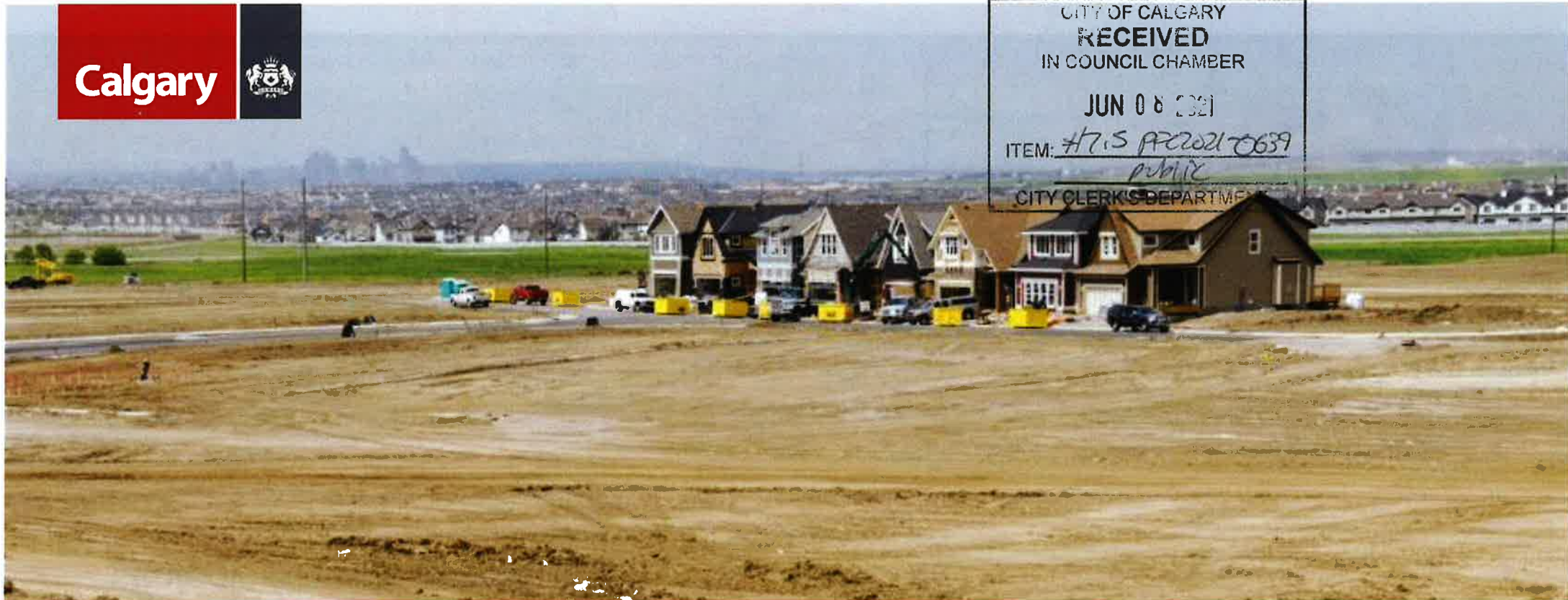


Calgary



# Citywide Growth Strategy: Growth Management Overlay Review (PFC2021-0639)

Priorities and Finance Committee  
2021 June 8 | Item 7.5  
ISC: Unrestricted

## Why review the Growth Management Overlay?

- Responds to Council direction to explore phase out
- Promotes a stable, predictable, and logical climate for investment
- Delivers continuous improvement
- Aligns land use approvals with investment decisions, so limited funds can support strategic citywide growth

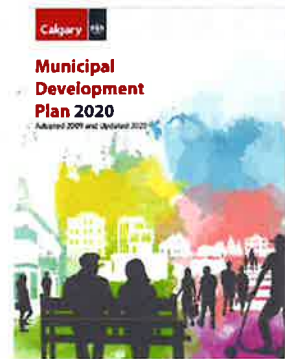




# What is a Growth Management Overlay? What is a Business Case?

A **Growth Management Overlay (GMO)** indicates where unbudgeted infrastructure and services are needed to initiate new community development

The **Business Case evaluation process** helps ensure that Council's investment decisions are informed by three key growth planning factors:



**Municipal Development Plan /  
Calgary Transportation Plan  
Alignment**



**Market Demand**



**Financial Capacity**

## Considerations:

- Next round of Business Case evaluations will begin later in 2021
- Critical to provide a stable and predictable process for proponents

## Stakeholder collaboration undertaken:

- **With the new community development industry**, to understand concerns with identify ways to improve the Business Case review process.
- **With City departments**, to outline scope and opportunities for improvements.

# Improvement Approach: Refine and Rethink

- Administration is proposing a **two phase approach** for improvements:

**2021 –  
2022**



**2021-  
2023**

## 1. Refine:

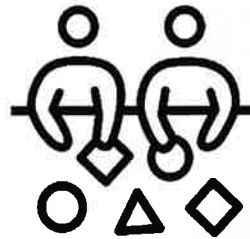
*actions that can be undertaken in time to improve the 2022 business case process, to make it more business-friendly.*

## 2. Rethink:

*more wholesale and fundamental actions that can be undertaken during and after the conclusion of the 2022 business case review process.*

## Refine and Rethink Actions (Attachment 2)

### Refine actions include:



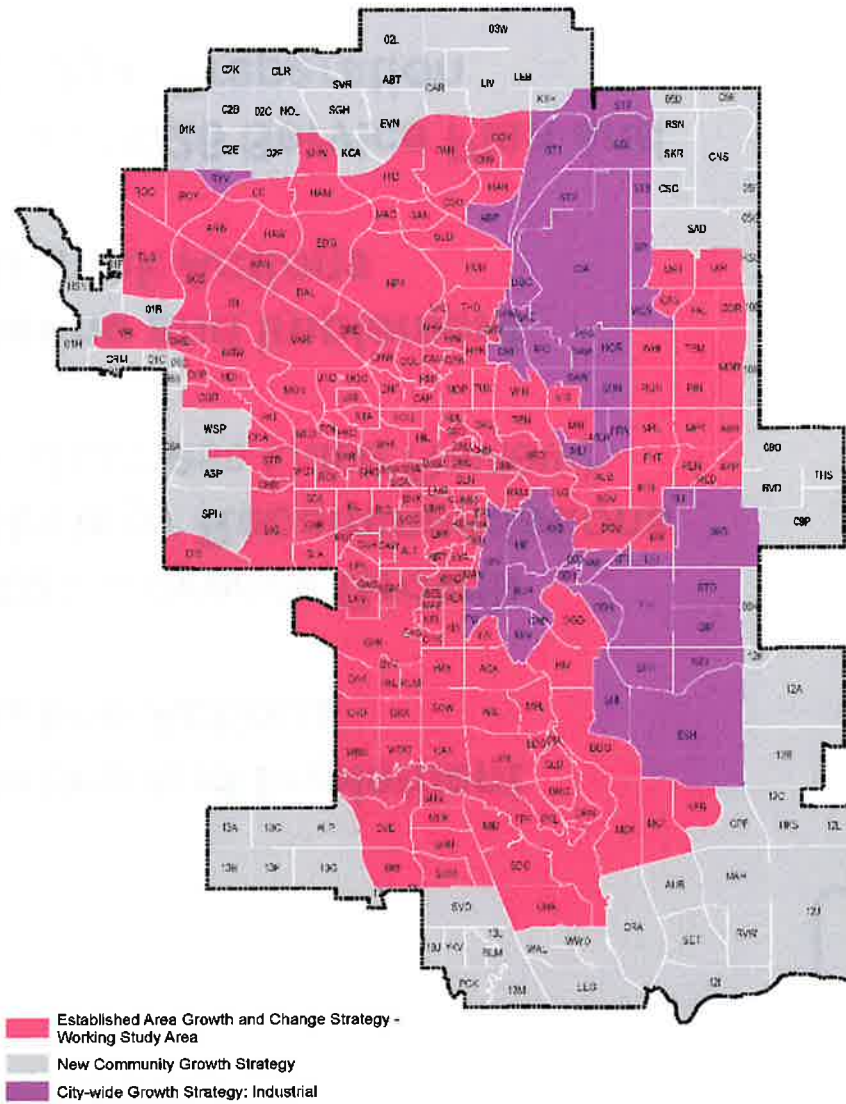
- More collaborative approach to understanding supply and demand
- Greater emphasis on the specifics of individual Business Cases
- Improving transparency and predictability

### Rethink actions include:

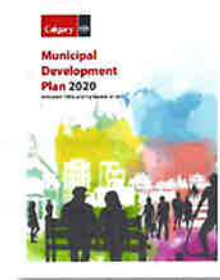


- Alternatives for Business Cases with no City capital investment
- Continued alignment between land use approvals, Citywide Growth Strategy, and service plan and budget timelines
- Closer integration with other City initiatives to inform alternatives to the Growth Management Overlay

# Towards an Integrated Citywide Growth Strategy



*Enabling a balanced approach to **Citywide** growth through strategic City investment and consistent evaluation*



**MDP/CTP Alignment**



**Market Demand**



**Financial Capacity**

# Timelines for Refine and Rethink Approach



**Define and Implement Refine Actions**



**2022 Citywide Growth Strategy Recommendations (+ Business Case Review)**



**Define and Implement Rethink Actions**



**2023-2026 Service Plan and Budget Preparation**







## Administration Recommendation

That the Priorities and Finance Committee recommends that Council direct Administration to continue to work with stakeholders to explore and implement business-friendly refinements to improve the 2022 New Community Growth Strategy Business Case review process and consider more significant changes to the Growth Management Overlay mechanism, as outlined in Attachment 2.