

Background & Previous Council Direction

The purpose of this attachment is to provide a summary of the background and previous Council decisions that led to this report and the proposed amendments to the Rangeview and Glacier Ridge Area Structure Plans.

Background

Over the course of 2022, Administration conducted a review of proponent-submitted new community business cases for inclusion in the 2022 Citywide Growth Investment Portfolio, as part of report IP2022-0545 Citywide Growth Strategy in the 2023-2026 Service Plans and Budget. Nineteen cases were submitted and analyzed against criteria representing the three growth decision-making factors – Municipal Development Plan/Calgary Transportation Plan Alignment, Market Demand, and Financial Impacts.

2022 July 26 (IP2022-0545)

On 2022 July 26, Administration supported five new community business cases for inclusion in the Citywide Growth Investment Portfolio and inclusion in the 2023-2026 Service Plans and Budgets:

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

Three additional business cases were included, with caution, as Administration identified risks, which would require further analysis. Council directed that Administration undertake an analysis of those additional three:

- Glacier Ridge Area Structure Plan – Community C (Qualico);
- Glacier Ridge Area Structure Plan – Community D Cabana (Brookfield); and
- Rangeview Area Structure Plan – Trafford (WestCreek).

2022 September 13 (C2022-0964)

In its 2022 September 13 meeting, Council approved the bylaws that formally removed Growth Management Overlays from the first five business cases.

2022 September 20 (C2022-1057)

In the 2022 September 20 strategic meeting, Council directed that use of the Growth Management Overlay policy tool should end by Q2 2023. In the meantime, a new system with a continuous business case submission process should be developed in its place.

2022 October 4 (IP2022-0986)

Administration delivered an analysis of the additional three business cases, identifying risks and mitigation strategies that would allow for approval. Council endorsed these risk mitigation strategies and approved the business cases for Growth Management Overlay removal, subject to approval of supporting infrastructure to be determined through the 2022 November decisions associated with the 2023-2026 Service Plans and Budgets.

2022 November 25 (C2022-1051)

Council approved the 2023-26 Service Plans and Budgets. This funded the supporting infrastructure triggered by previously approved new communities, that the two Glacier Ridge business cases are also dependent on.

Present

This report provides the relevant Area Structure Plan amendments to implement Council's direction and formally remove Growth Management Overlays from the additional three business case areas.

Previous Council Direction

DATE	REPORT NUMBER	DIRECTION/DESCRIPTION
2022 October 04	IP2022-0986	<p>Citywide Growth Strategy – Analysis on Three New Community Business Cases</p> <p><i>That Council:</i></p> <ol style="list-style-type: none"> 1. <i>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</i> 2. <i>Endorse Administration's approach to mitigating the risks noted within this report.</i>
2022 September 13	C2022-0964	<p>Citywide Growth Strategy – Five Growth Management Overlay Removals Arising from IP2022-0545</p> <p><i>That Council:</i></p> <ol style="list-style-type: none"> 1. <i>Give three readings to Proposed Bylaw 50P2022 (Attachment 2, Keystone Hills Area Structure Plan);</i> 2. <i>Give three readings to Proposed Bylaw 51P2022 (Attachment 3, Belvedere Area Structure Plan); and</i> 3. <i>Give three readings to Proposed Bylaw 52P2022 (Attachment 4, Ricardo Ranch Area Structure Plan).</i>

DATE	REPORT NUMBER	DIRECTION/DESCRIPTION
2022 July 26	IP2022-0545	Citywide Growth Strategy in the 2023-2026 Service Plans and Budget Cycle, IP2022-0545 <i>That Council:</i> <ol style="list-style-type: none"><i>4. Direct Administration to prepare Bylaws to remove Growth Management Overlays for Council's consideration on the five (5) recommended Proposed New Community business cases identified in Attachment 2; and, undertake an analysis of the three (3) business cases identified for consideration in advance of the November 2023-2026 Service Plan and Budget deliberations and report back with an updated, more comprehensive, recommendation to Council through the September 9, 2022 Infrastructure and Planning Committee.</i>