

CITY OF CALGARY
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Distrib-Presentation

CITY CLERK'S DEPARTMENT

NEW PROCESS FOR GROWTH APPLICATIONS

Use the Right Assumptions

Calgarians for Sensible Growth

THE ASSUMPTIONS



- City funding is needed
- Circular reasoning
- The full costs can be ignored
- Calgary needs more new communities





Assumption #1 **CITY FUNDING IS NEEDED**

"There will always be situations where new community developers require City funded capital and operating investments."



Assumption #1
**CITY FUNDING IS
NEEDED**

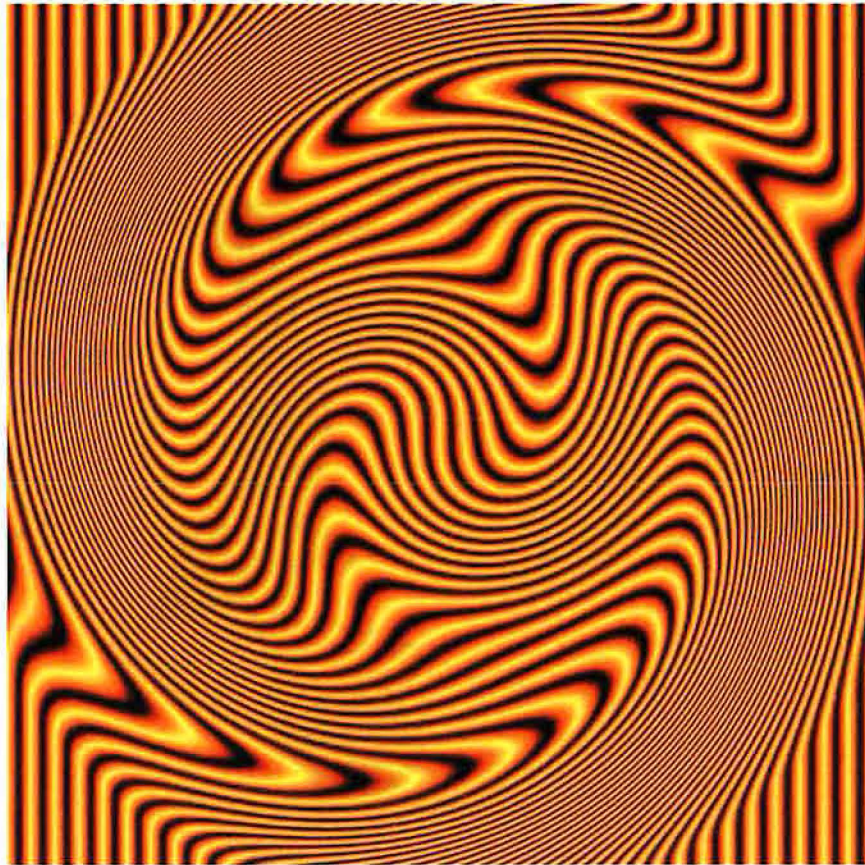
FALSE

Don't interfere with the market



Assumption #2
**CIRCULAR
REASONING**

Shifting most growth from
the suburbs to the
Established Area is not
“feasible from a land
economics or physical
logistics point of view”



Assumption #2
CIRCULAR REASONING

FALSE

A self-fulfilling prophecy

Years of subsidizing fringe subdivisions have

- Distorted housing economics
- Diverted money needed in the Established Area



Assumption #3

FULL COSTS CAN BE IGNORED

Address climate, resilience,
& other socio-environmental
issues after approval.



Assumption #3

**FULL COSTS CAN
BE IGNORED**

FALSE

Socio-environmental issues have huge financial implications, especially in terms of adaptation & mitigation.



Assumption #4
**CALGARY NEEDS
NEW COMMUNITIES**

Outlying communities like Airdrie, Cochrane, and Okotoks will “steal” people from Calgary if City Council doesn’t approve more subdivisions.

TOO MUCH

Assumption #4

**CALGARY NEEDS
NEW COMMUNITIES**

FALSE

9 – 12 years of serviced
suburban land supply
➔ Target: 3 to 5 years



We drive into the future using
only our rear view mirror

- Marshall McLuhan



UPGRADE

IF

you want a new process,
tell the planners to design one
without those assumptions

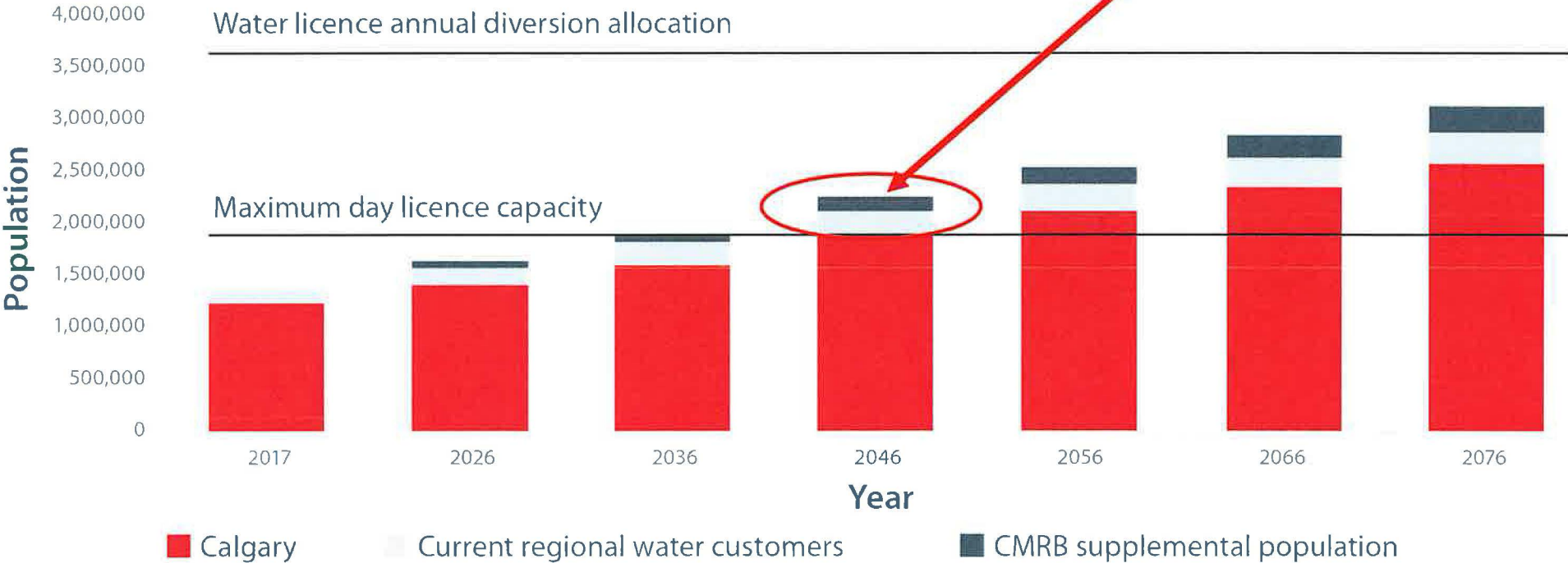


BACKGROUND



Airdrie in 2046

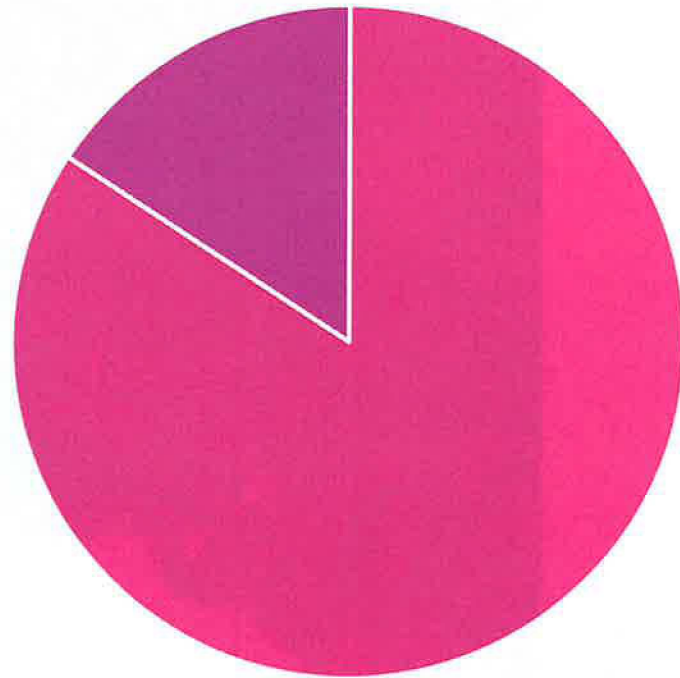
Figure 4. City of Calgary water licence limits



Source: City of Calgary, *A framework for Calgary's water secure future*, 2020, p. 9



Town of Okotoks Water Rights



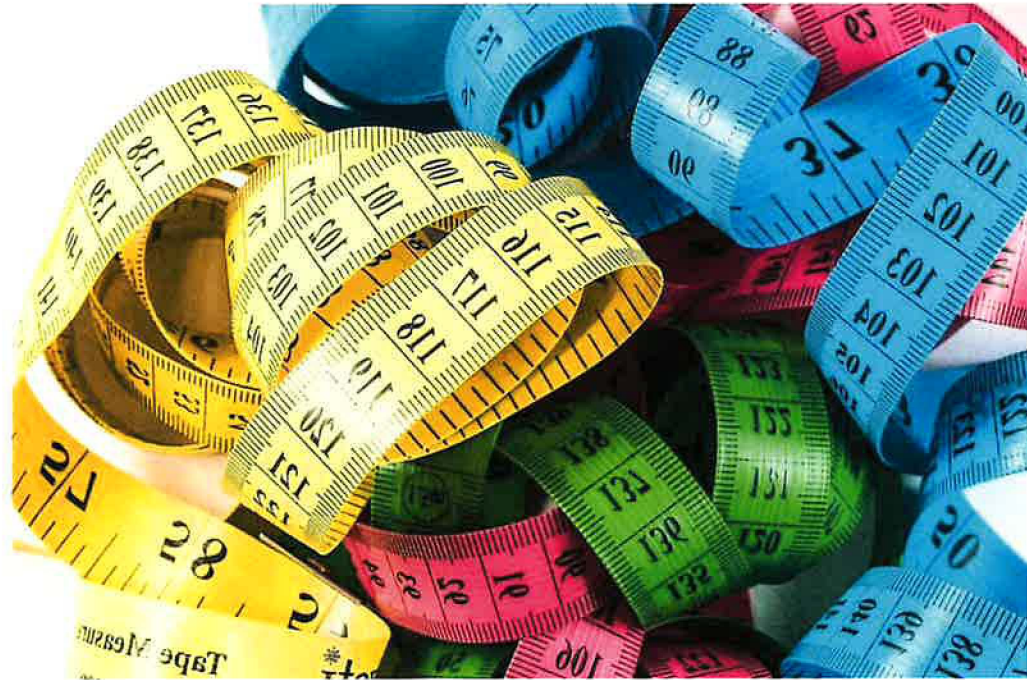
■ Standard Licences ■ Transfers



NEW PROCESS FOR GROWTH APPLICATIONS

Use the Right Thresholds

Calgarians for Sensible Growth

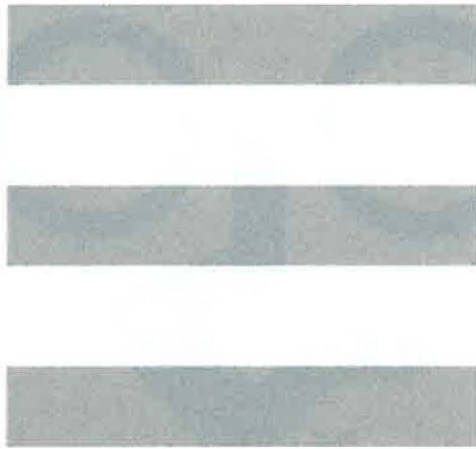


If you can't measure it,
you can't manage it.



CLARITY

What does The City want?



PASS/FAIL

- Contiguous growth
- Immediately serviceable
- 5A missing links
- New activity centres, main streets, & employment areas

Criteria 1, 2, 5, & 8



DISTANCES THAT ACTIVATE

- Require proximity to activity centres, employment, & public services that allows walking & other active modes.

Criteria 4, 6, & 7



MDP DENSITIES

- Require Activity Centres and Main Streets to meet the densities set out in the *Municipal Development Plan*.

Criterion 5



OPEN & NATURAL

Specify requirements for open space & naturally vegetated lands.

Criterion 9



KEEPING PROMISES

- Set requirements
 - Timelines
 - Acceptable delays
 - Including within applicants control
 - Completion of technical studies
- Set penalties for non-compliance

Criteria 10 - 12



LAND SUPPLY

Only city-wide land supply is relevant

Criteria 13 - 14



PAYBACK

PROPERTY TAXES

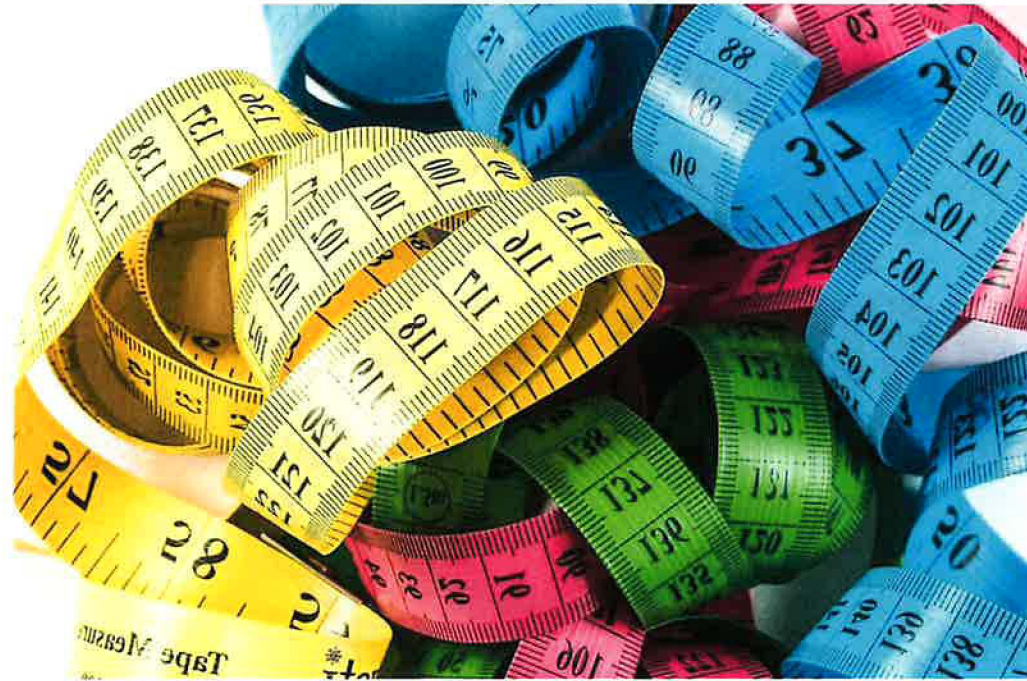
No threshold for cost-recovery

Criterion 19

WHAT IS SUCCESS?

No thresholds for financial success





If you can't measure it,
you can't improve it.



IF

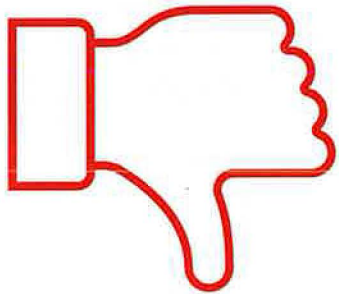
you want a new process,
tell the planners to create
meaningful, measureable
criteria



NEW PROCESS FOR GROWTH APPLICATIONS

Ask the Right Question

Calgarians for Sensible Growth



THE WRONG QUESTION

The Planners have done what you asked them to do.

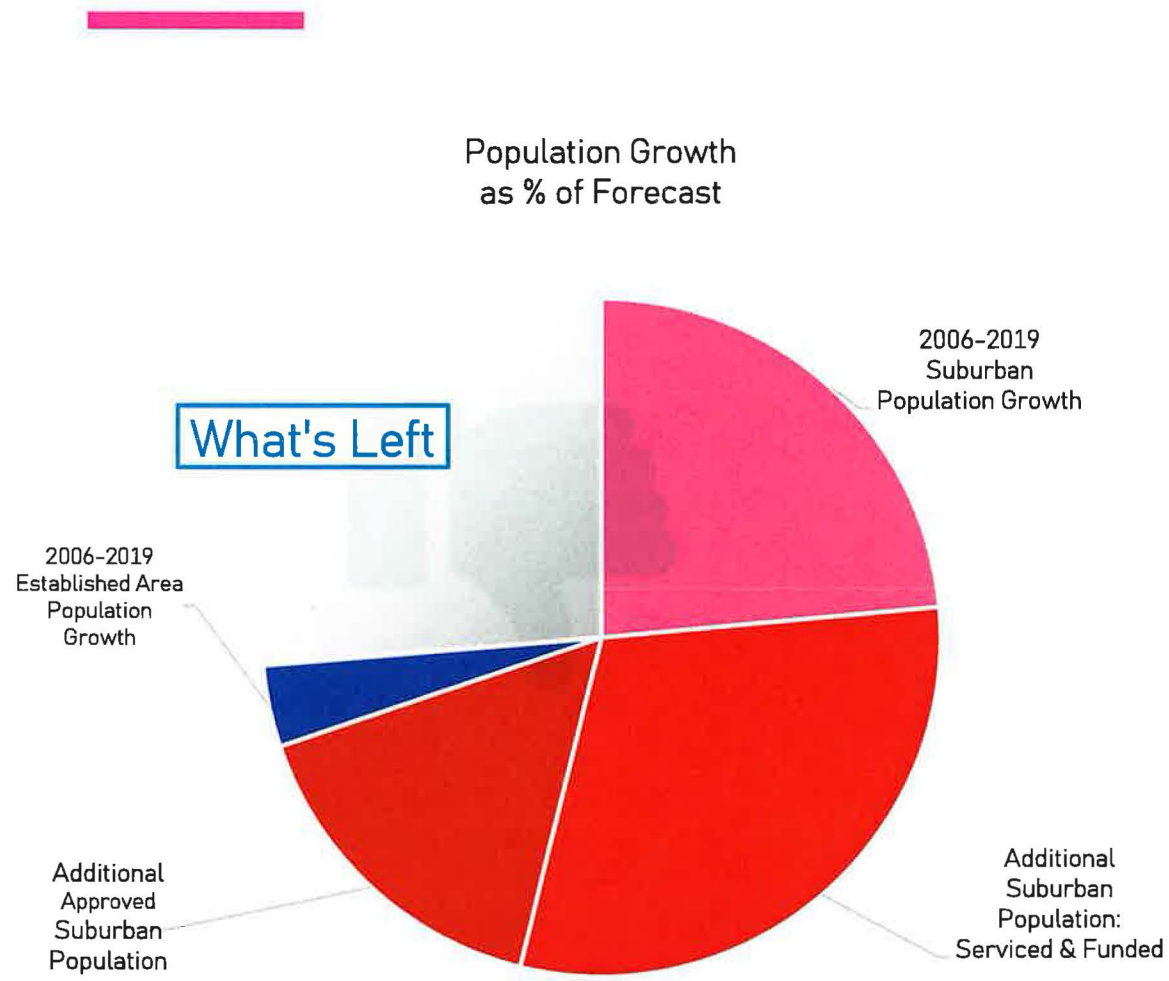
But you've asked the wrong question.

THE RIGHT QUESTION



The right question is:

Does Calgary need more new subdivisions on the fringes?

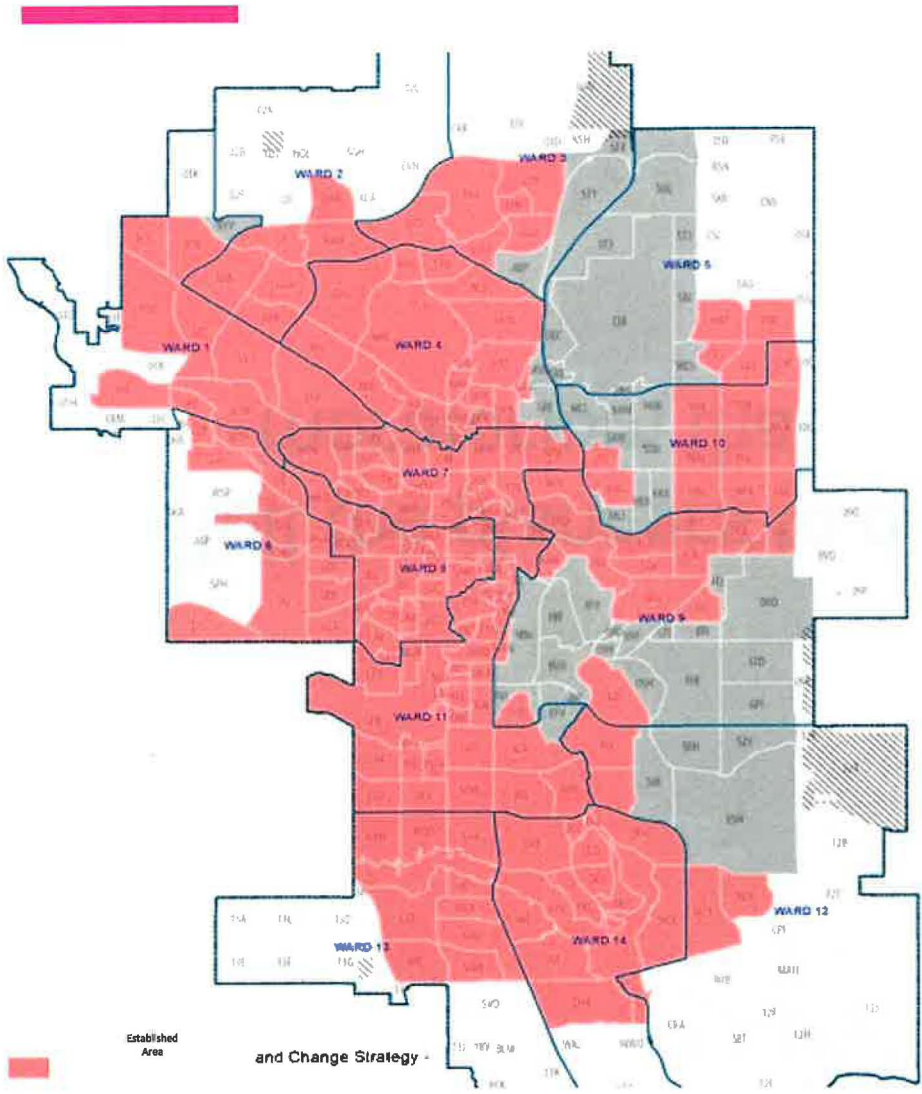


Source: City of Calgary, [Suburban Residential Growth series](#), 2013-2020

The answer is
NO!

Fringe subdivisions are already approved, serviced, or funded for 70% of future population growth.

Well beyond the *MDPs* 50%.



IT'S TIME TO STOP

Declare a moratorium on new subdivisions outside the Established Area.

Put our money back into the communities we already have.

Tell the planners to design a moratorium that works!

