

Criteria Application Adjustments for the 2020 New Community Growth Strategy Review

Within the New Community Growth Strategy framework of (1) Municipal Development Plan and Calgary Transportation Plan alignment, (2) market demand and (3) financial impact, Administration will adjust the application of certain criteria during the 2020 New Community Growth Strategy review, and also use off-ramps for those business cases that do not meet these criteria. This approach is intended to accomplish four things:

1. Recognize the principle of shared risk that Industry and Administration agreed to as part of the New Community Growth Strategy 2018 work,
2. Address City financial constraints related to capital and operating funding availability,
3. Address City resourcing constraints related to work plan priorities, and
4. Continue to drive toward a Comprehensive Citywide Growth Strategy that includes new communities, established areas and industrial areas for 2022 March.

Adjusted Application of Specific NCGS Criteria for 2020

Adjustments to evaluation criteria application for 2020 are listed in the table below:

Criterion	2020 Application – A Supported Business Case Shall
(a) City Capital Costs	• Not trigger new City designated capital costs to initiate and support development. • <i>Rationale: eliminates the need for additive increases to property tax, utility, and off-site levy rates, and</i> • <i>Leverages previous and planned capital investments</i>
(b) City Operating Costs	• Not trigger an additional tax rate increase to fund required operating costs in the current One Calgary (2019-2022) budget or the next budget cycle (2023-2026). • Evolve from a direct incremental operating cost model that was used in 2018 to a full operating cost model. • <i>Rationale: eliminates the need for additive increases to property tax rates related to new community growth prior to 2027.</i> • <i>Approach: further consultation with stakeholders to be completed by 2020 March 1.</i>
(c) Contiguous and Logically Serviceable	• Be immediately contiguous and adjacent to approved urban land uses • <i>Rationale: development will be more efficient from a servicing perspective and is a natural extension of the built form, thereby contributing to completing communities.</i>
(d) Demonstrating private investment and improving near term market competition	• Have a Land Use and Outline Plan application submitted by 2020 October to demonstrate a commitment and ability to come to market as soon as possible. • <i>Rationale: The City is interested in seeing short term growth and return on investment, this shows that a proponent is preparing to begin development by addressing technical and policy planning issues. In 2018, all business cases met this test.</i>

Use of Off-Ramps

If and when it is determined that a business case does not meet all of the criteria in the table above, the business case will be placed on an “off-ramp” and not proceed further into the review process. Proponents would then be notified.

Administration will then only bring forward a full analysis of the business cases that meet the above four criteria to Council. By using off-ramps and focusing on business cases that align to the criteria outlined above, Administration’s ability to continue prioritizing Established Area and Industrial Area growth work can continue.