

# 2020 Growth Strategy Monitoring Report & New Community Growth Strategy 2020

October 19, 2020

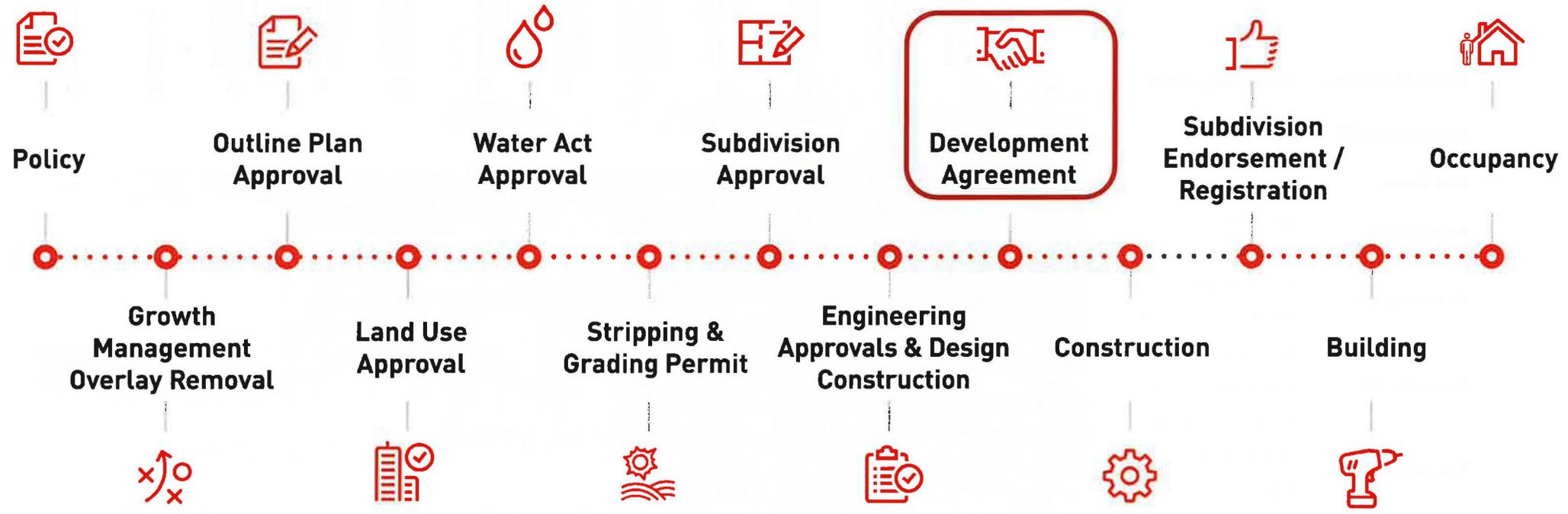
CITY OF CALGARY <b>RECEIVED</b> IN COUNCIL CHAMBER
OCT 19 2020
#7.2 ITEM: <u>PFC 2020-0963</u> <u>DISTRIBUTION</u>
CITY CLERK'S DEPARTMENT

# Business Case Process

- **2020 January 31** Administration responds to all proponents indicating which proponents are able to submit a full business case
- **2020 March 13** Submission deadline at 4:30pm for those invited to submit full business cases
- **2020 May 29** Administration completes review of full business case
- **2020 Jun-Jul** Administration and proponents review findings, opportunity for information clarification and adjustments
- **2020 October 13** Administration brings forward business case recommendations to Priorities and Finance Committee
- **2020 Oct-Nov** Final decisions expected from Council



# Approval Continuum



# New Communities Approval Continuum

NCGS 2018 Name	Community Name	Policy	Growth Management Overlay Removal	Outline Plan Approval	Land Use Approval	Water Act Approval (where wetlands exist can take 8 to 12 m)	Stripping & Grading Permit (6mths for approval)	Subdivision Approval (4-6 mths)	Engineering Approvals Design Construction (6-8 mths)	Development Agreement	Construction (grading, underground, surface)	Subdivision Endorsement/Registration (6 mths)	Building	Occupancy
Keystone Hills (2)	Lewisburg	✓	✓	✓	✓	✓								
	Keystone Hills <sup>1</sup>	✓	✓	✓	✓									
East Stoney	Homestead	✓	✓	✓	✓									PHASE 1+2
Belvedere (2)	Belvedere	✓	✓	✓	✓	✓	✓							
	TwinHills <sup>2</sup>	✓	✓	✓	✓									
South Shepard	Hotchkiss (Melcor)	✓	✓	✓	✓	✓	✓							
	Hotchkiss (Hopewell)	✓	✓	✓	✓	✓	✓							
Rangeview (2)	Seton (Brookfield)	✓	✓	✓	✓					✓				PHASE 4+5
	Rangeview (Section23)	✓	✓	✓	✓	✓	✓							
	Rangeview (Genstar)	✓	✓	✓	✓	✓								
Providence	Alpine (Dream)	✓	✓	✓	✓					✓				PHASE 1
	Alpine (Qualico) <sup>3</sup>	✓	✓	✓	✓									
Haskayne	Haskayne (Brookfield)	✓	✓	✓	✓					✓				PHASE 1
	Glacier Ridge (Ronmor)	✓	✓	✓	✓	✓								
Glacier Ridge (4)	Symons Valley Ranch <sup>4</sup>	✓	✓	✓	✓									
	Ambleton (Qualico)	✓	✓	✓	✓					✓				PHASE 1

  Completed   In Process

<sup>1</sup> Keystone Hills - Regional Employment Centre. Actively marketing & Awaiting active construction of the 11 Avenue/Stoney Trail interchange before commencing

<sup>2</sup> TwinHills - Open Gate Master Plan

<sup>3</sup> Alpine (Qualico) - Providence ASP originally approved in 2015 December. Land Use and associated Grading Plan application submitted on 2017 December 11. The approval process for the Land Use and Outline Plan application was delayed as the ASP was struck down by the Court of Queen's Bench on 2019 February 22 due to a legal challenge. The ASP has since been updated to satisfy the Court's ruling and was approved by Council on 2020 July 27

<sup>4</sup> Symons Valley Ranch - Defined as a Community Activity Centre; at time of decision - Administration highlighted that it brings back the Symon's Valley Farmers Market and associated employment, and will set foundation for future mixed use development. Currently considering changes to the approved Outline Plan

# Supply of Land

- Serviced Land Supply: areas that have the leading infrastructure (fire, transportation, water, sanitary and storm) capacity to allow for development. Lands may or may not have land use in place (as of December 2018).
- This definition does not consider the timelines necessary to:
  - bring saleable housing to the market place,
  - the potential for reduced affordability caused by shortages of housing types, and
  - the ability of lower cost markets to attract development away from the City.

# Observations

- All 11 Business Cases rejected due to cumulative impact; specifically market demand
- The City's definition of land capacity does not necessarily have approved land use, developer-funded services, or subdivision
- No incremental capital and operating cost business cases represents a low risk opportunity to optimize return
- Shift development into Developed Areas and availability of lower density housing
- Market imbalances are created when market choice is restricted

# Conclusion

- In 2019, new home construction represented a \$2.9B investment and was directly and indirectly accountable for 25,502 jobs in Calgary
- The Business Case areas are within or adjacent to previously approved communities
- Based on The City's analysis, at least 5 business cases have no capital and incremental operating cost impacts