



Growth and Change Considerations – Council Learning Session

September 28, 2022



TOPIC 1

Working Together to Create Great Communities

Balanced Growth helps keep Calgary Resilient

Achieving **social**, **economic** and **climate** resiliency means we need balanced growth across the city, **and particularly in the established area.**

- ✓ Diversity
- ✓ Affordability
- ✓ Service efficiency
- ✓ Using land wisely
- ✓ Climate mitigation/resilience
- ✓ Complete communities
- ✓ Long-term fiscal sustainability



The Variety of Established Area Communities

POPULATION GROWTH

POPULATION PEAK

POPULATION STABLATION

POPULATION DECLINE

EARLY REGROWTH

POPULATION REGROWTH

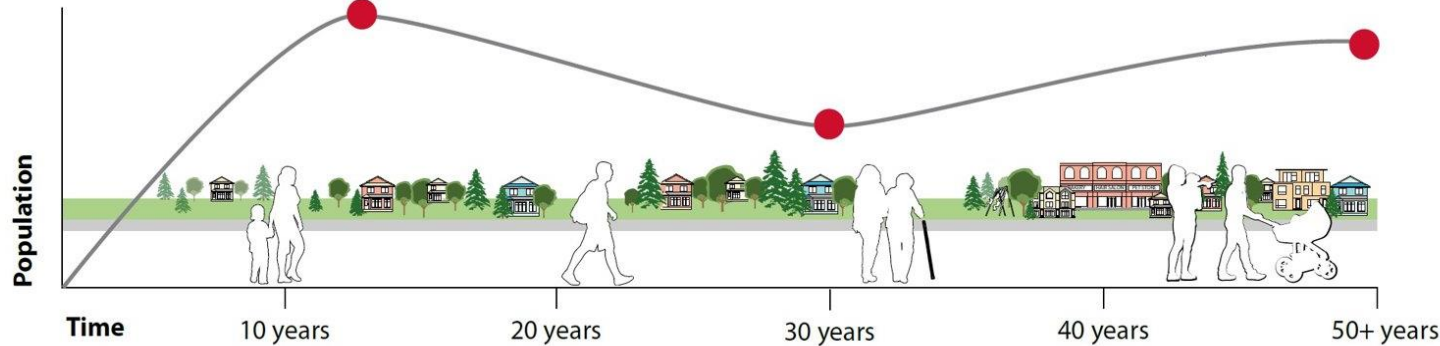
- New Community Development**
 - greenfield land subdivided
 - houses constructed
 - single-detached homes built first

Auburn Bay, Evanston, Skyview Ranch
- Residents move in**
 - 15-20 year build-out
 - mainly new or growing families

Bridlewood, Chaparral, Taradale, Tuscany
- Adult children move out**
 - 20-30 years later
 - maturing families, population decreases

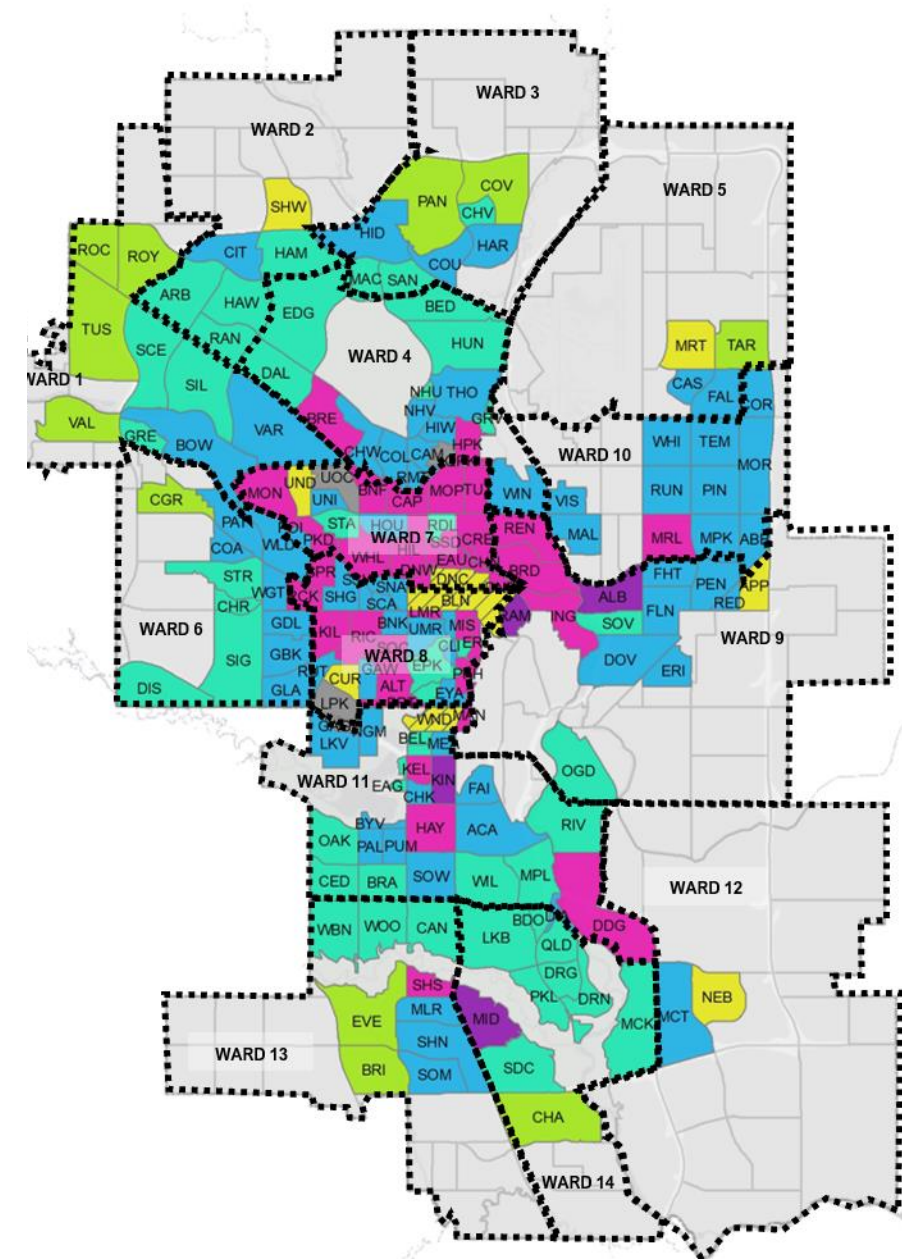
Oakridge, Queensland, Ranchlands, Wildwood
- Area sees redevelopment**
 - additional 20 - 30 years
 - redevelopment to suit contemporary home buyers
 - population stabilizes to support existing infrastructure

Bridgeland, Hillhurst, Kilarney, Inglewood



The Life Cycle of a Neighbourhood

A big part of a community's life cycle is redevelopment, which often begins when communities reach a certain age and homes, buildings and amenities need to be refreshed and revitalized or renewed and replaced.



What are Growth Investments?

Investments that **increase the capacity** of public spaces and the utility network to **enable** and **support** growth

Streetscape Improvements



Improves street-appeal through urban design

Examples: Street trees and wider sidewalks

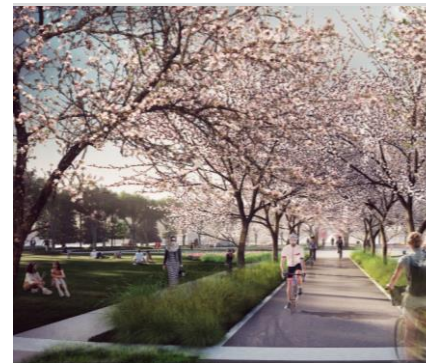
Mobility & Traffic Improvements



Improves how people can move around

Examples: traffic calming and pathway connections

Parks & Rec Improvements



Improves available amenities; activate underutilized spaces

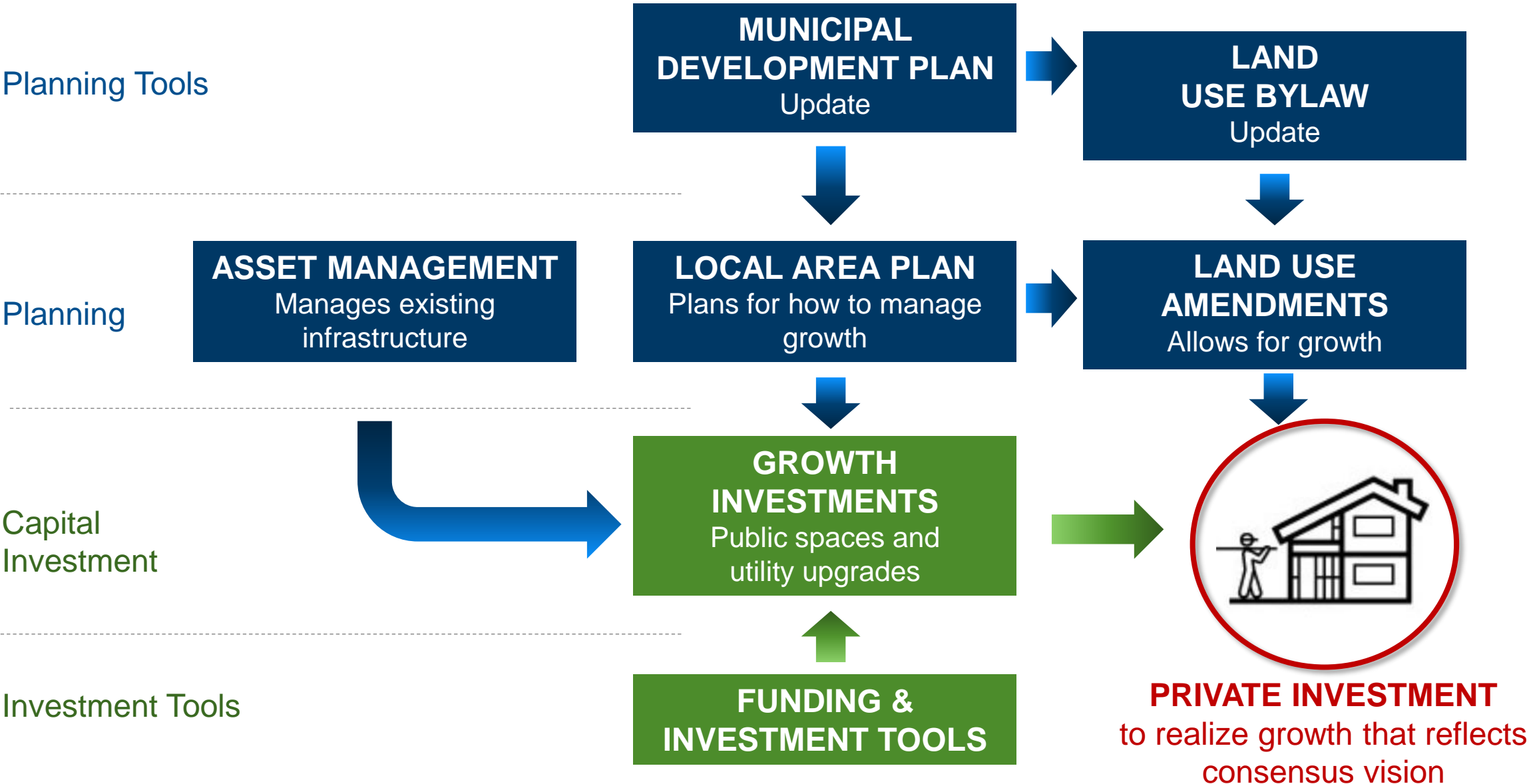
Example: play equipment and tennis courts

Utility Upgrades



Provides utility system capacity to support intensification

Framework for Growth – Vision, Tools and Investment



City Initiatives Supporting Established Area Growth

GROWTH INVESTMENTS

Public spaces and
utility upgrades

- 1** Established Area Growth & Change Strategy
Public realm upgrades
- 2** Main Streets
Local business areas
- 3** Transit Oriented Development
Station areas

- 4** Utility Upgrades
Enabling infrastructure
(water, wastewater, stormwater)
- 5** Facility Upgrades
City facilities and services
- 6** Community Mobility Investment Program
Active mobility infrastructure



TOPIC 2

Investments Support Capacity for Growth

Established Areas in the Citywide Growth Strategy

CITYWIDE GROWTH STRATEGY

Sustainable and strategic growth through prioritized investment decisions and shared awareness

New Communities



Established Area



Industrial Area



Main Streets

Established Area Growth & Change Strategy

Transit-Oriented Development

How Growth Investments are Identified



Identify the opportunity

- Market research
- Inputs from development industry and community representatives
- Property owners with impacted frontage
- Alongside Local Area Plan creation



Apply program criteria

- Build capacity in public spaces and infrastructure
- Create vibrancy



Collaborate with city-builders

- Local businesses
- Builders and developers
- Residents and community associations
- Capital delivery teams

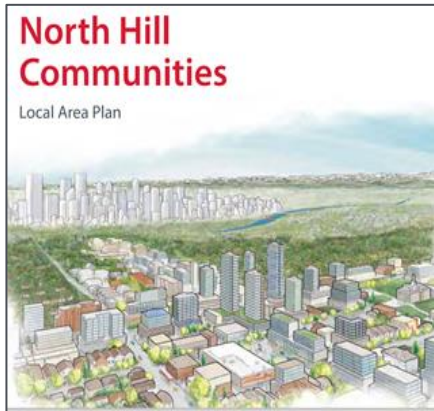


Seek funding

- Service Plans & Budget process
- Financial tools

From Planning to Investment

Local Area Plan
developed to
respond to
anticipated growth



Private investment
interest increases and
area grows



Growth investments
identified through the
Local Area Plan and
other processes are
funded and constructed



Growth is supported
and enabled

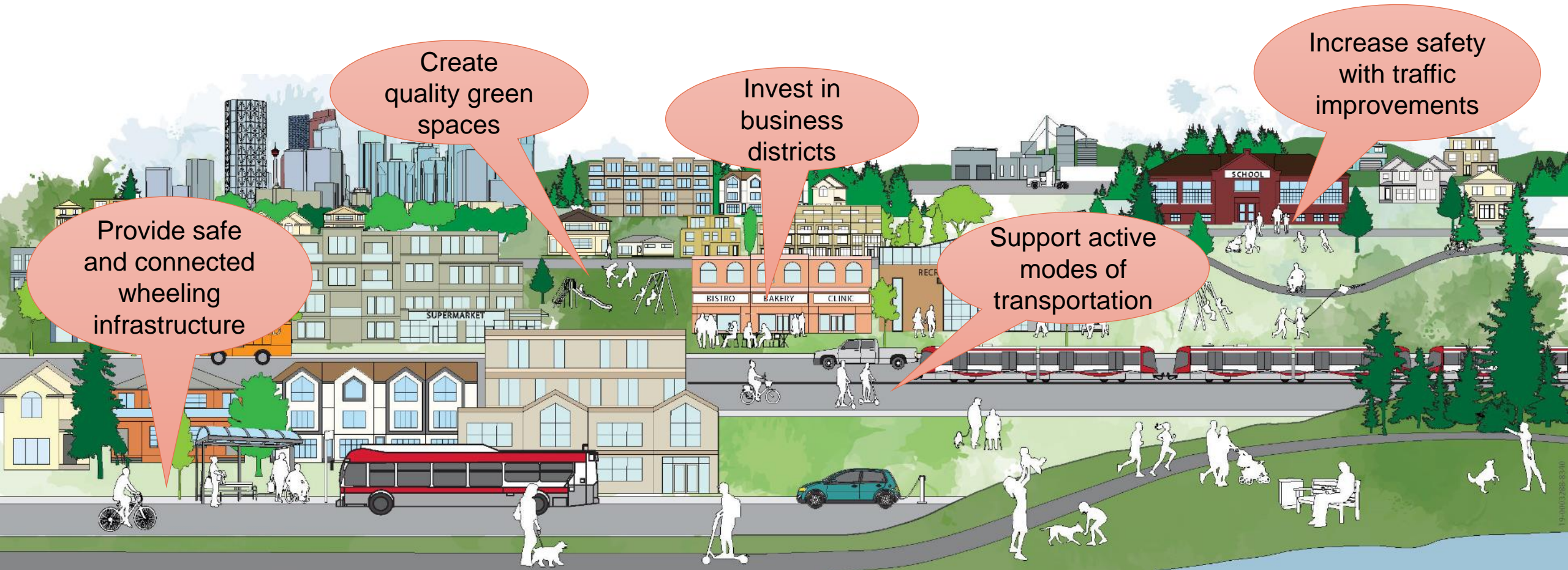


TIME

What Do We Invest In?

“Public amenities are important in supporting growth and intensification”

From discussions with community representatives in areas experiencing higher rates of growth and change, May - July 2022.





TOPIC 3

Funding for Established Area Growth Investment

2023-2026 Proposed Growth Investments

MAIN STREETS

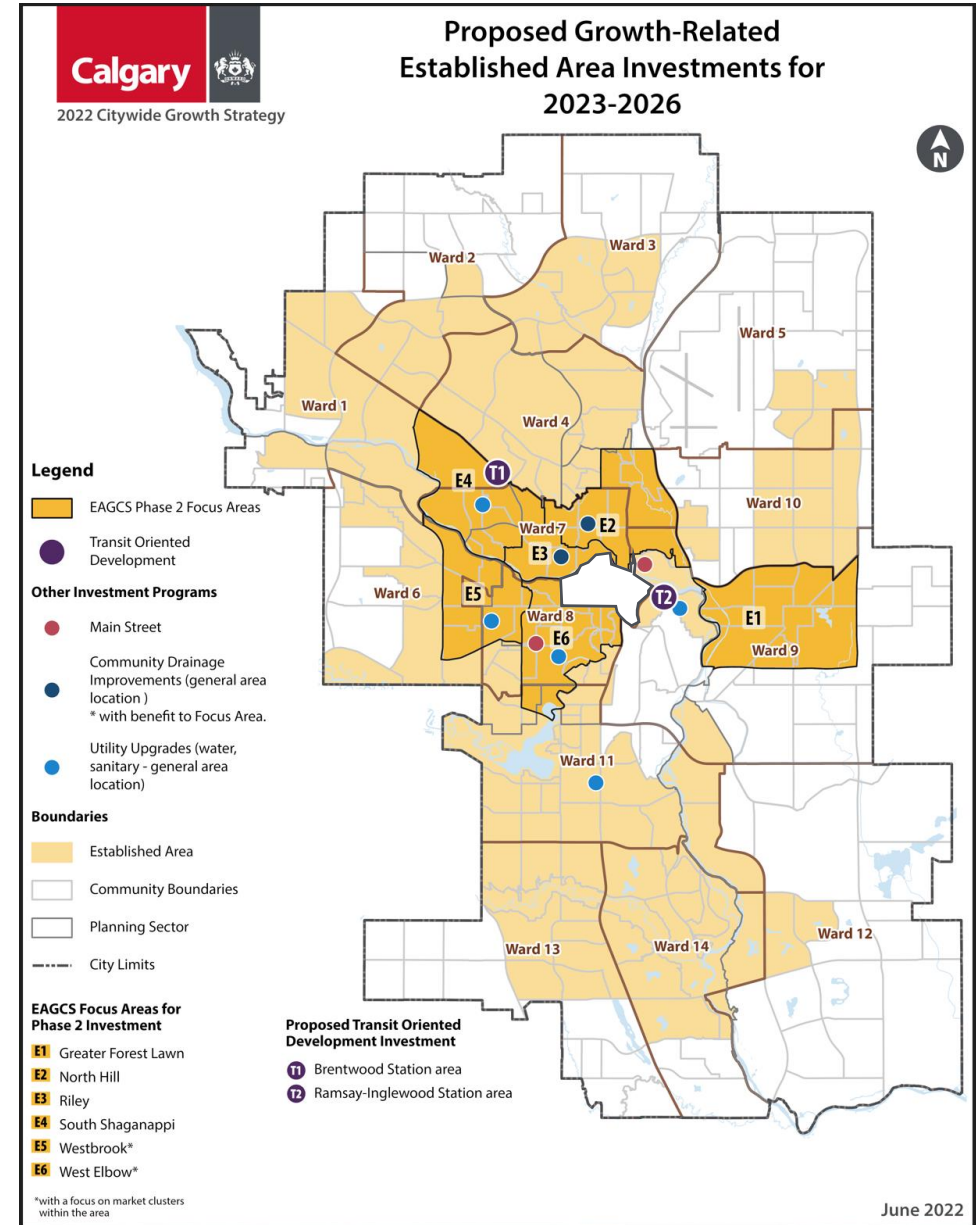
- Streetscape improvements
- Utility Upgrades
- Bridgeland & Marda Loop Main Street areas

TRANSIT ORIENTED DEVELOPMENT

- Streetscape improvements at Ramsay/Inglewood station area
- Early design work at emerging station areas

ESTABLISHED AREA GROWTH & CHANGE

- Public space improvements in six Local Area Planning areas with growth pressures



Key Takeaways

1

Established area growth is **foundational** to meeting economic, social and climate resiliency goals

2

Strategic **investment and policy** are both needed to enable the growth envisioned in the Municipal Development Plan

3

Established Area growth programs focus on **increasing capacity** of public spaces and infrastructure to support more people and activity

4

Many **City initiatives** also enable and support growth through implementation of their programs

5

Supporting initiatives that enable and support established area growth helps achieve a balanced growth strategy