

DEC 01 2021

ITEM: 7.2 IP2021-1554
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CITY CLERK'S DEPARTMENT



Citywide Growth Strategy: Aligning the Outline Plan Approval Process for All Growth Management Overlay Areas (IP2021-1554)

Infrastructure and Planning Committee
2021 December 1
ISC: Unrestricted



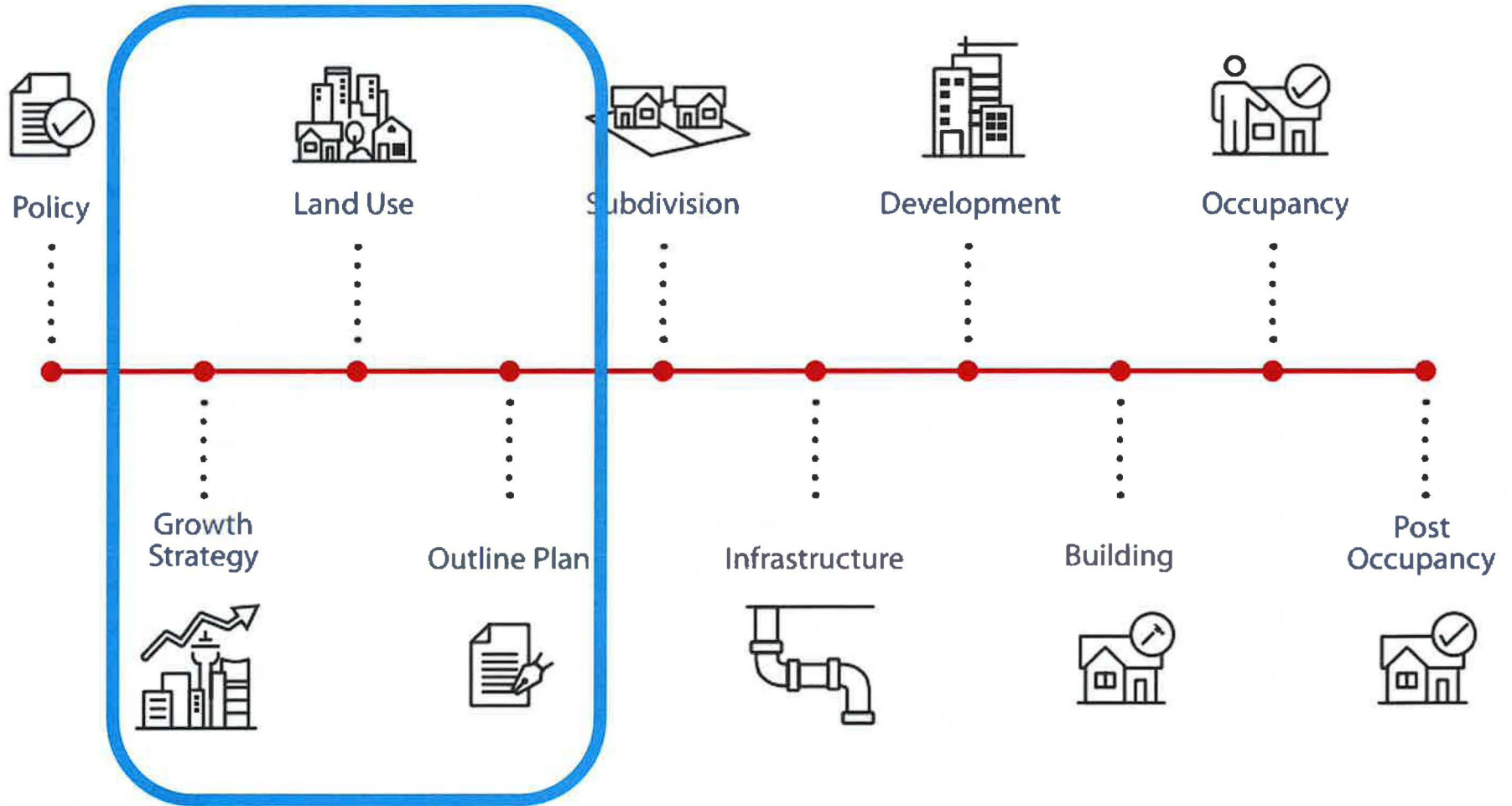
What is the purpose of this report?

- An Outline Plan approval process inconsistency exists
- A Municipal Development Plan amendment will enable consistency in process:

Section 4.3.1(d) of the **New Community** Planning Guidebook (Municipal Development Plan: Volume 2, Part 1):

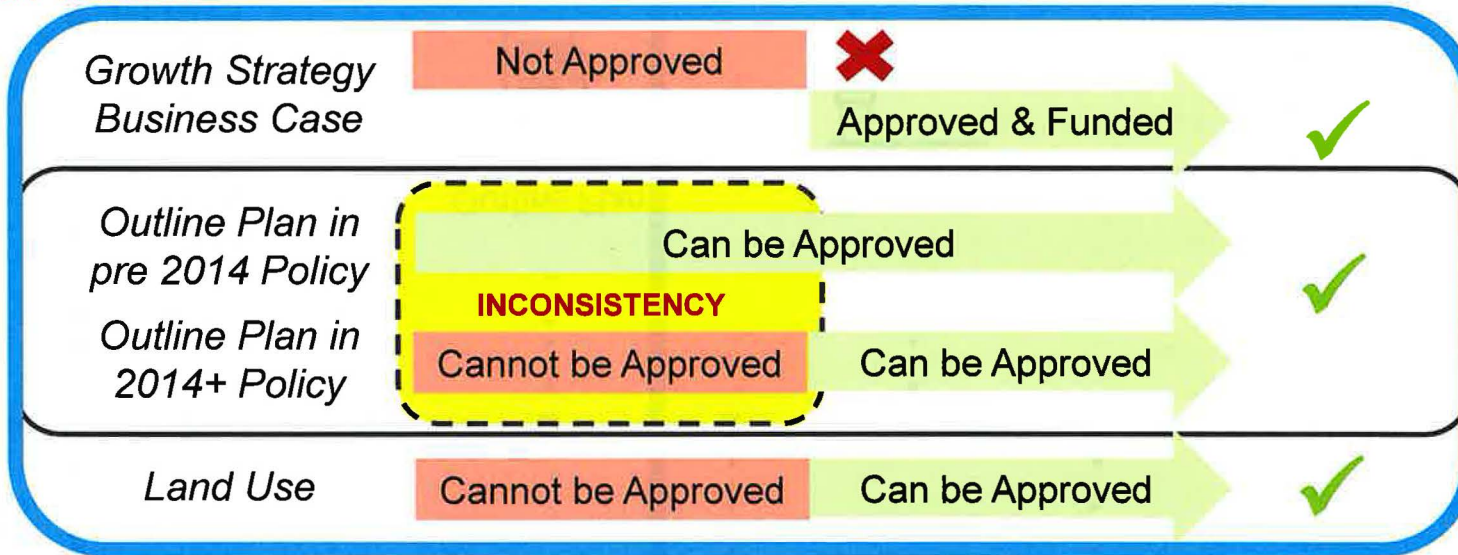
Prior to approval of an ~~Outline Plan~~/Land Use Amendment application to accommodate fully-serviced urban development within a site, the portion of the Overlay that applies to the site must be removed.

Impact on the Approvals Continuum



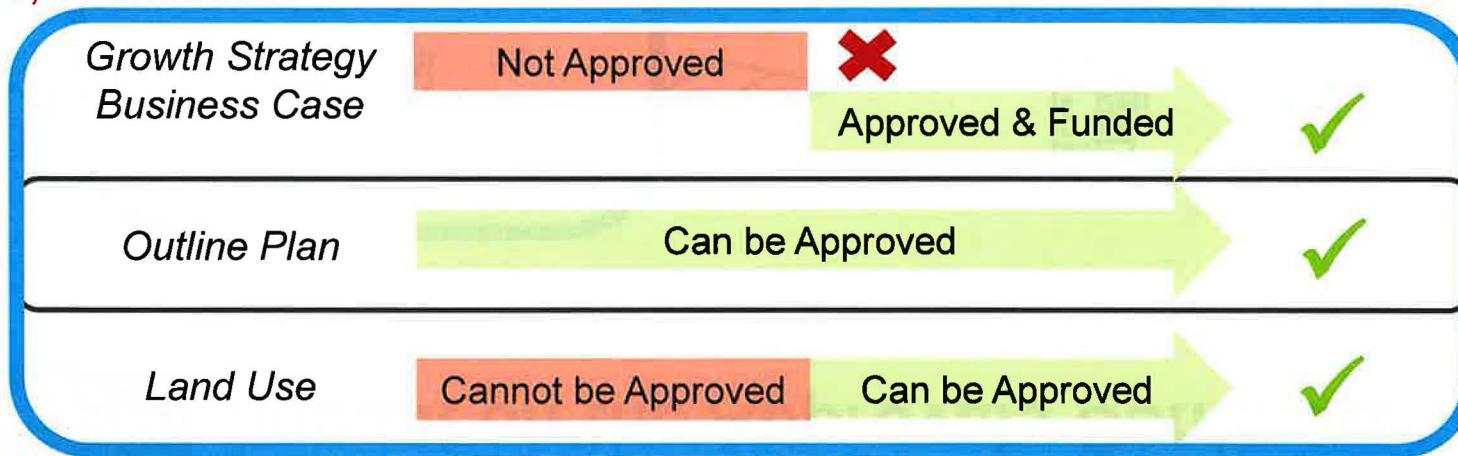
Impact on the Approvals Continuum

Current Process









All 3 must be approved to move to subdivision and development

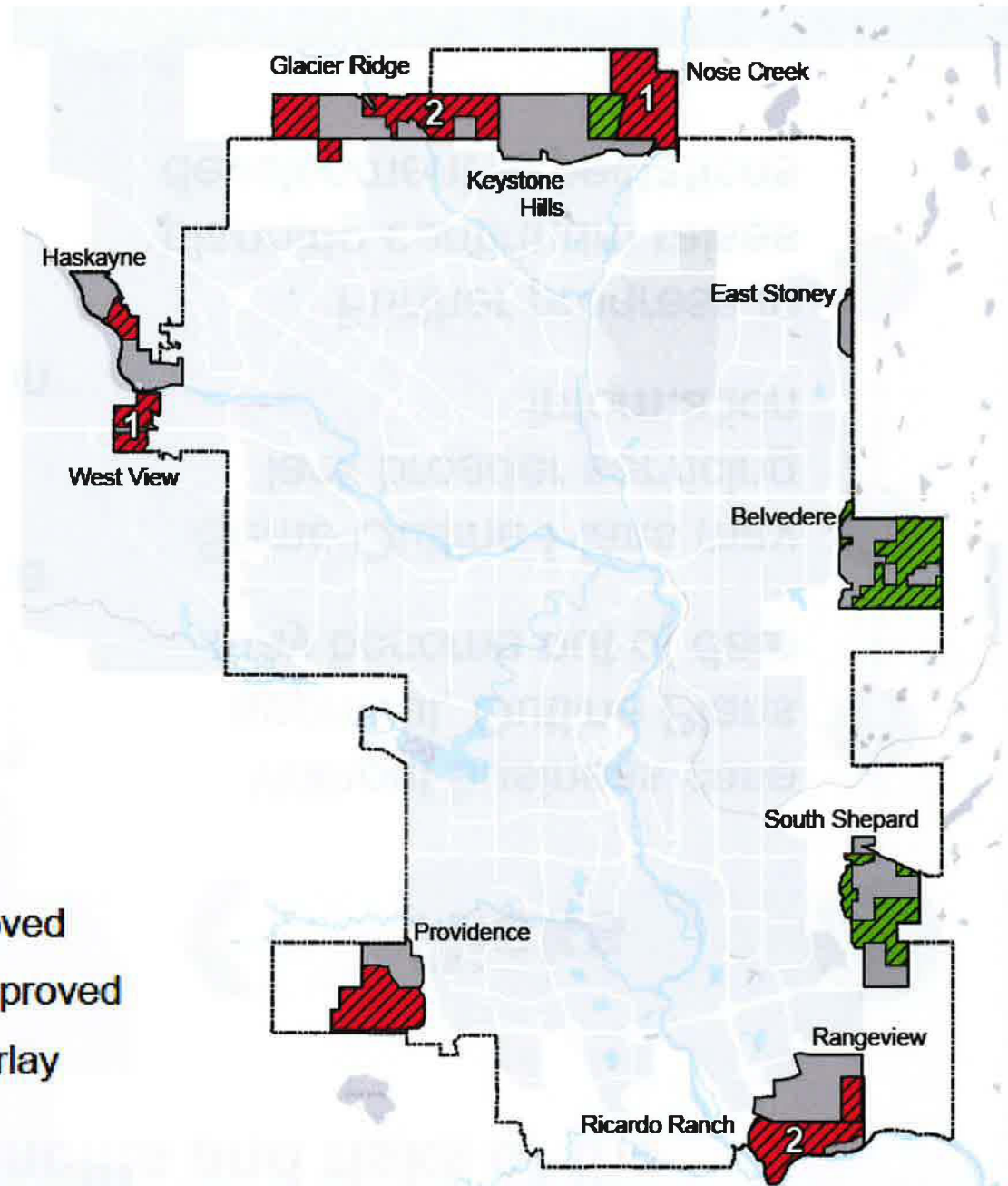
Process, if Amended



*Approved outline plans **consistently** provide key information for growth strategy and land use decisions*

Ability to Approve Outline Plans in Growth Management Overlay Areas

-  Area Structure Plan Boundary
-  Growth Management Overlay
-  Areas where Outline Plan can be approved
-  Areas where Outline Plan cannot be approved
-  Area without Growth Management Overlay
-  Active Applications





What are the benefits and risks of the amendment?



Benefits



Risks



1

Consistent, clear process is more business friendly

2

Provides a consistent pause on approvals continuum pending new community business case consideration

3

Further informs business case evaluation

Without business case approval, Outline Plans may become out of date

Some Outline Plans may lack broader servicing information

Further progress in planning continuum raises development expectations

1

2

3



Administration Recommendation

That the Infrastructure and Planning Committee recommend that Council:

Hold a public hearing on 2022 January 11 at the Combined Meeting of Council and give three readings to the proposed Bylaw for the amendments to The New Community Planning Guidebook (Municipal Development Plan: Volume 2, Part 1).





Back Up Slides

What other Amendment is this Report Recommending?

Amendment #2:

- Some Area Structure Plans allow for small-scale land uses in advance of comprehensive development, while others do not.
- A minor policy amendment would consistently allow small-scale land use where no impact to existing services occurs.

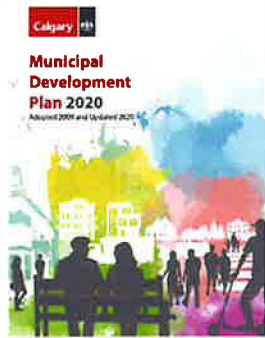
Proposed Change (in Attachment 2):

Provide policy clarification that allows small-scale uses within Growth Management Overlay areas, where there is no change to existing servicing needed.

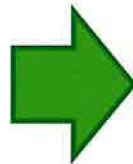
What is a Growth Management Overlay? What is a Business Case?

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**



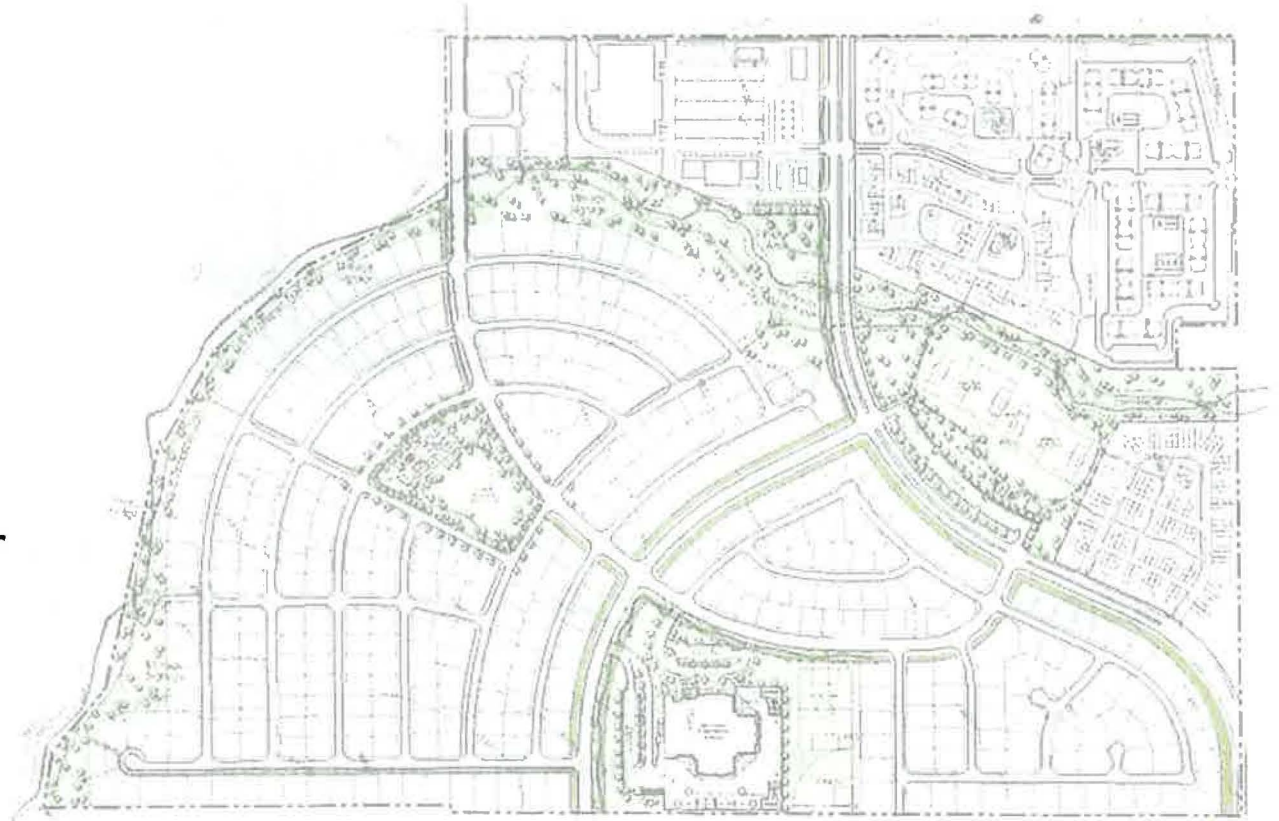
Market Demand



Financial Capacity

What is an Outline Plan/Land Use application?

- An **outline plan** is a non statutory plan that shows a detailed subdivision arrangement, including all land uses and mobility networks.
- A **land use** redesignation is the statutory mechanism for changing the uses (permitted and discretionary) available to an area.





Outline Plan Acceptance and Approval Opportunity

AREA STRUCTURE PLANS WITH GROWTH MANAGEMENT OVERLAY AREAS	YEAR OF APPROVAL	ACCEPT OUTLINE PLANS FOR APPROVAL	ALLOW OUTLINE PLANS FOR APPROVAL
Keystone Hills Area Structure Plan	2012	✓	✓
Belvedere Area Structure Plan	2013	✓	✓
South Shepard Area Structure Plan	2013	✓	✓
Rangeview Area Structure Plan	2014	✓	✗
Glacier Ridge Area Structure Plan	2015	✓	✗
Nose Creek Area Structure Plan	2015	✓	✗
Haskayne Area Structure Plan	2015	✓	✗
East Stoney Area Structure Plan	2017	✓	✗
West View Area Structure Plan	2019	✓	✗
Ricardo Ranch Area Structure Plan	2019	✓	✗
Providence Area Structure Plan	2020	✓	✗