

Council Direction from Reports C2018-0900 and PFC2018-0200

On 2018 July 30, Council approved a total of 14 new communities for the 2018 New Community Growth Strategy. Eight communities were recommended for approval by the Priorities and Finance Committee through PFC2018-0678, and the Priorities and Finance Committee also recommended that associated Growth Management Overlay removals be brought forward to Council on 2018 July 30 for a public hearing. Overlay removals were accomplished through C2018-0585 *New Community Growth Strategy – Growth Management Overlay Removals Arising from PFC2018-0678*.

An additional six new communities were added on 2018 July 30 through Council direction on supplemental report C2018-0900 *New Community Growth Strategy 2018 – Further Review and Analysis Directed through PFC2018-0678*.

The complete direction from C2018-0900 is below:

With respect to Report C2018-0900, the following be adopted, as amended:
That Council:

1. Amend Attachment 4 to include the following communities:

ASP Area	Proponent(s)	# of Communities	City Sector
•	Glacier Ridge Area Structure Plan	Ronmor/Wenzel	2 North
•	Glacier Ridge Area Structure Plan – Symons Valley Ranch	Capexco Inc.	1 *note, this area is better defined as a Community Activity Centre North
•	Belvedere Area Structure Plan – West Belvedere	Tristar/Truman/Lansdowne/Others	1 East
•	Rangeview Area Structure Plan	Brookfield/Genstar/ Section23/Others	2 Southeast
•	Providence Area Structure Plan	Dream/Qualico	1 South
•	Haskayne Area Structure Plan	Brookfield/Marquis	1 Northwest
•	Addition: East Stoney Area Structure Plan	Pacific	1 Northeast
•	Addition: Keystone Hills Area Structure	Plan Melcor/Genstar/Pacific	2 (one residential, one commercial/industrial) North
•	Belvedere-Twin Hills	OpenGate	1 East
•	Glacier Ridge	Qualico	1 North
•	South Shepard	Hopewell/Melcor	1 Southeast
2. For the fourteen communities identified in Attachment 4 (C2018-0900), as amended:
 - a) approve, as part of One Calgary 2019-2022 four year service plan and budget, a property tax rate increase of up to 0.75% in 2019 to fund the capital and direct incremental operating budgets necessary to support development of these communities;
 - b) approve, as part of One Calgary 2019-2022 four year service plan and budget, a water utility rate increase of up to 0.5% per year to fund the specific capital budget necessary to support development of these communities;
 - c) confirm its intention to provide, through 2023 and future years' capital and operating budgets, the necessary public infrastructure and services to serve and support these communities; and
 - d) In 2022, use the Fiscal Sustainability Reserve (FSR), to a maximum of \$4 Million, to fund the cost of capital for the New Community Growth Strategy included in the One Calgary 2019-2022 budget, if required; and

- e) Use the capacity that is created from the use of the FSR to fund, on a one time basis, the shortfall in operating cost in 2022 attributable to South Shepard.
3. For the fourteen communities identified in Attachment 4 (C2018-0900), as amended, direct Administration to:
 - a) Include the estimated capital and direct incremental operating investments, including any changes to the estimates, in 2018 November as part of One Calgary 2019-2022 four year service plan and budget, subject to the required operating and capital funding being in place;
 - b) Continue to refine the 2023 and future years' capital and operating budget estimates, and when needed, bring incremental additional budget requests to Council for the necessary public infrastructure and services to serve and support these communities;
 - c) Prepare bylaws and advertise for proposed Area Structure Plan amendments to remove Growth Management Overlays for the communities in Attachment 4 (C2018-0900), as amended, for a public hearing of Council, and bring these amendments directly to the 2018 September 10 Combined Meeting of Council for a public hearing;
 - d) Direct Administration, in consultation with stakeholders, to incorporate the proportionate share of the cost of off-site transportation infrastructure and any additional off-site utilities infrastructure attributable to new growth that provides servicing to new communities into the off-site levy rates, through a proposed amendment to the Off-site Levy Bylaw 2M2016, and report back to the Priorities and Finance Committee by no later than 2018 Q4.
 4. Direct Administration to bring the next recommendations for new community growth and development approvals by no later than 2020 March, and in coordination with the One Calgary 2019-2022 four year service plan and budget mid-cycle adjustment process.

On 2018 March 19, Council approved several directions in report PFC2018-0200 specifically related to the New Community Growth Strategy work:

1. Report back to Council through the Priorities and Finance Committee in 2018 Q2 with strategic growth recommendations that increase the level of City commitment and investment in new communities, beginning with the 2019-2022 budget cycle, as identified in option 1(b) in this report, and prioritize future growth areas outlined in Attachment 1, including financial implications for the 2019-2022 budget cycle, future budget cycles, and how any funding gaps for operating and capital would be funded using the property tax.

For context, Option 1(b) in the report states “**Increase funding allocation** for new community growth. Use current growth strategy decision making inputs (strategic alignment, meeting demand forecasts, and City financial capacity) to make recommendations. Identify for Council what investments best prepare The City for growth over the next ten years with an added perspective to stimulate economic growth and attract additional private investment. This could result in three to four ASPs or six to twelve new communities starting in the next budget cycle.

- *Operating Costs*: Funded through City budgets, allocated from standard funding sources (property taxes and user fees). Increased allocation and funding sources to be identified through future reporting, ahead of the 2018 November One Calgary budget.
- *Capital Costs*: Funded through City budgets, allocated from standard funding sources (off-site levies, grants and Pay as You Go). Increased allocation and funding

sources to be identified through future reporting, ahead of the November presentation of One Calgary.”

2. Direct Administration to work collaboratively with industry on potential new capital and operating options including those outside current policy constraints to:
 - Help share risk;
 - Leverage private investment;
 - Reduce City costs; and
 - Other mutually beneficial outcomes.

And report back to Council through the Priorities and Finance Committee, as part of the next two-year cycle;

3. Develop and share criteria by which business cases will be evaluated to be shared with Council at Administration’s discretion no later than April 2018.
4. Direct Administration to bring a monitoring report on the implementation of the New Community Growth Strategy to the Priorities and Finance Committee no later than Q4 2019.
5. Direct Administration to bring a report to Council, through the Priorities and Finance Committee, no later than Q3 2018, with findings and recommendations toward the development of an Established Areas Growth Strategy, including funding and timing considerations, that complements the New Community Growth Strategy.

This report responds specifically to Recommendation 4 from C2018-0900 and recommendations 2 and 4 from PFC2018-0200.