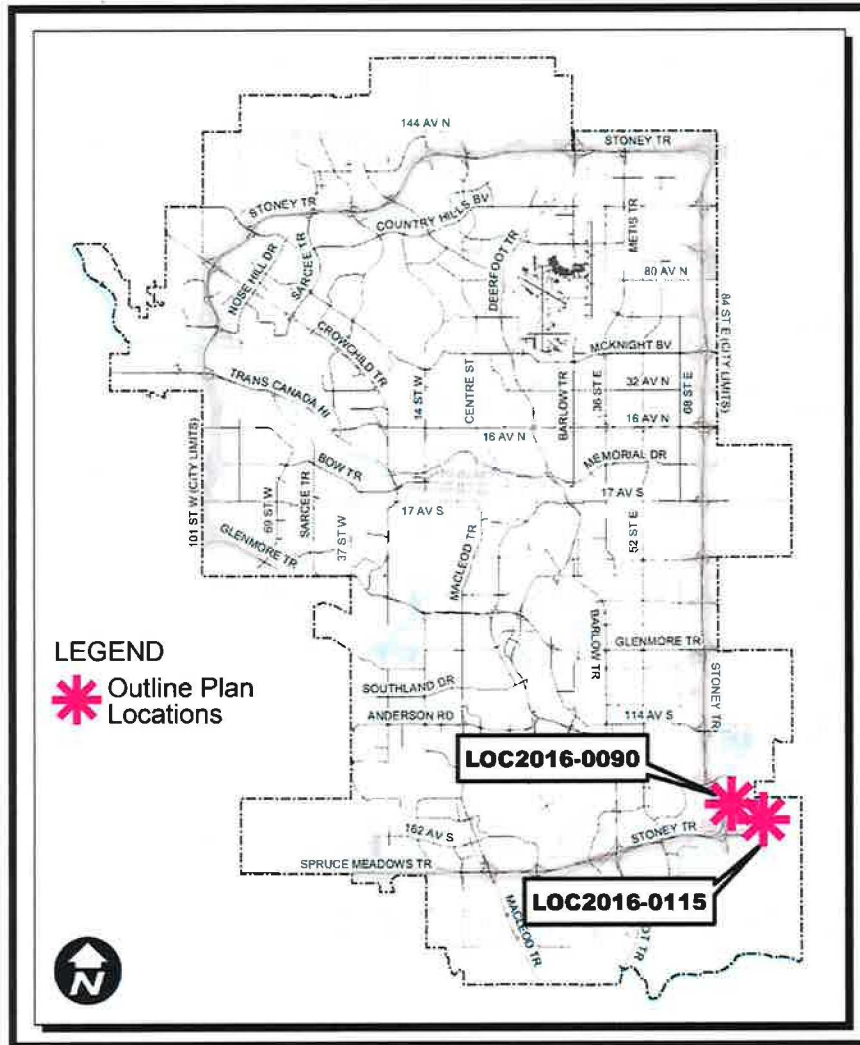
Administration Recommendation

That the Priorities and Finance Committee recommend:

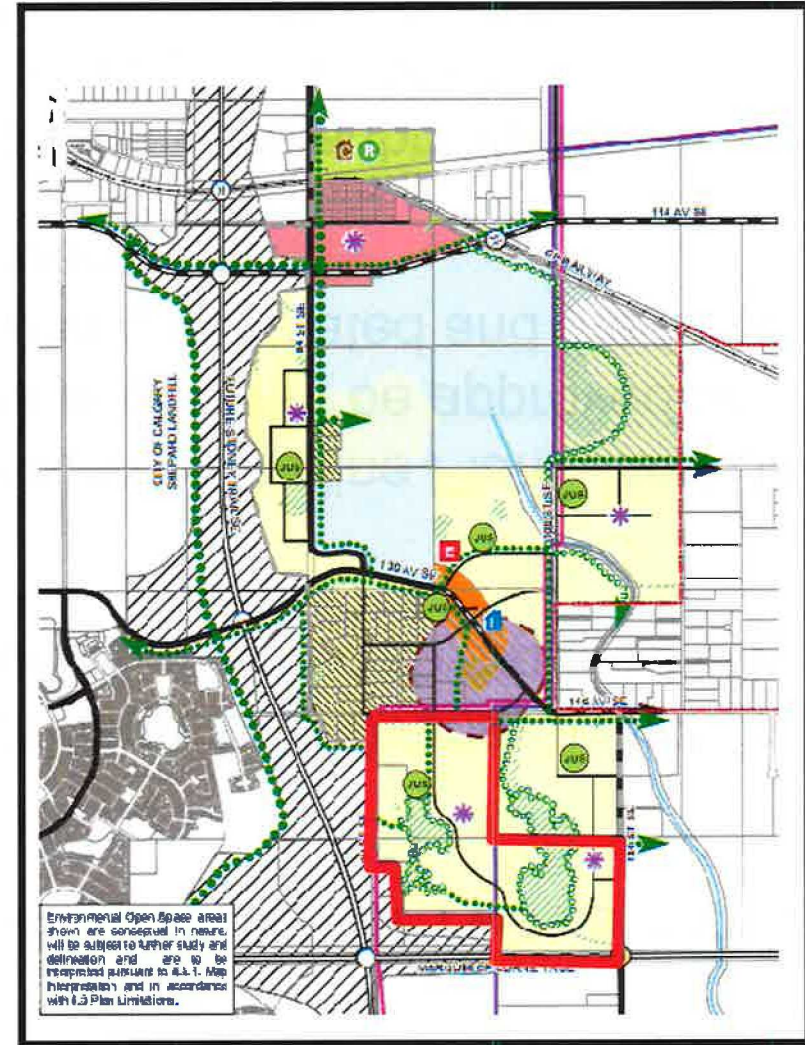
1. That this report (PFC2017-0445) be directed to the July 31 Combined Meeting of Council to the Public Hearing portion of the Agenda;
2. The proposed bylaw set out in Attachment 5 be advertised in accordance with standard public hearing requirements;
3. That Council hold a public hearing on the proposed bylaw; and
4. That Council refuse to remove the Growth Management Overlay and file and abandon the bylaw.

- The South Shepard Area Structure Plan (ASP) was approved by Council in 2013 May
- The ASP contains a Growth Management Overlay, which is intended to ensure coordination of growth with required City infrastructure and servicing
- The ASP allows for the submission of Outline Plan/ Land Use applications, however land use should not be approved until City financed services have been coordinated and the Overlay is removed through an ASP amendment
- Outline Plan/Land Use applications were submitted from Hopewell Residential (LOC2016-0090) and Melcor Developments (LOC2016-0115); a joint Overlay Removal/Business Case proposal was also submitted

South Shepard Area Structure Plan



Location within City



Location within ASP Land Use Concept

Strategic Growth Considerations

- The area has not been identified for investment as a priority growth area in City capital and operating budgets/plans
 - Operating costs for services such as parks, transit, waste & recycling are currently unfunded
- Subject lands are outside of the Council approved seven minute service benchmark for emergency response (both fire and medical)
 - Estimated unfunded operating costs are ~\$3.5M/year
 - Estimated unfunded capital costs are ~\$1.5 M for a temporary fire station
- Administration has concerns about strategic growth merits and the ability to deliver an efficient, complete community

Applications and Proposals

- For Overlay removal, the developers met several times with City staff to address the emergency response question
- The developers proposed different mitigation methods (e.g., access, sprinklers, building materials). Developers did not propose funding Fire operating costs.
- The developers proposed The City revisit the implementation of the seven minute benchmark to allow the development to proceed with mitigation measures, and The City to fund and provide service at its discretion at a later date.

Rationale for Recommendation

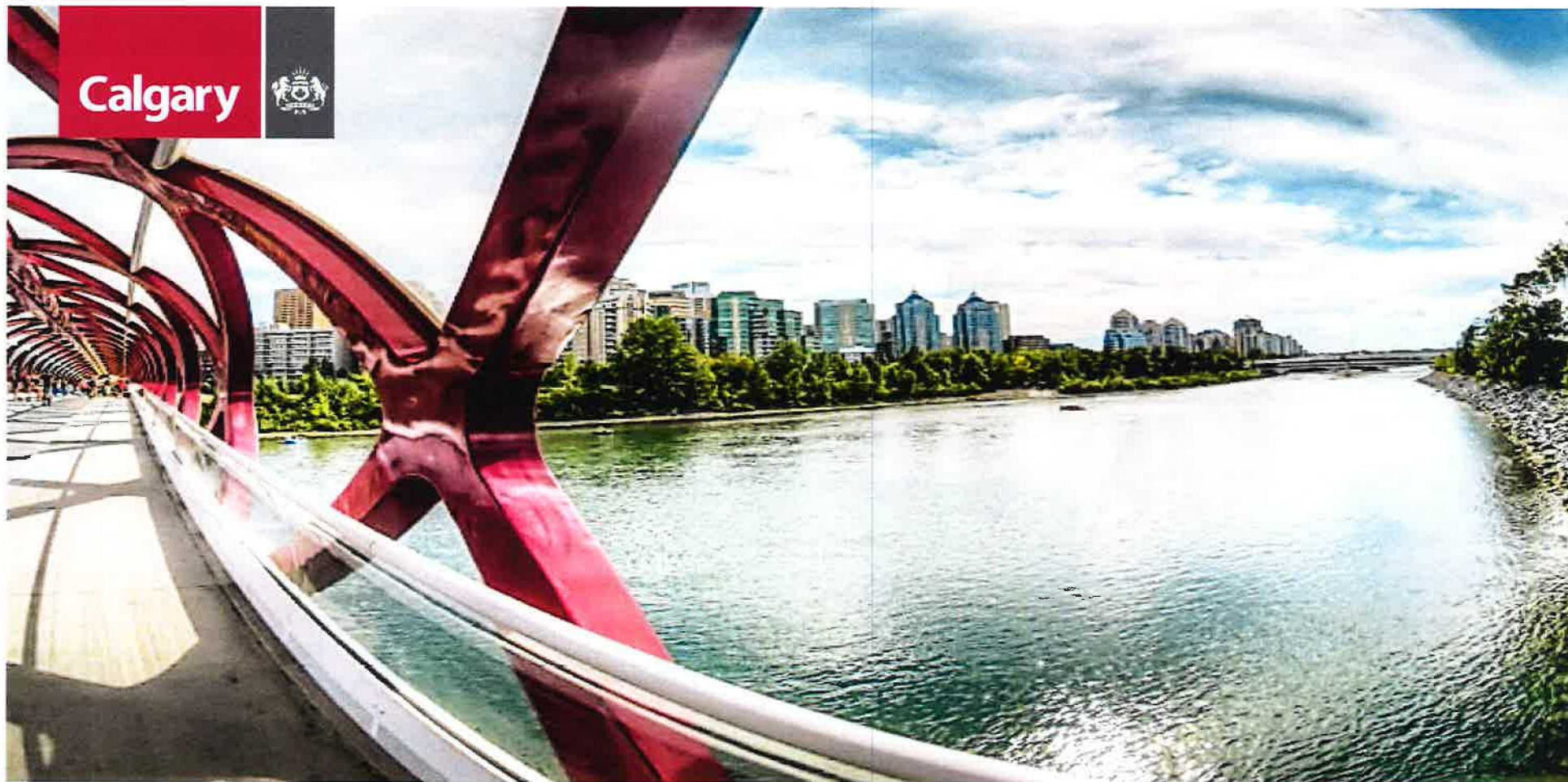
Removing the Overlay is not recommended for these reasons:

- Development location: This is an isolated and relatively small area, leading to concerns about active mode connectivity and efficiency/viability of complete community amenities
- Investment priority: This area has not been identified as a priority growth area in City budgets, including but not limited to emergency service. Development beyond this area requires further unfunded City infrastructure and may not develop for some time
- Emergency response service: This area does not meet the Service Level Response Time Policy benchmark of seven minutes and Administration does not support a relaxation of this policy.

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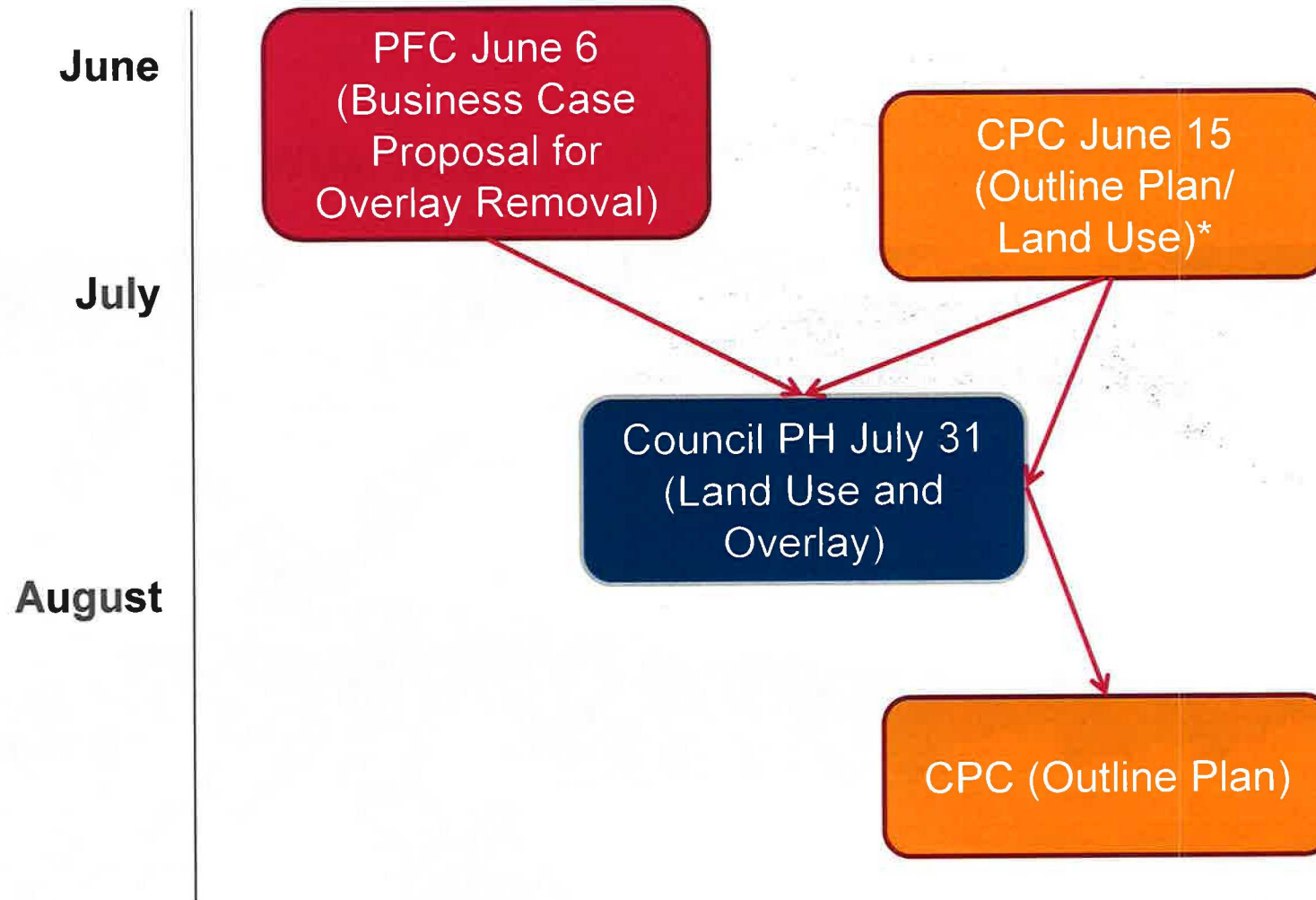
Calgary



Thank you



Applications and Proposals



**only LOC2016-0090 is going forward. LOC2016-0115 will follow later.*