

# BRIEFING

Item # 11.1

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Planning & Development Services

Infrastructure and Planning Committee  
2023 July 05

ISC: UNRESTRICTED  
IP2023-0253

## City Planning Policy Roadmap: Area Structure Plan Update

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### PURPOSE OF BRIEFING

This briefing provides an update on Area Structure Plan (ASP) initiatives identified in the City Planning Policy Roadmap 2022 report (IP2022-0053). That report indicated that an equivalent of four ASPs could be initiated during the 2023-2026 Service Plans and Budgets period. Council's direction to implement the City Planning Policy Roadmap started a process to review the policy work plan in greenfield areas – both residential and industrial.

Administration has now clarified which specific ASP related initiatives will be completed through the City Planning Policy Roadmap, reflecting specific principles like regional collaboration, industrial development policy, and modernizing local area plans. New ASPs identified through a prioritization of requests, and opportunities that have recently emerged to revise existing policy to support city building, are both reflected in the work plan.

### PREVIOUS DIRECTION

On 2022 February 15, through the City Planning Policy Roadmap 2022 report (IP2022-0053), Council directed that Administration “implement the 2022 policy planning initiatives based on the priorities of this report (Attachment 1).” Administration had identified there would be capacity during 2023-2026 to initiate a limited number of new ASPs, and that work on these plans could start after a criteria-based evaluation of requests was completed. Simultaneously, several existing ASP amendments were identified that also warranted consideration.

### KEY CONTEXT, BACKGROUND & CONSIDERATIONS

ASPs are long-range statutory planning documents, and act as the first step in setting general land use concepts and establishing overarching planning policies to guide development along the city's perimeter. ASPs outline land use, infrastructure requirements, environmental study areas, mobility, transit, emergency response provision, and school site requirements, and are prepared for residential or industrial areas. The plans rely on citywide development policies and standards to create a local level vision for places where Calgarians will live, play, and work. ASPs are Local Area Plans in greenfield areas.

The creation of an ASP is a collaborative effort involving significant City and landowner resources, as well as engagement, and since 2013 have been funded by landowners.

ASPs precede Growth Applications. Growth Applications are anticipated to be the mechanism by which Council approves infrastructure and service investments required to initiate the development envisioned in ASPs – the articulation of the Growth Application work is proceeding simultaneous to this ASP work, through report IP2023-0559.

Administration relied on four key considerations in making determinations regarding ASP actions for the 2023-2026 work plan:

1. **Reflecting strategic actions and priorities** Several strategic policy actions and focus areas are identified in the broader City Planning Policy Roadmap 2022 (IP2022-0053) that helped guide the 2023-2026 ASP work plan. This includes the modernization of plans, including community plans through the Local Area Planning Program, regional planning and collaboration, and industrial development.

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2. **Integrate modernized policy.** The Municipal Development Plan and Calgary Transportation Plan are being integrated and updated, the Land Use Bylaw and Complete Streets Policy are being renewed, and the Climate Strategy will be implemented. It is important that the pace of ASP development be thoughtful and responsive to the evolving land use policy environment.
3. **Address near-term housing needs through enabling serviced lands and established areas.** This approach aims to realize occupancy of homes in the short term during a period of strong growth, by specifically focusing on the acceleration of the Local Area Planning program in established areas. While it is expected that any new ASPs would be funded by landowners, the undertaking of a new plan is a shared responsibility between Administration and landowners in terms of resources. Available resources for ASPs are drawn from the same pool as those completing other Council priority work.
4. **Calgary is well supplied with 22-31 years of planned land supply in new communities.** This far exceeds the minimum 15 years' supply of planned land identified within the Municipal Development Plan (5.2.3 (d)(A)). Overall, there is enough land to accommodate close to 500,000 people. The 12 Area Structure Plans approved in the last decade are cumulatively built out at approximately 9 per cent. This demonstrates a significant amount of vacant land where planning policy work is already complete, and where The City has plans for growth.

## EVALUATION OF ACTIONS

To identify specific policy actions, Administration considered seven new ASP requests (Map 1 in Attachment 2) and other existing ASP amendments/modernizations, some of which were identified in the City Planning Policy Roadmap report in 2022. Out of 13 potential actions, eight are included in the work plan.

### Existing Area Structure Plan Amendments/Modernizations

Six actions were included that align with modernized policy, enable current development applications, and support industrial development: revisions to the Nose Creek Area Structure Plan, the Calgary Research and Development Park Area Structure Plan, the Aurora Business Park Area Structure Plan, and six industrial Area Structure Plans in the north and southeast areas of the city (Map 2, Attachment 2). As well as both the north and east regional Joint Planning Areas will be planned in collaboration with municipal neighbours. These areas are geographically large and includes lands within multiple municipalities, requiring collaborative discussions on land use planning and servicing.

### New Area Structure Plan Requests

Administration's evaluation of the ASP requests focused on maximizing results in the context of the considerations mentioned above. Requests were analyzed against key criteria, including Development Readiness, Advancement of Municipal Development Plan goals, Optimization of Infrastructure Services, Regional Context, and Collaboration with City Building Partners.

## CONCLUSION

The following ASP work plan (Table 1) includes new requests and existing amendments/modernizations. These actions will be led and resourced by staff in City Regional Planning and Community Planning, with support from subject matter experts across the corporation. The pace of these actions will be thoughtful to allow for the incorporation of overarching policy direction from the refresh of the Municipal Development Plan/Calgary

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Transportation Plan, the renewal of the Land Use Bylaw and the Complete Streets Policy, and the implementation work of Calgary’s Climate Strategy.

**Table 1: 2023-2026 ASP Work Plan Actions**

Requested ASPs:	Description:
Prairie Economic Gateway	<ul style="list-style-type: none"> <li>• Strategic regional growth area with strong industrial economic development opportunities</li> <li>• Collaboration between The City and Rocky View County</li> <li>• Identified as a priority though the City Planning Policy Roadmap 2022 report (IP2022-0053)</li> </ul>
West Macleod Residual Lands	<ul style="list-style-type: none"> <li>• Last remaining lands in the South Macleod Regional Policy Plan without local area planning policy</li> <li>• Area is partially serviced with water, fire coverage, and transportation infrastructure</li> <li>• Proximate to existing amenities including schools, grocery stores, library, recreation facilities, major employment areas</li> <li>• Opportunity for a complete community design that can pilot modernized policy direction</li> </ul>
Existing ASP Amendments:	
Nose Creek ASP	<ul style="list-style-type: none"> <li>• Explore a mix of uses without compromising industrial importance</li> </ul>
Calgary Research and Development Park ASP	<ul style="list-style-type: none"> <li>• Align policy and the University of Calgary’s long range development plan, including mobility network</li> </ul>
Existing Industrial ASPs	<ul style="list-style-type: none"> <li>• Strategic amendments to six Area Structure Plans to enable modern industrial development</li> </ul>
Aurora Business Park ASP	<ul style="list-style-type: none"> <li>• Review to explore a mix of uses</li> </ul>
Joint Planning Area 1 – North Calgary Regional Context Study	<ul style="list-style-type: none"> <li>• Planning with Airdrie and Rocky View County</li> </ul>
Joint Planning Area 2 – East Calgary Regional Context Study	<ul style="list-style-type: none"> <li>• Planning with Chestermere and Rocky View County</li> </ul>

Factoring in both absorption and new supply, these inclusions do not materially alter the level of planned land supply relative to the Municipal Development Plan target (Table 2). Administration believes The City’s influence on housing supply and affordability is not compromised by this work plan.

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**Table 2: Planned Land Supply Impact from Work Plan Actions**

<b>Planned Land Supply</b>	<b>Population</b>	<b>Years</b>
Planned Land Supply, Start of Period (April 2022)	483,463	22 to 31
Forecasted Demand (2022 to 2026)	(87,724)	(4) to (6)
Additional Supply from Work Plan	10,917	0.5 to 1
<b>Planned Land Supply, End of Period (April 2026)</b>	<b>406,656</b>	<b>18 to 25</b>
<i>Municipal Development Plan Target</i>	<i>&gt; 300,000</i>	<i>Up to 15</i>

## **NEXT STEPS**

Administration will begin discussions with partners on timelines and logistics.

The proposals that were not selected (Maps 1 and 2 in Attachment 2) were not ranked. This approach supports work plan adaptability and recognizes that circumstances change and opportunities arise that would make it inflexible to commit to a long-term sequence of actions. Interested parties can contact Administration at any time to discuss status and opportunity for new policy work.

The initiation of future plans beyond those identified will be reviewed on an ongoing basis based on the status of plans under development, availability of resources, growth needs, and emerging opportunities.

This information has been brought forward as a Briefing Note, as it falls within Administration's mandate to allocate Council approved resources in order to implement Council direction from the City Planning and Policy Roadmap. Determinations on the sequencing of Local Area Plans have recently been decisions of Administration (Attachment 3).

## **ATTACHMENT(S)**

1. Attachment 1 – Background and Previous Council Direction
2. Attachment 2 – Location Maps of Area Structure Plan Requests and Work Plan Actions
3. Attachment 3 – Letters