

Calgary



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ITEM: B.2.1. - IP2021-1554
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Citywide Growth Strategy: Aligning the Outline Plan Approval Process for All Growth Management Overlay Areas (IP2021-1554)

Combined Meeting of Council
2022 January 11
SC: Unrestricted



What is the purpose of this report?

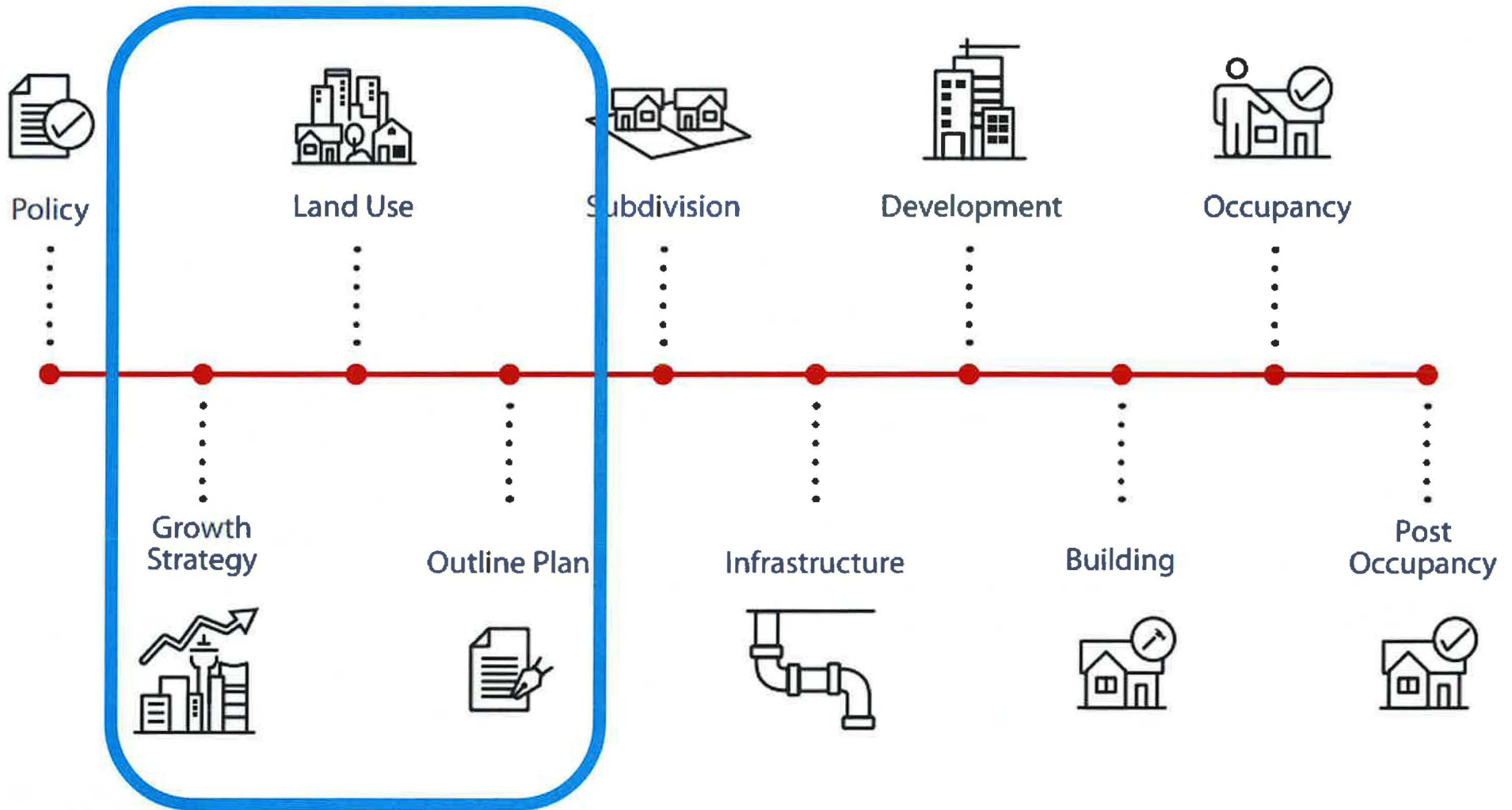
- An Outline Plan approval process inconsistency exists
- A Municipal Development Plan amendment will enable consistency in process:

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.



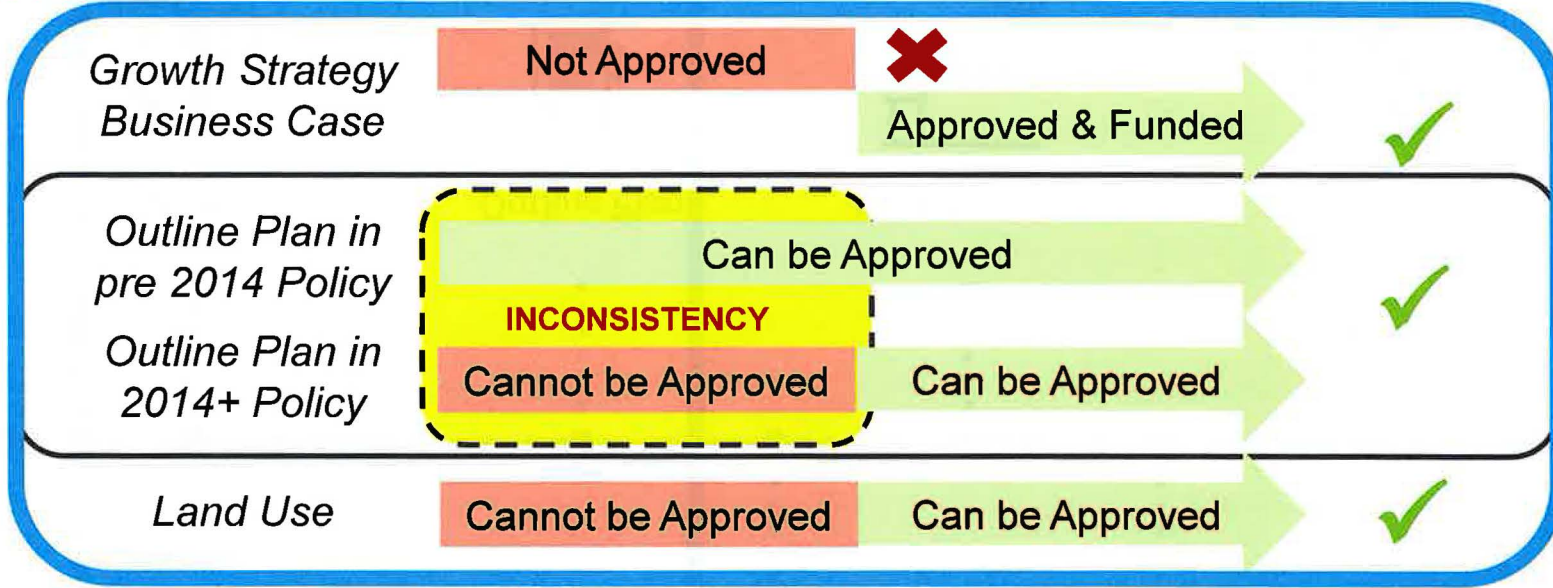
Impact on the Approvals Continuum





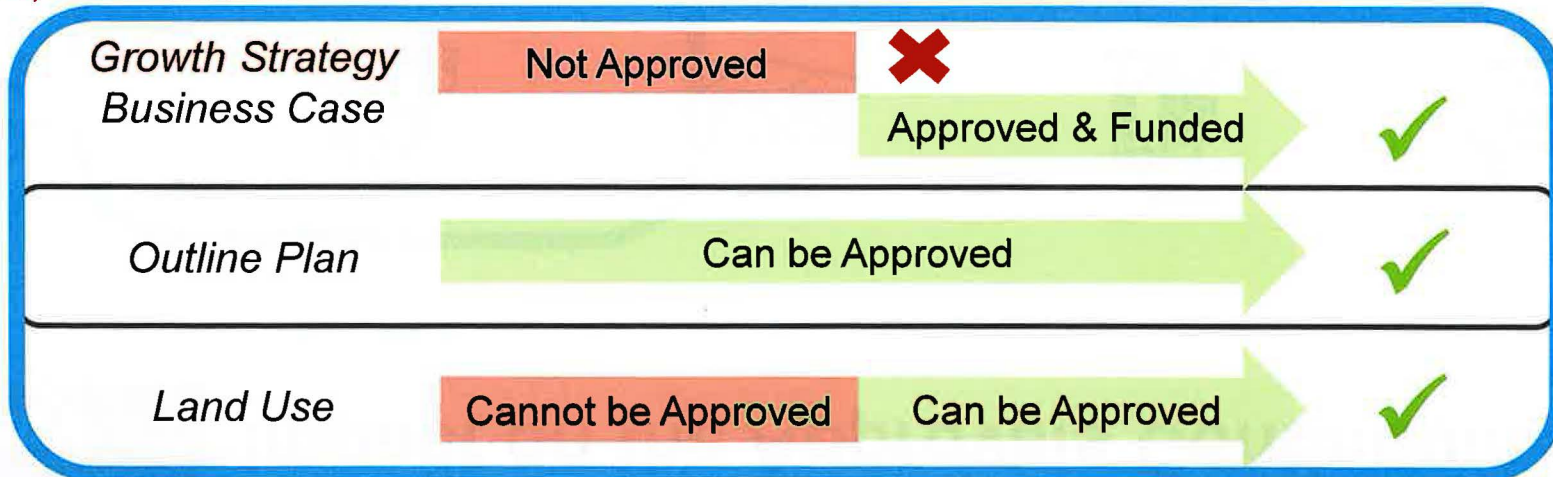
Impact on the Approvals Continuum

Current Process



All 3 must be approved to move to subdivision and development

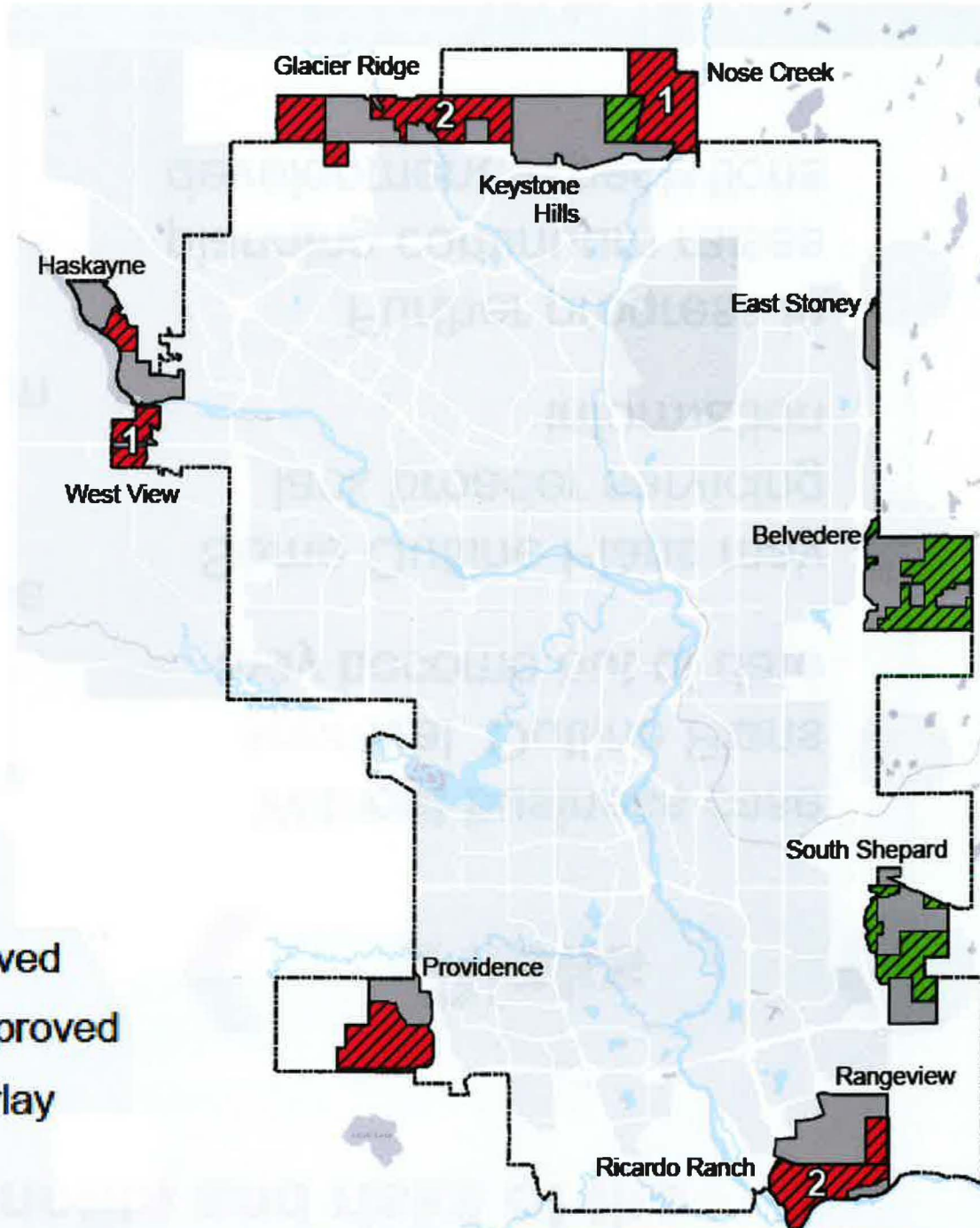
Process, if Amended









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

1

Without business case approval, Outline Plans may become out of date

2

Some Outline Plans may lack broader servicing information

3

Further progress in planning continuum raises development expectations



Recommendation

That Council give three readings to the proposed Bylaw 5P2022 for the amendments to The New Community Planning Guidebook (Municipal Development Plan: Volume 2, Part 1) (Attachment 2).