

Growth Application Evaluation Criteria

Overview:

Administration will use criteria to evaluate whether a Growth Application represents strategic growth in alignment with The City's long-term vision as articulated in the Municipal Development Plan.

The evaluation process will continue to be focused on the three well-established growth planning factors:

1. Municipal Development Plan (MDP) and Calgary Transportation Plan (CTP) Alignment;
2. Market Demand; and
3. Financial Impact.

These growth planning factors, and related criteria, align to MDP and CTP goals such as Compact City, Great Communities, Connecting the City, and Managing Growth and Change. These factors form the basis of how Administration considers whether a Growth Application is in the strategic interest of the City of Calgary and its residents and businesses.

It was found the best way to address the important issues of climate change, environmental conservation, and social resilience is through clear policy, regulation, standards, and intentional business practices and service levels, throughout the Development Approvals Continuum and the Service Plans and Budgets. This establishes the same high expectation for all Growth Application areas, rather than through a variable, criteria-based system. The best venue to achieve these objectives is broadly through the approval of policy, the adherence through planning application review, and the prioritization of public funds through budgets.

How will these criteria be used:

There are two places in the Growth Application process where these criteria will inform evaluations:

1. **Qualifying criterion for consideration prior to and following Infrastructure and Planning Committee:** The City will use the inputs and outcomes from the financial impact criteria in determining the impact each Growth Application has on the overall City financial position, operating and capital budget capacity, and timing risk level in the context of new community growth.
2. **Contextual criterion to inform budget prioritization following Infrastructure and Planning Committee:** Consideration of ongoing development activity, previously approved capital investment commitments, Council priorities, citywide growth and land supply, and available financial resources to support new citywide growth will inform Administration's recommendations to Council.

Please see Attachment 5 for an overview of the new process for Growth Applications, and where these criteria will be applied in that process.

Growth Application Evaluation Criteria

MDP Goal	Criterion	Guidance to Applicants & Interpretation	Qualifying or Contextual
Growth Factor: MDP/CTP Alignment			
Compact City	1. Is the Growth Application area contiguous with existing development?	<p>The City will assess the Growth Application's location in relation to developed and developing communities, or an area with existing urban land use districts (i.e., not S-FUD) in place.</p> <p>Adjacency to existing development is considered favourable, followed by areas covered by development agreements, then followed by areas with urban land use.</p>	Qualifying criterion for consideration prior to and following Infrastructure and Planning Committee.
Compact City	2. Is the Growth Application area immediately serviceable by existing or funded infrastructure to be delivered in the current business cycle? <ul style="list-style-type: none"> a. Utilities (Water/Sanitary/Stormwater) b. Mobility c. Emergency Services 	<p>Applicants should provide necessary GIS file(s) for the Growth Application area with the preliminary road, utility and other relevant networks mapped.</p> <p>The ability for the Growth Application area to connect to, or benefit from, developer-sized or City-sized servicing already existing or funded in the current business cycle is considered favourable.</p>	Qualifying criterion for consideration prior to and following Infrastructure and Planning Committee.
Great Communities	3. Does the Growth Application propose to complete a community with previous approvals?	<p>The City will assess whether the Growth Application is completing a previously approved new community. Community boundaries are typically defined in the applicable Area Structure Plan.</p> <p>It is favourable for a Growth Application to complete an actively developing community.</p>	Qualifying criterion for consideration prior to and following Infrastructure and Planning Committee.

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Great Communities	4. How close is the Growth Application area to existing activity centres and employment areas?	<p>The City will calculate the travel distances (by the street and pathway network) between the Growth Application's location and nearby existing Major and/or Community Activity Centres, Urban Main Streets, and employment areas.</p> <p>It is favourable for a Growth Application to be within 3.0km of the nearest major activity centre, urban main street or employment area. A Growth Application should bring people closer to activity centres and employment areas.</p>	Contextual criterion to inform budget prioritization following Infrastructure and Planning Committee.
Great Communities	5. Does the Growth Application include new Major and/or Community Activity Centres, Urban Main Streets, and/or employment areas within the Growth Application?	<p>Applicants should indicate the locations and sizes (hectares, homes, non-residential gross floor area) of any planned new Major, Community Activity Centres, Urban Main Streets or employment areas.</p> <p><u>This information should be provided by the applicant via the Development Template</u> along with supporting comments.</p> <p>It is favourable for a Growth Application to contribute new employment areas, including activity centres, urban Main Streets, and/or industrial areas.</p>	Contextual criterion to inform budget prioritization following Infrastructure and Planning Committee.
Great Communities	6. How close is the Growth Application to nearby existing and/or funded civic and public facilities (e.g., public schools, recreation centres and libraries)?	<p>The City will calculate the distance (by the street and pathway network) between the Growth Application and nearby existing and/or funded City facilities (public schools, recreation centres, and libraries). A Growth Application should bring people and jobs closer to existing and/or funded civic and public facilities and services.</p> <p>It is favourable for a Growth Application to be within 3.0km of existing and/or funded schools and 5.0km of existing recreation centres and libraries.</p>	Contextual criterion to inform budget prioritization following Infrastructure and Planning Committee.

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Connecting the City	7. How close is the Growth Application to the nearest existing and/or funded transit hub, LRT station, and/or frequent transit service?	<p>The City will calculate the distance (by the street and pathway network) between the proposal and the nearest transit hub, LRT station, and/or frequent transit service. Applicants should highlight potential missing links delivered by the Growth Application for evaluation by The City. A Growth Application should be close to a transit hub or LRT station and/or close a major gap in the existing or planned transit network.</p> <p>It is favourable for a Growth Applications to be within 5.0km of an existing and/or funded transit hub or LRT station.</p>	Contextual criterion to inform budget prioritization following Infrastructure and Planning Committee.
Connecting the City	8. Does the proposal provide a missing link that would benefit the citywide 5A pathway/bikeway network in the MDP/CTP at a sector level?	<p>Applicants should highlight planned pathway/bikeway connections within the Growth Application area and to existing and/or planned citywide networks. The City will evaluate any identified connections in those citywide networks with network-level benefit.</p> <p>It is favourable for a Growth Application to integrate and/or provide a missing link in the existing or planned 5A and pathway network.</p>	Contextual criterion to inform budget prioritization following Infrastructure and Planning Committee.
Connecting the City	9. How does the Growth Application area integrate with the citywide networks of open space and naturally vegetated lands in the MDP/CTP?	<p>Applicants should indicate if the Growth Application provides a missing link or major network benefit in the open and natural space networks (e.g., additions, connections, contributions of sites with exceptional recreation, habitat/biodiversity, and climate resilience). The City will evaluate any identified connections in those citywide networks.</p> <p>It is favourable for a Growth Application to integrate and/or provide a major network benefit in the open space and natural space networks.</p>	Contextual criterion to inform budget prioritization following Infrastructure and Planning Committee.
Growth Factor: Market Demand			

MDP Goal	Criterion	Guidance to Applicants & Interpretation	Qualifying or Contextual
Managing Growth & Change	10. What is the business plan for development approval starting from Outline Plan and Land Use to Subdivision Phasing?	<p><u>Applicants should include the estimated timeline of planning application submissions and approvals</u> including land use and outline plan, stripping and grading, and subdivision. This information should include any subdivision and phasing plan with expected year of development to start for each phase to demonstrate readiness to proceed and the generation of returns.</p> <p>The City will use the timelines and status information provided in Criteria 10 and 12 to understand the expected pace of development and alignment to funded capital infrastructure timelines.</p> <p>It is favourable for Applicants to demonstrate a credible timeline to begin development in the near term, preferably within two years of funding of enabling capital infrastructure, by providing information on their anticipated business plan and phasing strategy.</p>	Qualifying criterion for consideration prior to and following Infrastructure and Planning Committee.
Managing Growth & Change	11. Are there considerations involving non-municipally controlled third parties that could delay timeframes or developability in general?	<p>Applicants should identify any considerations that may impact the timing of development outside their control and what mitigations they are applying to address risks.</p> <p>The City will use the information to identify situations where third party considerations may delay development timeframes.</p> <p>It is favourable for there to be no identified considerations that could delay development timeframes.</p>	Qualifying criterion for consideration prior to and following Infrastructure and Planning Committee.
Managing Growth & Change	12. What technical studies are complete, in progress and still outstanding in support of development?	<p><u>Applicants should provide the status (completed, in progress, not yet started) and expected timeline of all technical studies</u> such as Master Drainage Plan, Transportation Impact Assessment, etc.</p> <p>The City will use the timelines and status information provided in Criteria 10 and 12 to understand the expected pace of development and alignment to funded capital infrastructure timelines.</p> <p>It is favourable for technical studies to be completed and agreed upon by the Applicant and Administration, as it can reduce timelines to development.</p>	Qualifying criterion for consideration prior to and following Infrastructure and Planning Committee.

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Managing Growth & Change	13. How does the Growth Application area benefit citywide serviced residential or non-residential growth capacity?	<p>Applicants should provide information on proposed unit and development types, by product type (single/semi; multi-residential units; non-residential gross floor area) via the Development Template. The City will consider if the citywide level of serviced land supply is low (<3 years), in target range (3-5 years), above target (5-7 years), or high (>7 years). The City will also consider how the Growth Application may improve near term market competition. Market information from The City and third-party sources will be used to assess the impacts on citywide supply/demand.</p> <p>Lower levels of supply are associated with lower absorption risk, and lower servicing efficiency risk. However, lower levels of supply present higher risks to affordability and choice.</p>	Qualifying criterion for consideration prior to and following Infrastructure and Planning Committee.
Managing Growth & Change	14. How does the Growth Application area benefit sector/local serviced residential or non-residential growth capacity?	<p>Applicants should provide information on proposed unit and development types, by product type (single/semi; multi-residential units; non-residential gross floor area) via the Development Template. The City will consider if the sectoral level of serviced land supply is low (<3 years), in target range (3-5 years), above target (5-7 years), or high (>7 years). The City will also consider how the Growth Application may improve near-term market competition. Market information from The City and third-party sources will be used to assess the impacts on sectoral supply/demand.</p> <p>Lower levels of supply are associated with lower absorption risk, and lower servicing efficiency risk. However, lower levels of supply present higher risks to affordability and choice.</p>	Qualifying criterion for consideration prior to and following Infrastructure and Planning Committee.
Growth Factor: Financial Impact			

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Managing Growth & Change*	15. Does the Growth Application align with the Financial Strategies as per The City of Calgary 2021-2032 Long Range Financial Plan (Section 4)?	<p>Using the Development Template provided by the Applicants and other business plan information provided, The City will evaluate business case proposal for alignment with the 2021-2032 Long Range Financial Plan's Financial Strategies, Section 4.</p> <p>Section 4 of The City of Calgary 2021-2032 Long Range Financial Plan sets out the Financial Goals and Strategies, which includes various tactics, financial strategies, financial goals, and ultimately the outcome of a well-run city, delivering excellent services and infrastructure for Citizens.</p>	Qualifying criterion for consideration prior to and following Infrastructure and Planning Committee.
Managing Growth & Change	16. What are the City of Calgary's estimated incremental direct and indirect operating costs for the Growth Application area over the lifetime of the development and on an annual basis?	<p>The City will use its new community operating cost model to estimate incremental direct and indirect operating costs expected annually and over the lifetime of the development based on information provided by the applicant in the Development Template.</p> <p>The City will assess how the Growth Application area may impact operating cost efficiency. Applications will be considered favourable if it aligns with The City's existing priorities in its Service Plans and Budgets, and if the estimated average annual City portion of the property tax revenue for the Growth Application area is sufficient to cover the estimated incremental direct and indirect operating costs for the Growth Application area over the lifetime of the development.</p> <p>Along with other financial impact criteria, these results will be used to assess the level of financial risk the Growth Application places on The City. Results will be shared with Applicants.</p>	Qualifying criterion for consideration prior to and following Infrastructure and Planning Committee.

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Managing Growth & Change	17. What is the estimated average annual City portion of the property tax revenue for the Growth Application area over the lifetime of the development?	<p>Property tax revenue estimates will be calculated using average assessed values and associated property tax rates from the most recent year available. Information provided by the applicant in the Development Template will be used to calculate the average assessed values, based on property type and assessment data available to the City.</p> <p>The citywide level of approved land supply will be incorporated in the assessment of the level of financial risk the Growth Application places on The City. Results will be shared with Applicants.</p>	Qualifying criterion for consideration prior to and following Infrastructure and Planning Committee.
Managing Growth & Change	18. What capital investment is required to service the Growth Application area? Examples include, but are not limited to, transportation, water, sanitary, storm water network; emergency services; recreation centres, libraries etc.	<p>Based on information provided by the applicant, The City will determine what capital infrastructure is required to be funded to service the land for the initial development build-out as well as the lifetime of the community. The City will also consider current funding status for infrastructure supporting the Growth Application area within the current budget cycle, as well as over the lifetime of the development.</p> <p>Applications that make use of existing or funded infrastructure will be considered favourable. Applications that require approved but currently unfunded infrastructure will also be considered favorable yet are noted as adding time pressure to the funding need. Applications that require new, unfunded infrastructure will require consideration of The City's current capital infrastructure funding capacity.</p>	Qualifying criterion for consideration prior to and following Infrastructure and Planning Committee.
Managing Growth & Change	19. What are the funding sources for each capital investment required to service the land, and community, for the Growth Application area?	<p>Based on capital investments required as identified Criteria 18. The City will determine how much funding would be expected to come from off-site levies, and other City sources.</p> <p>The City will consider if Off-site Levy Bylaw amendments are required to enable collection of levies for new infrastructure. Applications will be considered favourable if off-site levy balances are anticipated to provide sufficient funding within the budget cycle; and if the level of other City funding required within the budget cycle aligns with The City's anticipated funding capacity.</p>	Qualifying criterion for consideration prior to and following Infrastructure and Planning Committee.

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Managing Growth & Change	20. To what extent will the Growth Application impact previously-approved Growth Application areas in terms of operating and capital impacts?	<p>Based on the operating and capital infrastructure investments required, as well as the indicated buildout of the Growth Application area, The City will determine the impact (if any) it would have on previously approved new community Growth Application areas' capital and operating commitments (both funded and unfunded).</p> <p>Applications that leverage available existing and/or funded operating and capital infrastructure capacity would be considered favourable.</p> <p>Applications that put pressure on The City's current funding capacity, either from a capital infrastructure perspective as outlined in criterion 18, or from an operating perspective as outlined in criterion 16, would be considered unfavourable.</p>	Qualifying criterion for consideration prior to and following Infrastructure and Planning Committee.
Managing Growth & Change	21. Are there any other key attributes that should be highlighted about the Growth Application area?	<p><u>Applicants may wish to highlight unique benefits and identify alignment with other criteria in the budget prioritization process</u> (legal/regulatory/safety requirements, risk reduction, and economic, social, and environmental resilience).</p> <p>The intent of this criteria to give an opportunity to highlight any relevant or unique contextual factors or benefits that the applicant wishes to highlight to The City. Other examples include (but are not limited to) improvements to city resiliency and sustainability (including mitigating climate change), service efficiency, housing affordability, alignment to other City initiatives, economic development, and innovation.</p>	Contextual criterion to inform budget prioritization following Infrastructure and Planning Committee.