



Citywide Growth Strategy: Proactive Approaches for Citywide Growth Opportunities

IP2023-0882

Infrastructure and Planning Committee | 2023 September 13

Administration Recommendation

That the Infrastructure and Planning Committee recommend that Council receive this report for information.

Previous Council Direction

- On 2022 September 20 Council discussed the new community growth process and other growth matters (C2022-1057)
- Several actions were directed to improve the application process for new community growth

This report responds to the following related direction:

Develop a process for proactively identifying and evaluating city-wide growth opportunities, including city-initiated landowner outreach and engagement, in order to:

- a. better leverage existing amenities and infrastructure,*
- b. manage capital and operating costs,*
- c. protect natural areas,*
- d. achieve other benefits, and*
- e. report back no later than 2023 September 30.*

The City's roles in growth

The City has three main roles related to growth and development:

1. Developing long-term plans to guide citywide growth
2. Investing in and delivering infrastructure and services to enable growth
3. Regulating the appropriateness of proposed development as the Development Authority



What we're doing through the redesigned Growth Application process

- Redesigned process for new community growth offers new features:
 - Applicants can now **apply at any time**
 - **New pre-application** opportunities available
 - Opportunity to look at application areas (and adjacent lands) to **leverage City investment**
 - **Improved information availability** for servicing





What we're doing in the Citywide Growth Strategy

Council Direction	Processes
<ul style="list-style-type: none"> • Create a proactive process for citywide growth opportunities, including engagement 	<ul style="list-style-type: none"> • Listen to the public, developers, and landowners regarding gaps and challenges faced. • Through Growth Applications, reach out to applicants and adjacent landowners as appropriate. [NEW] • Liaise with departments on growth opportunities on City lands (TOD, etc.).
<ul style="list-style-type: none"> • Better leverage existing amenities and infrastructure 	<ul style="list-style-type: none"> • Promote the Suburban Residential Growth report on servicing and capital planning status. • Explore capacity monitoring beyond pipes/roads/fire. Ensure industrial is covered. [NEW]
<ul style="list-style-type: none"> • Manage capital and operating costs 	<ul style="list-style-type: none"> • Growth Application process allows for evaluating areas with cost efficiency in mind, including innovative servicing solutions. [NEW]
<ul style="list-style-type: none"> • Protect natural areas 	<ul style="list-style-type: none"> • Ensure that protection and access to significant natural areas is not compromised between the Area Structure Plan, Growth Application, and Land Use/Outline Plan steps.
<ul style="list-style-type: none"> • Other benefits 	<ul style="list-style-type: none"> • Add section to Growth Strategy Monitoring Report to comment on proactivity. [NEW] • Completed scan of other cities' efforts to ensure awareness of best practices. [NEW]

What we're doing through other City initiatives



- Integrating the **Municipal Development Plan** and **Calgary Transportation Plan**
- Renewing the **Land Use Bylaw**
- Ecological and natural assets protection through the **Open Space Plan**, **Ecological Network Plan**, **Parks Plan**, and the **Calgary River Valleys Project**
- Implementing any Council approved actions on the **Housing Strategy**

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