

LAND SUPPLY STRATEGY STATUS - DEFERRAL REQUEST

EXECUTIVE SUMMARY

The purpose of this report is to seek Council approval of Administration's request to defer the Land Supply Strategy update in order for land supply to be considered through the Build Calgary initiative. Council had provided direction in December 2013 to monitor the performance of the Land Supply Strategy and report back in Q4 2014.

The City's land supply management and monitoring work is directly related to facilitating current growth and preparing capacity for future growth. It is a key issue for developers and builders of all types of development. Build Calgary was established to focus immediate cross-functional resources on creating strategies for addressing accelerated growth, including finding solutions for providing an amount of land supply that meets the needs of growth. The Build Calgary team has identified land supply as a key consideration in their planning for accelerated growth.

As a result, Administration recommends deferring reporting on the Land Supply Strategy until Build Calgary has had an opportunity to consider land supply as part of this initiative.

ADMINISTRATION RECOMMENDATION(S)

That the SPC on Planning and Urban Development recommends that Council approve Administration's request to defer the monitoring report on the Land Supply Strategy. Build Calgary will provide regular progress updates to Council in 2015.

RECOMMENDATION OF THE SPC PLANNING AND URBAN DEVELOPMENT, DATED 2014 DECEMBER 12:

That the Administration Recommendation contained in Report PUD2014-0951 be approved.

PREVIOUS COUNCIL DIRECTION / POLICY

On 2013 December 16, Council adopted PUD2013-0772 Framework for Growth and Change: Land Supply Strategy (Updated).

1. Approve in principle, the Land Supply outlined in Attachment 1, for the purpose of development of a Terms of Reference for the Market Intelligence Group, and for the sequencing of the priority list and land supply monitoring.
2. Direct Administration to monitor the performance of the Land Supply Strategy and report to Council through the SPC on Planning and Urban Development in Q4 2014.

On 2014 September 22, Council approved the Administration Recommendation to:

"... defer reporting on land supply targets for Developed Areas, TOD Areas, and Industrial Areas. Administration will provide an update on this work as part of the land supply strategy update at the 2014 December meeting of the SPC on Planning and Urban Development."

BACKGROUND

The Land Supply Strategy (PUD2013-0772) is a series of targets, strategies, and monitoring

Approval(s): Stevens, Brad concurs with this report. Author: Dietrich, Kathy
City Clerk's: D. Williams

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directions that function as:

- a basis for informing the Framework for Growth and Change; and
- a plan that will continue to evolve as information becomes available, in order to ensure that the Strategy is focussed on outcomes identified by stakeholders.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

Understanding land supply is critical to the development of City budgets, policy implementation, and to development industry business planning. The City's 2015-18 Action Plan budget was based on population increases of 25,000 per year however, The City grew by 38,000 in the last year, indicating that population growth could be much higher than anticipated. This level of growth would significantly impact City services and budgets.

One aspect of preparing for this level of growth is ensuring that serviced land is in place and ready for new development. The provision of serviced land is a balance between demand for land, The City's ability to supply land through infrastructure, and adherence to Council policy direction. A comprehensive approach to finding solutions for land supply in the context of higher growth requires collaboration with various departments and industry.

Land supply is one of a number of interrelated growth challenges which will be addressed through Build Calgary. These include: preparing a new Standard Development Agreement, City Charter discussions, Municipal Government Act amendments, and fiscal capacity analysis. A strategic, unified approach will result in identifying solutions for these critical issues.

Therefore, Administration recommends deferring an update on the Land Supply Strategy until a comprehensive strategy has been developed through the Build Calgary initiative.

Stakeholder Engagement, Research and Communication

Administration stays in contact with the development industry on land supply issues. Administration has met with stakeholders from industry over the last twelve months, through:

- the Market Intelligence Group (includes representation from the development industry, government, and market/economic development organizations);
- a collaborative group working on more frequent reporting of lot supply statistics (includes representation from the Urban Development Institute (UDI) - Calgary and the Canadian Home Builders Association – Calgary Region (CHBA-CR));
- meeting with representatives from NAIOP and individual industrial developers; and
- the UDI-Calgary/City interface group, where key issues around growth management, land supply, and funding/financing infrastructure are discussed.

Strategic Alignment

Administration will ensure that this work continues to align with the Municipal Development Plan, Calgary Transportation Plan, Calgary Metropolitan Plan, and the Framework for Growth and Change.

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Social, Environmental, Economic (External)

Social, environmental, and economic implications will continue to be considered in this work.

Financial Capacity

Current and Future Operating Budget:

There are no immediate operating budget implications associated with this report.

Current and Future Capital Budget:

There are no immediate operating budget implications associated with this report.

Risk Assessment

Proceeding with this report ahead of Build Calgary would risk evaluating the Land Supply Strategy without considering the outcomes of the new initiative. This risk is mitigated by deferring the reporting until after recommendations are made.

REASON(S) FOR RECOMMENDATION(S):

This report requests a deferral of the monitoring report on the Land Supply Strategy in order for land supply to be considered as part of the Build Calgary initiative. Administration will provide regular progress updates to Council in 2015.

ATTACHMENT(S)

None.