

Background and Previous Council Direction

The purpose of this attachment is to provide background information on the Established Area Growth Strategy, which is a component of the Citywide Growth Strategy. Previous Council Direction related to the investigation of financial tools and approaches is also included.

Background: The Established Area Growth Strategy

The Established Area Growth Strategy aims to support and encourage growth in existing Calgary communities, in a way that benefits both existing and future residents and businesses. This is done by prioritizing and planning investments, and identifying and seeking solutions to redevelopment barriers. Phase 3 of the Strategy is focused on three main objectives and will include regular input and guidance from community, business and development industry representatives provided through the Established Area Advisory Group and various topic-specific working groups:

- 1. Removing barriers to Established Area growth**
Identifying and developing solutions to policy, funding and other barriers to growth; including the identification and evaluation of financial tools and approaches.
- 2. Investing in growing Established Area communities**
Identifying public space and utility investments to support and enable growth.
- 3. Understanding Established Area growth benefits**
Understanding and communicating the value, benefits and trade-offs of established area growth and investment.

The Established Area Growth Strategy is comprised of the following three interdependent initiatives, that together, support and enable growth across the Established Area:

- 1. Established Area Growth and Change Strategy:** focuses on enabling and supporting growth community-wide.
- 2. Main Streets:** focuses on enabling and supporting growth in Main Street corridor areas.
- 3. Transit-Oriented Development:** focuses on enabling and supporting growth in Transit-Oriented Development nodal areas.

Previous Council Direction

The table below provides details on Council direction related to the investigation of financial tools and approaches as part of the Established Area Growth and Change Strategy.

DATE	REPORT NUMBER	DIRECTION/DESCRIPTION
2023 March 7	CPC2023-0023	<p>Policy Amendment and Land Use Amendment in Sunnyside (Ward 7) at multiple addresses, LOC2022-0086, CPC2023-0023</p> <p>This motion arising directed Administration to review the existing density bonusing approach, outline alternative approaches to funding community amenities and potential infrastructure for areas outside of the Greater Downtown, and return to the Infrastructure and Planning Committee by end of 2023 Q2.</p>
2022 October 18	EC2022-1147	<p>Citywide Growth Strategy: Established Area Growth Framework Learning Session Summary</p> <p>An overview of the Established Area growth investment framework presented at the September 2022 Council Learning Session.</p>
2022 July 26	IP2022-0545	<p>Citywide Growth Strategy in the 2023-2026 Service Plans and Budgets Cycle (Attachment 4)</p> <p>Rationale for established area investments identified for consideration as part of the 2023-2026 Service Plans and Budgets balanced Citywide Growth Strategy. Informational update on the work completed in Phase 2 of the Established Area Growth and Change Strategy.</p>
2020 December 14	PFC2020-1245	<p>Established Area Growth and Change Strategy Phase 2 Update on Financial Tools and Strategies</p> <p>Update on the development of financial tools and strategies as part of the Strategy's Phase 2 report. Administration was directed to return as part of the Citywide Growth Strategy and 2023-2026 Service Plans and Budgets cycle discussions.</p>
2020 May 25	PFC2020-0381	<p>Phase 1 Established Area Growth and Change Strategy Report</p> <p>Recommendations from the Established Area Growth and Change Strategy including public realm investment and work plan updates. Provides the rationale for exploring the Established Area Linear Levy, property tax uplift pilot and additional financial tools and strategies and for creating the Established Area Investment Fund. Administration was directed to bring back the next round of recommendations no later than 2022 November, in coordination with the 2023-2026 Service Plans and Budgets cycle.</p>

Bylaws, Regulations, Council Policies

The Established Area Growth Strategy work is governed by the Municipal Government Act and Section 5 of Municipal Development Plan.

Municipal Government Act (MGA)

The Municipal Government Act guides how municipalities operate. It regulates how municipalities are funded and how they should govern and plan for growth. This includes regulating the use of financial tools to support growth and change.

Municipal Development Plan (2020)

In accordance with the Municipal Government Act, Calgary's Municipal Development Plan (the Plan) provides the long-term strategic framework for growth and development to achieve the following seven goals: Compact Urban Form, Urban Design Excellence, Greening the City, Great Communities, Connected City, Prosperous Economy, and Strategic Growth. Section 5 of the Plan provides direction on strategic growth to achieve the best possible social, environmental and economic outcomes.