



Citywide Growth Strategy - Analysis of Three New Community Business Cases

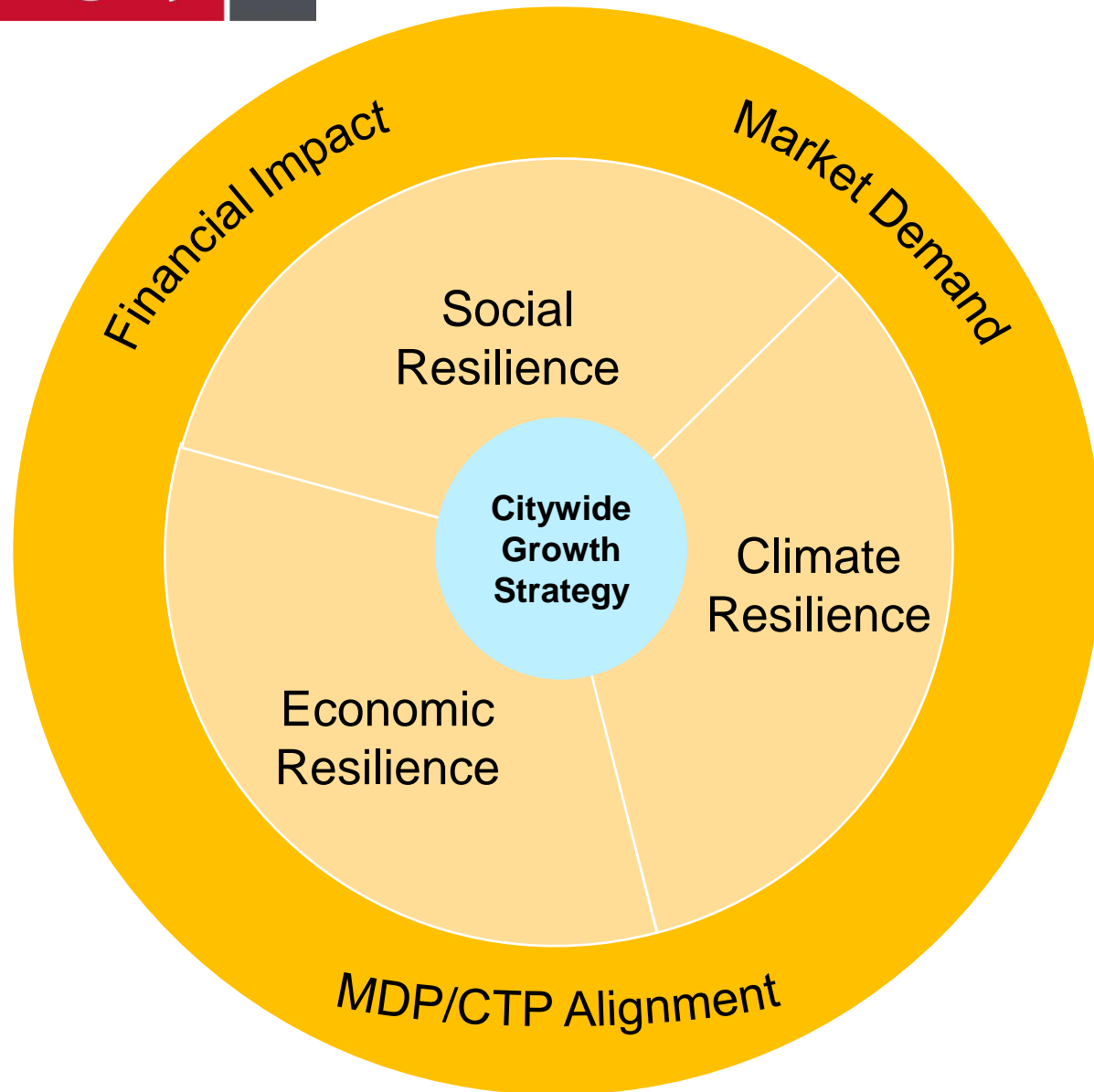
Infrastructure and Planning Committee 2022 September 9

That Infrastructure and Planning Committee recommend that Council:

1. Direct Administration to bring amending bylaws to remove Growth Management Overlays associated with the three business cases (or partials, as applicable) directly to a Combined meeting of Council, following approval of the 2023-2026 Service Plans and Budgets; and
2. Endorse Administration's approach to mitigating the risks noted within this report.



Calgary Continues to Grow and Change






- Outcome-based city building
- Balance opportunities and risks
- Identifying and analyzing mitigation strategies for risks

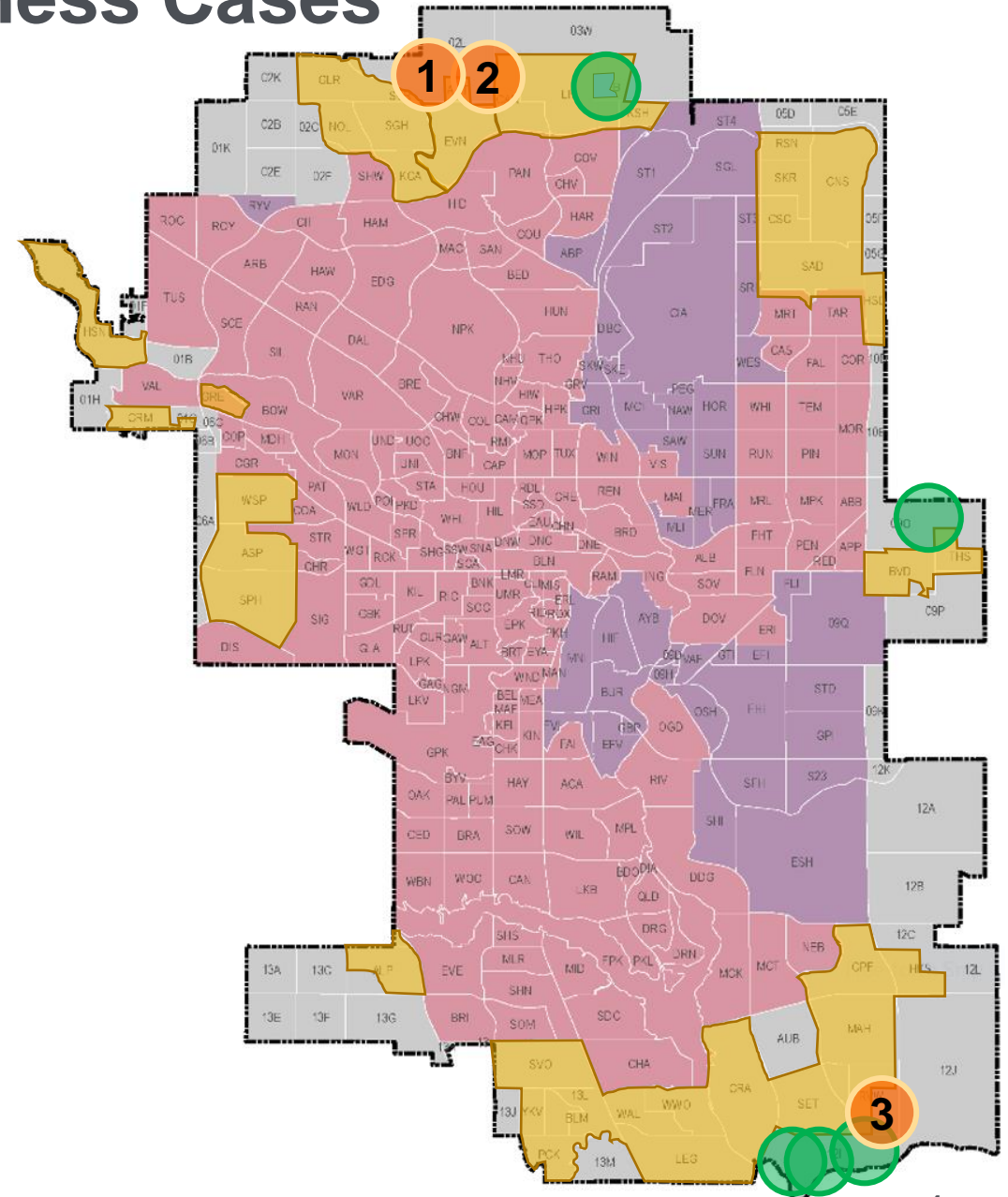


Analysis of Three Business Cases

In the Citywide Growth Strategy, three business cases were identified as supportable if risks could be mitigated:

1. **Glacier Ridge C Qualico (partial)**
2. **Glacier Ridge D Cabana Brookfield (partial); and**
3. **Rangeview Trafford WestCreek**

	Approved new communities
	Three proposed business cases
	Five business cases that Council will consider for Growth Management Overlay removal on Sept 13



- Contiguous growth
- Increase market access, competition and choice
- Primarily uses existing capital infrastructure
- Realizes development along key streets
- Putting people in places that support local private and public amenities





Issues, Risks, and Mitigations

	Issue or Risk	Mitigation Strategy
I1	Status of supporting infrastructure and operating investments in budget	Hold Growth Management Overlay removals until required investments are confirmed in budget
I2	Operating costs in the business cases exceed revenue collection	Explore flexibility in how City services are introduced into new communities, particularly transit
R1	Growth approvals and available existing infrastructure capacity are unaligned	In Glacier Ridge, align growth to existing total remaining water service capacity using partial approvals
R3	Increased pressure to fund infrastructure investments for new community growth given overall capital budget constraints	Monitor and report on growth, costs, and the commitments made by The City, through the Citywide Growth Strategy

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