

Background and Previous Council Direction

Background

On 2023 July 25, the report “Citywide Growth Strategy: New Approach to Growth Applications (IP2023-0559)” was brought forward to Council. Council approved the recommendations, endorsing a redesigned approach to growth decision making in Calgary’s new communities, implemented through amendments to the Municipal Development Plan, applicable Area Structure Plans, and adoption by resolution of amendments to the fee schedule.

At this time, Council directed Administration to “bring forward recommendations for a prorated Base Fee schedule for a standard growth application to the 2023 Land Use Amendment Fee Schedule (Attachment # 4) for land holdings smaller than 16 Hectares or different Fee structures for Council to consider and return to Council through Infrastructure and Planning with recommendations prior to Q4 2023.” This report responds to that direction.

Previous Council Direction

The following table summarizes recent Council direction relevant to this report.

DATE	REPORT NUMBER	DIRECTION/DESCRIPTION
2023 July 25	IP2023-0559	<p>Citywide Growth Strategy: New Approach to Growth Applications</p> <p>The report introduced the Growth Application process to evaluate new community growth proposals. To initiate the new process, Council approved three actions:</p> <ol style="list-style-type: none"> 1. Amend the Municipal Development Plan to introduce policy that governs the redesigned process; 2. Amend 12 Area Structure Plans to repeal the Growth Management Overlay tool; 3. Introduce an application fee that transitions the funding of the evaluations from a tax-supported to fee-supported process. <p>Features of the new process include allowing an applicant to submit a growth application at any time, providing more</p>

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		<p>contextual information earlier in the process, and updating the evaluation criteria used to assess an application.</p> <p>A motion arising was also approved, as follows: “That Council direct Administration to bring forward recommendations for a prorated Base Fee schedule for a standard growth application to the 2023 Land Use Amendment Fee Schedule (Attachment # 4) for land holdings smaller than 16 Hectares or different Fee structures for Council to consider and return to Council through Infrastructure and Planning with recommendations prior to Q4 2023.”</p>

Bylaws, Regulations, Council Policies

Growth decisions and authorities are governed by the following policies and regulations.

Municipal Government Act, 2020

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 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 Municipal Development Plan provides direction on strategic growth to achieve the best possible social, environmental, and economic outcomes. The New Community Planning Guidebook (Volume 2, Part 1 of the Municipal Development Plan) contains policy guidance on the development, design, and implementation of new communities.