

Combined Meeting of  
Council  
2017 July 31



## PFC Recommendation

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.

## Proposed Bylaw Change

The Municipal Development Plan attached to and forming part of Bylaw 24P2009, as amended, is hereby further amended as follows:

- (1) In Volume 2, Part 1, The New Community Planning Guidebook, delete section 4.3.1(d) in its entirety and replace with the following:

“Prior to **approval** of an Outline Plan/Land Use Amendment application to **accommodate fully-serviced urban development within a site**, the portion of the Overlay that applies to the site must be removed.”

- **2012** Introduction of Overlay in pre developer funded ASPs (Keystone, Belvedere, South Shepard)
  - OP/LU applications can be received prior to Overlay removal
- **2013-2015** Refined Overlay in developer funded ASPs (Cornerstone, Rangeview, Haskayne, Providence, Glacier Ridge, Nose Creek)
  - OP/LU applications can be received after Overlay removal
- **2017** East Stoney ASP
  - OP/LU applications can be received prior to Overlay removal



## Outline Plan/Land Use Applications

- Since early 2016, through the Industry/City Work Plan, Administration has worked with developers to establish an improved process for phasing growth and how development application submissions fit within that process
- Developers are showing an interest in continued investment in Calgary, have expressed concern that current process does not allow them to continue this investment
- In March, BILD Calgary Region submitted a letter suggesting that The City consider receiving OP/LU applications in ASPs prior to the removal of the Overlay.
- Council remains the decision making authority on strategic growth, City financial matters and land use approval



## Alternatives and Analysis

- **Option 1:** Require Overlay Removal Prior to OP/LU Submission in Developer Funded ASPs
  - Existing process
- **Option 2:** Require Overlay Removal Prior to OP/LU Approval in Developer Funded ASPs
  - Requires amendment to Municipal Development Plan (New Community Guidebook)
  - Overlay still to be removed by Council, considering strategic growth policy, infrastructure requirements, and City financial position
  - Focuses the Overlay on fully-serviced urban development areas

## Identified Risks

- Managing expectations for development that does not align with City strategic growth plans and/or faces significant infrastructure hurdles
- Determining if fees for OP/LU reviews are sufficient to cover City costs
- Analyzing the impact of additional OP/LU reviews on other City planning and corporate priorities
- Outdated outline plans that are not reflective of current planning best practices and trends

## Identified Benefits

- Provides a consistent approach for receiving OP/LU applications in all Area Structure Plans
- Provides the detailed information needed to inform the strategic growth decision making process
- Efficiency opportunities for timelines as Overlay removal and OP/LU review are started together
- Responds positively to the development industry's suggested approach
- Supports the development industry during a difficult economic period



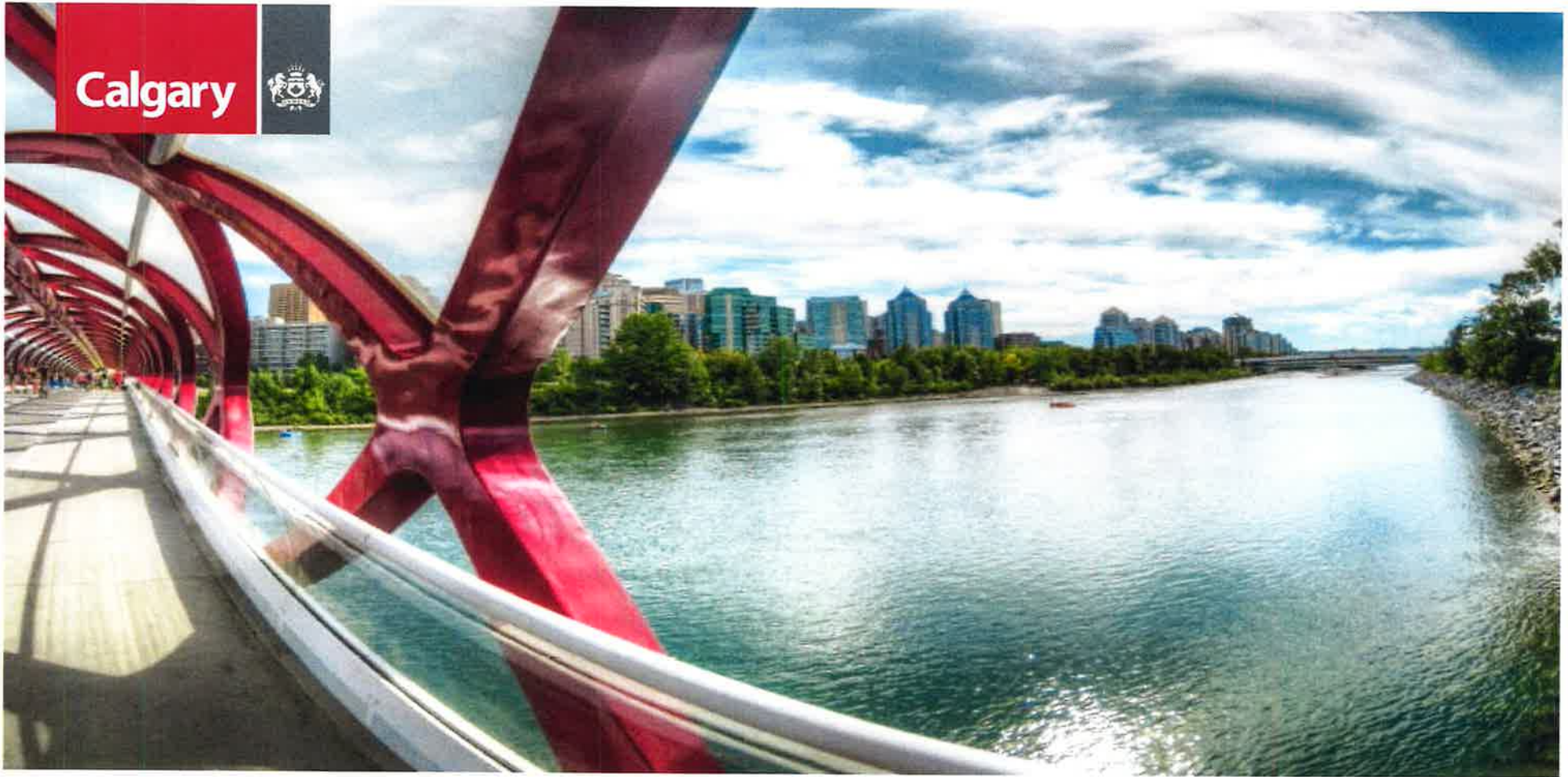
## Next Steps

- Implementation of the new processes, and support staff through training and communication
- Work with Industry and Calgary Approvals Coordination to strengthen the strategic growth and infrastructure component of the business case and pre-application processes
- Communicate the change of policy language and implications to developers and stakeholders and ensure awareness
- Monitor the impact of the policy change on workload and resource capacity

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Calgary



Thank you