

Background & Previous Council Direction

The purpose of this attachment is to provide a summary of the background and previous Council decisions that led to this report and the proposed amendments to the Belvedere Area Structure Plan.

Previous Council Direction

2020 New Community Growth Strategy (PFC2019-1062)

On 2019 November 18, in recognition of The City's financial constraints, Council directed a modified business case process as outlined in PFC2019-1062. Council directed that any business case accepted for review was expected to (1) have no operating costs prior to 2027 and (2) have no City-funded capital costs required to support the initiation of development (PFC2019-1062). This was in addition to existing review criteria that reflect the three-growth decision making factors – Municipal Development Plan/Calgary Transportation Plan Alignment, Market Demand, and Financial Impacts.

In 2020, 11 business cases were submitted to Administration as part of the 2020 New Community Growth Strategy. On 2020 November 3, Council did not approve any of these business cases (PFC2020-0963). Five business cases were in the Belvedere ASP, including the two business cases that would be the subject of the PFC2021-0814 report.

An amendment to main motion was approved by Council at this same meeting, specific to Belvedere:

This report responds to recommendations 6, 7 and 8 of PFC2020-0963:

- 6. That Council direct Administration to work with Belvedere landowners and consider options for adjustments/ reallocation and sequencing of existing GMO removals and proposed Business Cases for targeted GMO removals along the 17 AV MAX Purple BRT transit corridor.*

That the following proposed amendments, Recommendations 7 and 8, be referred to Administration until early results are available from Recommendation 6 and to identify a funding source for this work to report to Council through the Priorities and Finance Committee as soon as possible:

- 7. Establish a funding and timing framework for the prioritization of the 17 AV MAX Purple BRT transit corridor; and*
- 8. Report back to Priorities and Finance Committee no later than Q2 of 2021.*

As Administration was sufficiently satisfied that (1) “early results” from landowners did demonstrate that reallocation of existing GMO removals was possible, and that (2) the landowners were committed to funding the business case evaluation work of City staff,

Administration reviewed the two business cases that proposed GMO shifts as part of the PFC2021-0814.

2021 Strategic Growth in the Belvedere ASP (PFC2021-0814)

Administration reviewed the two business cases and found they were in alignment to Council's three growth factors and review criteria. On 2021 June 21, Council approved the report recommendation:

Direct Administration to prepare a bylaw and advertise for a proposed Area Structure Plan amendment to facilitate a Growth Management Overlay reallocation as described in Attachment 3 and bring this amendment directly to the 2021 September 13 Combined Meeting of Council for a public hearing.

Further background, analysis and detailed recommendations supporting these ASP amendments can found in the PFC2021-0814 report, including business case summaries and proposed GMO reallocation provided as Attachment 2.

The direction from Council from PFC2021-0814 triggered the need to amend the GMO map in the Belvedere ASP, and this also completes the reallocation in full.
