

2020 New Community Growth Strategy Motion Arising – Referral to PUD

SPC on Planning and Urban Development
2020 December 2

PUD2020-1369
ISC: Unrestricted

Motion Arising on the New Community Growth Strategy

In an effort to reinforce the role of the City of Calgary as the regulator for planning and land development, to better align with the Municipal Development Plan and to provide greater predictability of process,

- 1. Prioritize the goal of creating a city-wide growth strategy that brings together the presently segregated New Community Growth Strategy, Established Areas Growth and Change Strategy and Industrial Area Growth Strategy.*
- 2. Continue to evaluate the merits of applications for land use and/or outline plan that are presently under a growth management overlay, with a possible outcome of first reading of Council where warranted.*
- 3. Revisit areas where growth management overlay removal has resulted in designation of City of Calgary capital to evaluate whether design or timing of approved infrastructure can be right-sized or postponed.*
- 4. Bring forward recommendations for growth funding in all parts of the city (including growth management overlay removal when applicable) as part of November budget deliberations beginning in 2021, so that Council is able to make capital and operating budget decisions based on (1) alignment with MDP/CTP targets, (2) market viability, and (3) financial implications.*

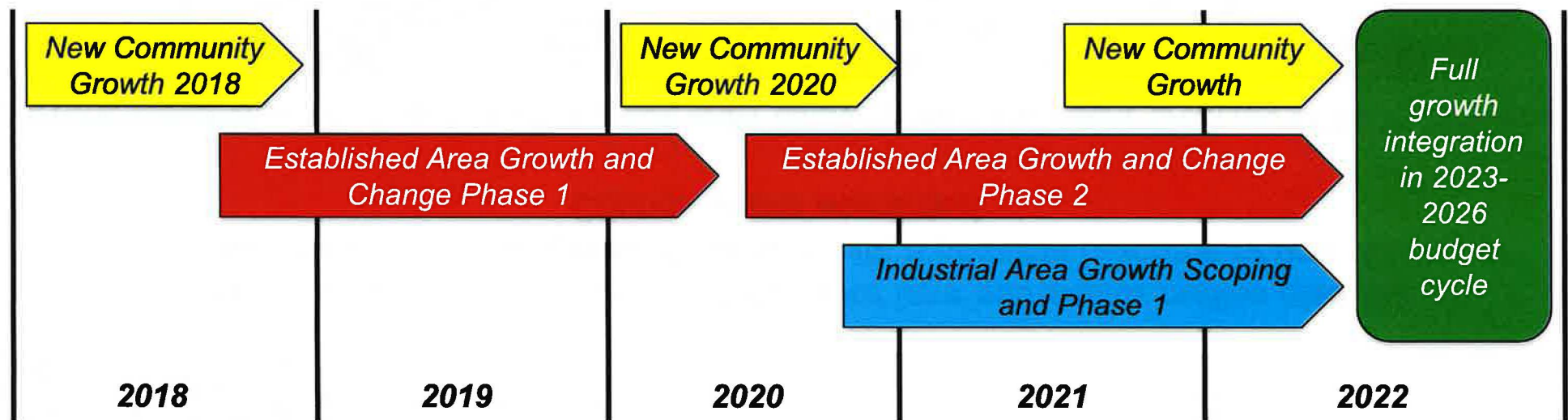


1. An Integrated Citywide Growth Strategy

Prioritize the goal of creating a city-wide growth strategy that brings together the presently segregated New Community Growth Strategy, Established Areas Growth and Change Strategy and Industrial Area Growth Strategy.

Opportunities

- An integrated Citywide Growth Strategy has been pursued in steps since early 2018
- Decisions are based upon the three factors of MDP/CTP Alignment, Market Demand, and Financial Impacts, plus Redevelopment Readiness
- Growth decisions are also aligned with regional growth discussions
- Strategy work is coordinated with Main Streets, the Transit Oriented Development (TOD) Strategy, and Infrastructure Calgary, among others



2. Advancing Planning Applications

Continue to evaluate the merits of applications for land use and/or outline plan that are presently under a growth management overlay, with a possible outcome of first reading of Council where warranted.

Current Land Use/Outline Plan Process with Growth Management Overlay (GMO) in Place



*GMO removed following NCGS business case approval

Opportunities

- Gives developers opportunity to start the approvals process and the ability to align it with future GMO removals
- Developers who proceed with these applications are demonstrating a desire to move forward with development

Constraints

- Simultaneous submissions and approvals start to imply additional approvals (e.g., stripping and grading permits, early infrastructure permits) and may set up false expectations
- First reading of land use will expire and supporting technical studies become outdated if Council does not support growth in the area (GMO is not removed) within two years



3. Revisiting Areas with Removed Overlays

Revisit areas where growth management overlay removal has resulted in designation of City of Calgary capital to evaluate whether design or timing of approved infrastructure can be right-sized or postponed.

Current infrastructure review process



Administration manages projects using a stage gate system and through budget preparation

Opportunities (Infrastructure Investments)

- Underscores need to maintain open dialogue to understand developer and City timing, helps ensure the capital of both partners is effectively deployed
- Signals that City investment timing can be revisited depending on developer timing

Constraints (Infrastructure Investments)

- After business case approval, The City front-ends utility infrastructure based on developer plans to move forward, since it must be in place at occupancy – this limits flexibility
- More flexibility to align transportation and emergency services to development pace, however once a project starts, may be difficult to adjust depending on design/construction status



4. Align Growth Investment Recommendations to Budget Time, Starting in 2021

Bring forward recommendations for growth funding in all parts of the city (including growth management overlay removal when applicable) as part of November budget deliberations beginning in 2021, so that Council is able to make capital and operating budget decisions based on (1) alignment with MDP/CTP targets, (2) market viability, and (3) financial implications.

Opportunities

- Helps couch the three growth factors within overall budget priorities
- Work closely with Real Estate Investment Group to monitor opportunities for investment
- Growth opportunity investment recommendations would be embedded in budget, if Administration determines there is available funding
- Takes advantage of new ideas and funding opportunities that may become available through the year, but ultimately decisions are still made alongside budget decisions

Constraints

- Developing an integrated growth funding portfolio for Nov 2021 is a year ahead of Administration's plan to bring forward as part of the 2023-2026 budget cycle
- Given pre-approved capital budgets for 2019-2022 and economic constraints, funding may be very limited in Nov 2021
- Infrastructure Calgary's capital prioritization process (including an understanding of funding levels) and the overall corporate budget process need to inform recommendations