

Citywide Growth Strategy – Five Growth Management Overlay Removals Arising from IP2022-0545

RECOMMENDATION(S):

That Council:

1. Give three readings to Proposed Bylaw 50P2022 (Attachment 2, Keystone Hills Area Structure Plan);
2. Give three readings to Proposed Bylaw 51P2022 (Attachment 3, Belvedere Area Structure Plan); and
3. Give three readings to Proposed Bylaw 52P2022 (Attachment 4, Ricardo Ranch Area Structure Plan).

HIGHLIGHTS

- On 2022 July 26, as part of Council decisions on the Citywide Growth Strategy (IP2022-0545), Administration was directed to accelerate the removal of Growth Management Overlays for five business cases for new community growth. This report brings forward the relevant Area Structure Plan amendments to accomplish this direction.
- What does this mean to Calgarians? This means that approximately 400 hectares of land and capacity for 8,500 additional homes will become available for development in the coming years.
- Why does this matter? Enabling growth on these lands will help Calgary maintain a balanced, competitive residential land supply while supporting housing choice and affordability.
- To facilitate Council's direction, amendments to the Growth Management Overlay maps within several Area Structure Plans are required. The Growth Management Overlay is a policy tool used to clearly define where The City has, and has not, committed to fund and deliver the infrastructure and services necessary to initiate development.
- Amendments to the Keystone Hills, Belvedere and Ricardo Ranch Area Structure Plans are required, and relevant bylaws are attached to this report (Attachments 2, 3, and 4).
- Strategic Alignment to Council's Citizen Priorities: A prosperous city
- Background and Previous Council Direction is included as Attachment 1.

DISCUSSION

This report responds to Council's direction on 2022 July 26 through IP2022-0545, to facilitate public hearings and prepare relevant amending bylaws to remove the Growth Management Overlays for areas within the Keystone Hills, Belvedere and Ricardo Ranch Area Structure Plans. If approved, these amendments would enable the next steps towards land development in the following business case areas:

1. Keystone Hills Area Structure Plan – Lewiston (Genesis);
2. Belvedere Area Structure Plan – Belvedere West (Truman);
3. Ricardo Ranch Area Structure Plan – Seton Ridge (Brookfield);
4. Ricardo Ranch Area Structure Plan – Logan Landing (Genesis); and
5. Ricardo Ranch Area Structure Plan – Nostalgia (Jayman Telsec).

These five business cases were identified by Administration in the 2023-2026 Citywide Growth Investment Portfolio (Attachment 2 of IP2022-0545) for continued consideration in the

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development of the 2023-2026 service plans and budgets. They were assessed through an evaluation process using multiple criteria based on three growth factors used by The City to inform growth decisions: 1) Municipal Development Plan and Calgary Transportation Plan Alignment, 2) Market Demand, and 3) Financial Impact. These criteria and evaluation process were consistent with previous business case evaluation processes.

In IP2022-0545 Attachments 2 and 5, Administration outlined the evaluation and reasons why these business cases can be supported:

- Increasing supply in two of Calgary's fastest growing suburban market sectors
- Increasing competition and choice, potentially supporting affordability
- Leverage existing capital infrastructure investments
- Based on developer-provide build out assumptions and City costs risks, each has a positive operating cost profile.

On 2022 July 26, for the five recommended business cases indicated above, Council directed Administration to accelerate the preparation of Bylaws to remove Growth Management Overlays to accommodate development timelines. Administration is therefore bringing these Bylaw (Area Structure Plan) amendments forward in September 2022.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Public Engagement was undertaken
- Public Communication or Engagement was not required
- Public/Stakeholders were informed
- Stakeholder dialogue/relations were undertaken

The proposed Area Structure Plan amendments were advertised in the Calgary Herald on 2022 August 25 and September 01 as well as published on The City of Calgary's Planning Matters website on 2022 September 08 ahead of the Public Hearing. Members of the public have an opportunity to attend and comment. Business case proponents impacted by these map amendments were informed and were supportive of this report (Attachment 5).

The proposed Area Structure Plan amendments were also circulated for comment to Rocky View County, Foothills County and the City of Chestermere on 2022 August 10 in accordance with the 30-day circulation requirements of the three applicable Intermunicipal Development Plans. No objections were received from Foothills County and the City of Chestermere. No response from Rocky View County was received.

IMPLICATIONS

Social

Development in the areas where Growth Management Overlays are proposed to be removed is expected to support housing choice, lifestyle options, and affordability for Calgarians. Many of the areas are nearby to Major Activity Centres, providing access to jobs and daily needs. All five

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business case areas are also proximate to planned future Bus Rapid Transit service, which should improve mobility choice.

Environmental

Future growth in these business case areas would increase citywide greenhouse gas emissions, increasing climate risk through exposure of developed lands and assets to climate hazards, and remove a wide range of natural assets and ecosystem services. Specific measures to support the Calgary Climate Strategy Pathways to 2050 will be considered at future stages of development, in collaboration with stakeholders. These may include the protection of remaining natural assets, deployment of climate risk reduction measures to future built and natural assets, transit-supportive community design, or green building technology.

Economic

Investments in growth and development are an important economic driver for Calgary. Proponents for these five business case areas have stated that regulatory certainty helps drive private investment decisions and job creation and will better align with their own development timelines. These approvals will increase competition and drive innovation in the housing market.

Service and Financial Implications

Other:

Analysis included in IP2022-0545 indicated that no new capital investments for 2023-2026 are directly triggered by development in these five business case areas. These lands will, however, be supported by previous and upcoming City capital investments in 2023-2026.

The 2023-2026 operating and supporting capital costs requirements for the five business cases will be included as part of the 2023-2026 service plans and budgets in 2022 November.

RISKS

There are two notable risks associated with this report:

1. **Timing:** Removing the Growth Management Overlay from these lands ahead of budget decisions raises a risk that infrastructure and operating investments that support these lands will not be approved as part of the 2023-2026 service plans and budgets. If these investments are unfunded, lands within the business case areas may be limited in some way in their development, or lower service levels may result.
2. **Climate:** Removal of Growth Management Overlays in these and other business case areas is not well aligned with the Climate Strategy and will make it more difficult to achieve mitigation and adaptation goals. Development of the business case areas will increase greenhouse gas emissions and increase climate risk by removing natural assets that enhance resilience and increasing the exposure of infrastructure assets to climate hazards.

ATTACHMENT(S)

1. Attachment 1 - Background and Previous Council Direction

**Planning and Development Services Report to
Combined Meeting of Council
2022 September 13**

**ISC: UNRESTRICTED
C2022-0964
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- 2. Attachment 2 - Proposed Bylaw 50P2022 (Keystone Hills ASP)
- 3. Attachment 3 - Proposed Bylaw 51P2022 (Belvedere ASP)
- 4. Attachment 4 - Proposed Bylaw 52P2022 (Ricardo Ranch ASP)
- 5. Attachment 5 - Stakeholder Letters
- 6. Attachment 6 - Presentation

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform
Stuart Dalgleish	Planning & Development Services	Approve