



Citywide Growth Strategy: New Approach to Growth Applications (IP2023-0559)

Infrastructure and Planning Committee | 2023 June 7

That the Infrastructure and Planning Committee recommend that Council:

1. Give three readings to the proposed amendments to the Municipal Development Plan (Attachment 2);
2. Give three readings to the amendments for each of the 12 Area Structure Plans (Attachment 3); and
3. Adopt, by resolution, the Fee Schedule in Attachment 4.

Paraphrased Direction from Strategic Meeting of Council on 2022 September 20:

1. In growth evaluations, consider:
 - operating and capital costs;
 - financial/environmental/social implications;
 - alignment with the Municipal Development Plan (MDP);
 - business modelling; and
 - tax and spending assessments
2. Allow for proposal submissions throughout the year
3. Present empirical recommendations to Council for final decision
4. Bring any operating or capital cost requirements to the annual budget
5. Remove all growth management overlays by Q2 2023
6. Report twice a year on decisions and associated impacts of the above

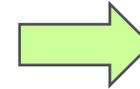
- Introducing a **redesigned, continuously available** process for making new community investment decisions, based on Council direction
- Uses **more empirical criteria** to evaluate growth opportunities
- Maintains connection between **budget and land use** decisions
- Focuses on **enabling growth in the right places, at the right times**
- Supports housing choice and supply while realizing Council and The City's **financial resilience** objectives





Today's Decisions are About Implementation

12 ASP Amendments + MDP Amendment + Fee Schedule Amendment



**New System
On August 1**



- **Repealing** current Growth Management Overlay policies



- Redesigned to **enable the new approach**
- Articulates requirements for **approval and funding** prior to land use



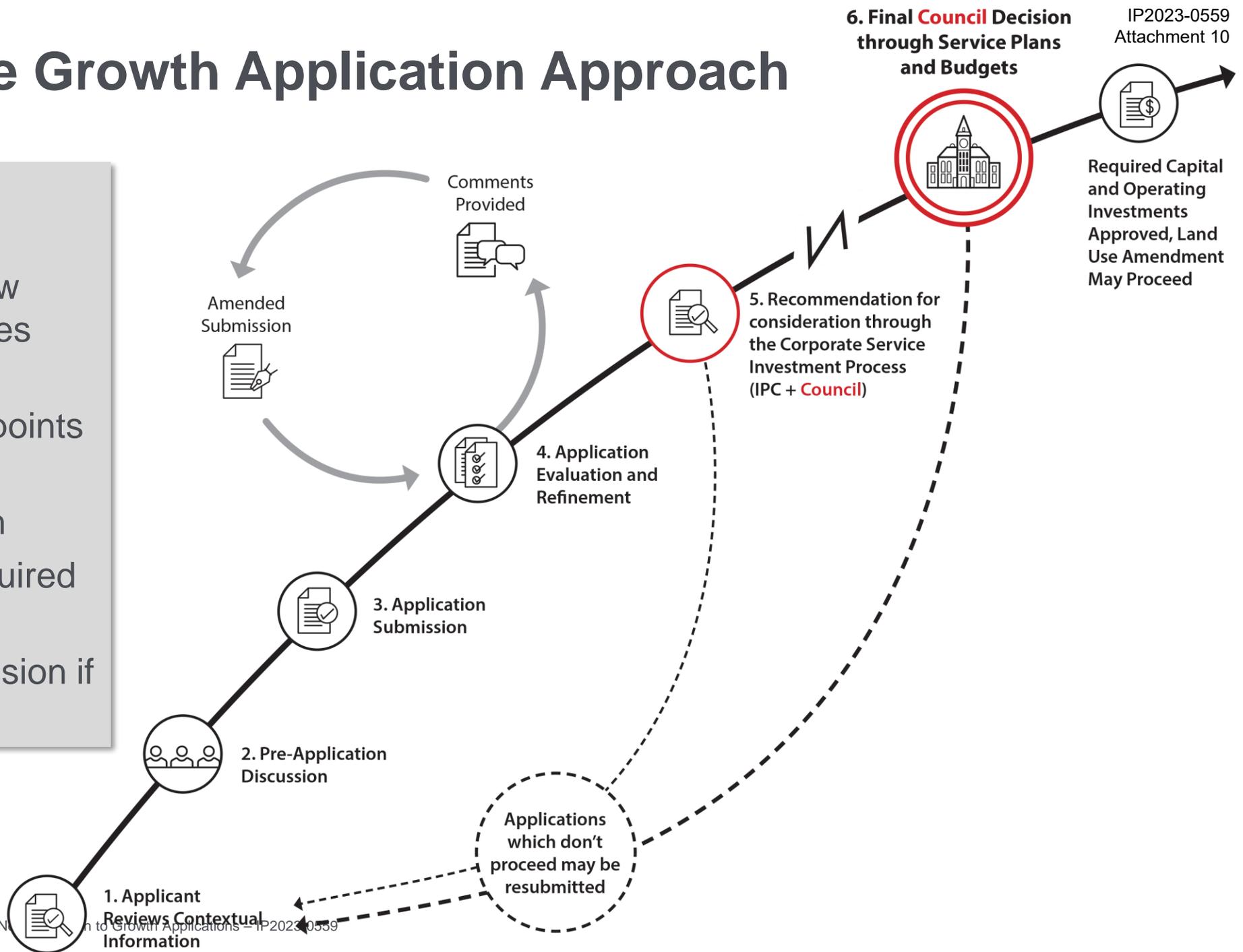
- Upfront contextual information
- Pre-application enquiries
- **Application fee**

- Apply anytime
 - Contextual information
 - Revised criteria
 - Committee/Council decisions
 - Annual funding considerations
- Growth in the right place
at the right time**



The Growth Application Approach

- Better upfront discussions
- Individualized review timelines that weaves into budget timeline
- Two Council checkpoints
 - Suitability for strategic growth
 - Funding for required investments
- Option for resubmission if not successful



Key Risks

1. **Simultaneous evolution** of the Growth Application process and the Service Plans and Budgets process
2. **Potential misalignment** between IPC recommendation and budget decision, and impact on expectations
3. **Managing decision making and timelines through** IPC, Council, and budget
4. **Decoupling** with established/industrial investment processes, cumulative impact considerations

Mitigation Strategies

- *Leverage opportunities to collaborate and test solutions*
- *Robust criteria and consistent evaluation*
- *Build awareness with applicants and the public as applications move through their timelines*
- *Reinforce integration with Citywide Growth Strategy via twice annual reporting and strategic oversight*

2023 July 25

Public Hearing on policy amendments

2023 July

Begin posting supporting information on website

2023 August 1

Open for Pre-Application and Growth Application submissions

Post August 1

Monitoring and continuous improvements

2024 November

First expected budget decisions associated with Growth Applications



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