

CITY OF CALGARY
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CITY CLERK'S DEPARTMENT



Five Steps to the City-Wide Growth Strategy

Calgarians for Sensible Growth



Why We Need a City-Wide Growth Strategy



**\$16 BILLION MORE
EXPENSIVE**

**\$7.7 BILLION
INFRASTRUCTURE DEFICIT**

The
suburban growth
strategy
is
unsustainable
on too many sides



We need the city-
wide growth
strategy now



The right way to
manage growth



What Should be in the City- Wide Growth Strategy



- Improved management of redevelopment
- Accelerated Activity Centres and Main Streets
- Unified development process
- Commitments met
- Enhanced funding

Five Steps

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- The community as an equal partner
 - Community-specific guidance for distributing growth
 - Unified process for approvals
 - Civic Census & housing/land supply and demand analysis
 - Completion of the Primary Transit & 5A network by 2030
 - Full-cost accounting of the off-site levies program

Key elements

1.1.1 SUSTAINABILITY PRINCIPLES AND KEY DIRECTIONS

In January of 2007, City Council adopted the Sustainability Principles. The Principles were derived from City of Calgary policy direction, well recognized Smart Growth principles, and the direction of the Long Range Urban Sustainability Plan for Calgary (imagineCALGARY).

The Sustainability Principles for Land Use and Mobility are:

1. Create a range of housing opportunities and choices.
2. Create walkable environments.
3. Foster distinctive, attractive communities with a strong sense of place.
4. Provide a variety of transportation options.
5. Preserve open space, agricultural land, natural beauty and critical environmental areas.
6. Mix land uses.
7. Strategically direct and manage redevelopment opportunities within existing areas.
8. Support compact development.
9. Connect people, goods and services locally, regionally and globally.
10. Provide transportation services in a safe, effective, affordable and efficient manner that ensures reasonable accessibility to all areas of the city for all residents.
11. Utilize natural infrastructure and buildings.








In November of 2008, City Council approved eight Key Directions for Land Use and Mobility, for use in the development of the MDP and CTP. The Key Directions represented the strategic moves that needed to be accomplished in order to guide Calgary towards the imagineCALGARY vision and the Sustainability Principles for Land Use and Mobility.

The Key Directions for Land Use and Mobility are:

1. Achieve a balance of growth between established and greenfield communities.
2. Provide more choice within complete communities.
3. Direct land use change within a framework of Activity Centres and Main Streets.
4. Link land use decisions to transit.
5. Increase mobility choices.
6. Develop a Primary Transit Network.
7. Create Complete Streets.
8. Optimize infrastructure.

Each goal of the MDP reflects a relevant key direction.



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|  <p>Economy</p> <p>Over a long-term period, Calgary's economy is strong and resilient, providing a high quality of life for all residents and a strong foundation for future growth.</p> |  <p>A compact city</p> <p>A dispersed and rural population creates social, economic and environmental challenges. An important strategy for addressing these challenges is to direct growth within a framework of Activity Centres and Main Streets.</p> |  <p>Great communities</p> <p>Great communities are places that are safe, vibrant and supportive of the needs of all residents. They are created through a variety of housing options and services that provide a sense of place and community.</p> |
|  <p>Good urban design</p> <p>Good urban design is the result of thoughtful and creative planning that respects the needs of all residents and creates a sense of place.</p> |  <p>Connecting the city</p> <p>The success of our communities depends on a strong and efficient transit system that connects people and places. The Municipal Development Plan provides a framework for a strong and efficient transit system that connects people and places.</p> |  <p>Greening the city</p> <p>Reducing greenhouse gas emissions and promoting renewable energy sources are key to a sustainable future. The Municipal Development Plan provides a framework for a strong and efficient transit system that connects people and places.</p> |
|  <p>Managing growth and change</p> <p>Managing growth and change is a complex task that requires a strong and efficient transit system that connects people and places.</p> | | |

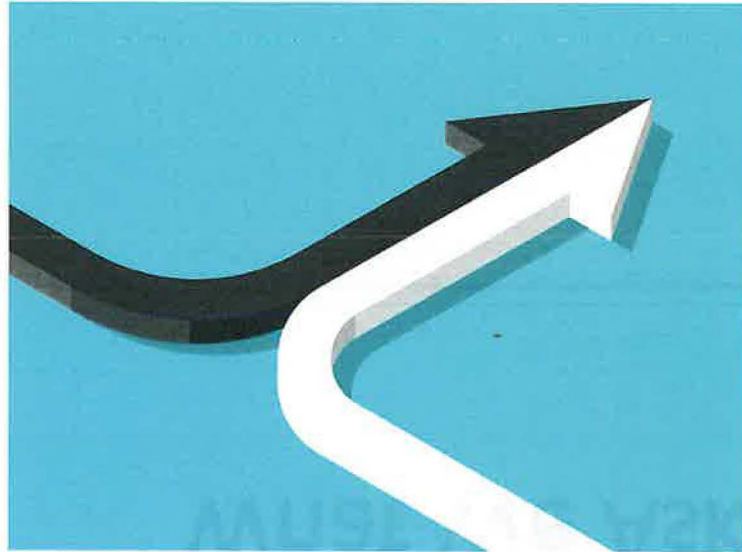
Words of hope so soft and tender won't get you where you want to grow



Nothing less than
Calgarians expect



What We Ask Council to Do



Do it faster

Do it better

Do it in a fair and
equitable manner



Direct Administration

by Q3 2024

to create the city-wide growth strategy

That's not too much to ask



A city-wide growth strategy achieves
the right balance

BACKGROUND

The Problem



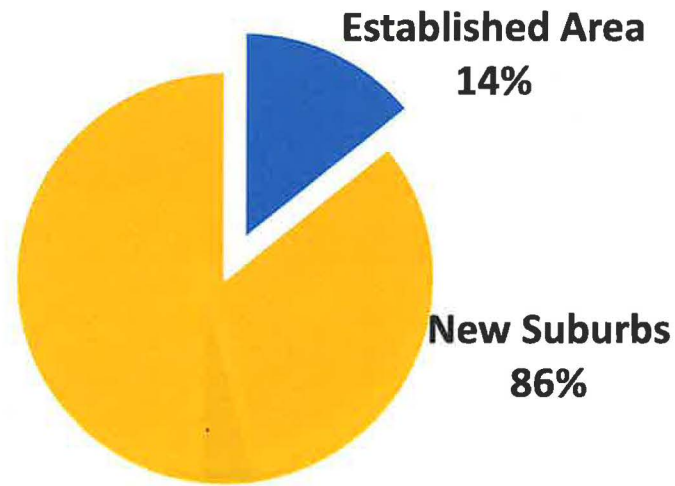
The development theft myth

- 9 to 12 years of suburban supply
- Target: 3 to 5 years

Make City Hall Work for Us All

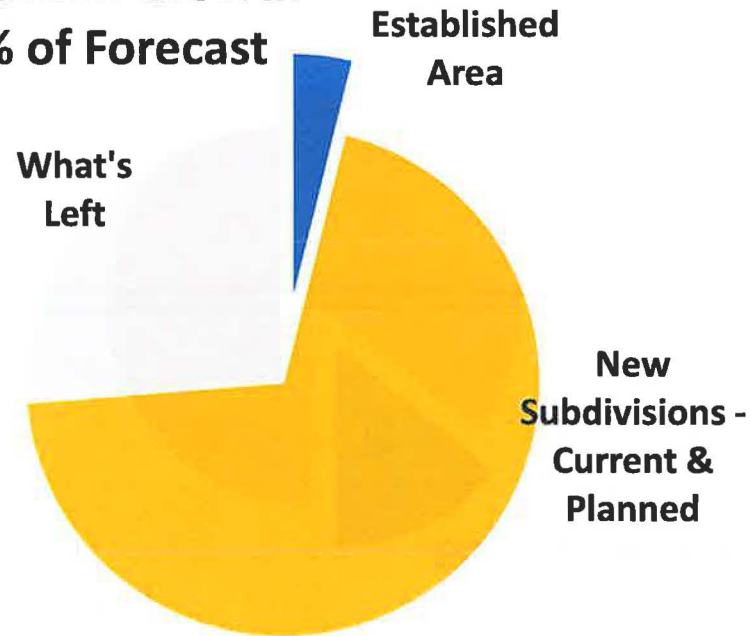


Population Growth (2006-2020)



Almost 90% of population growth has occurred in new subdivisions

**Population Growth
as % of Forecast**



With current trends
50% of **population**
will be in new
subdivisions by
2079

- Nine to twelve years of serviced land in new subdivisions
- Another thirteen to nineteen years of suburban growth capacity approved.

More effective, less divisive process for development approval

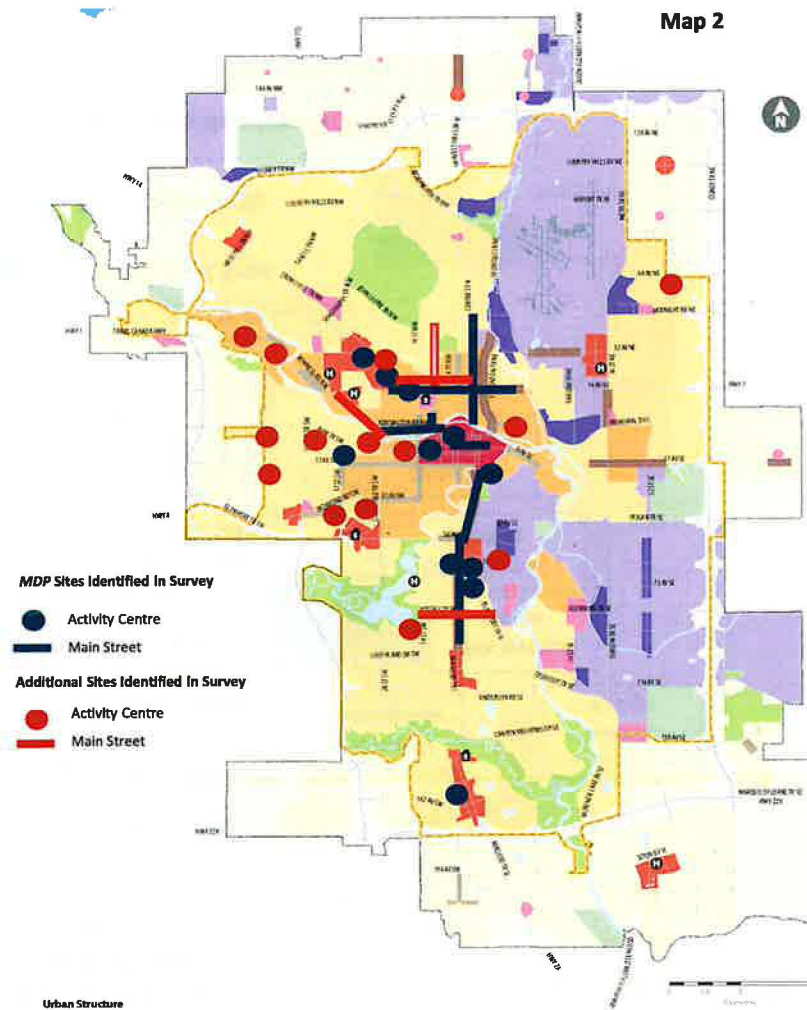
- Planners, developers, and the community equal partners
- All engagement managed by The City as neutral compilers of information and mediators
- Full range of issues evaluated
- Adherence to bylaws, legislation, etc.

Net-zero construction and quality control

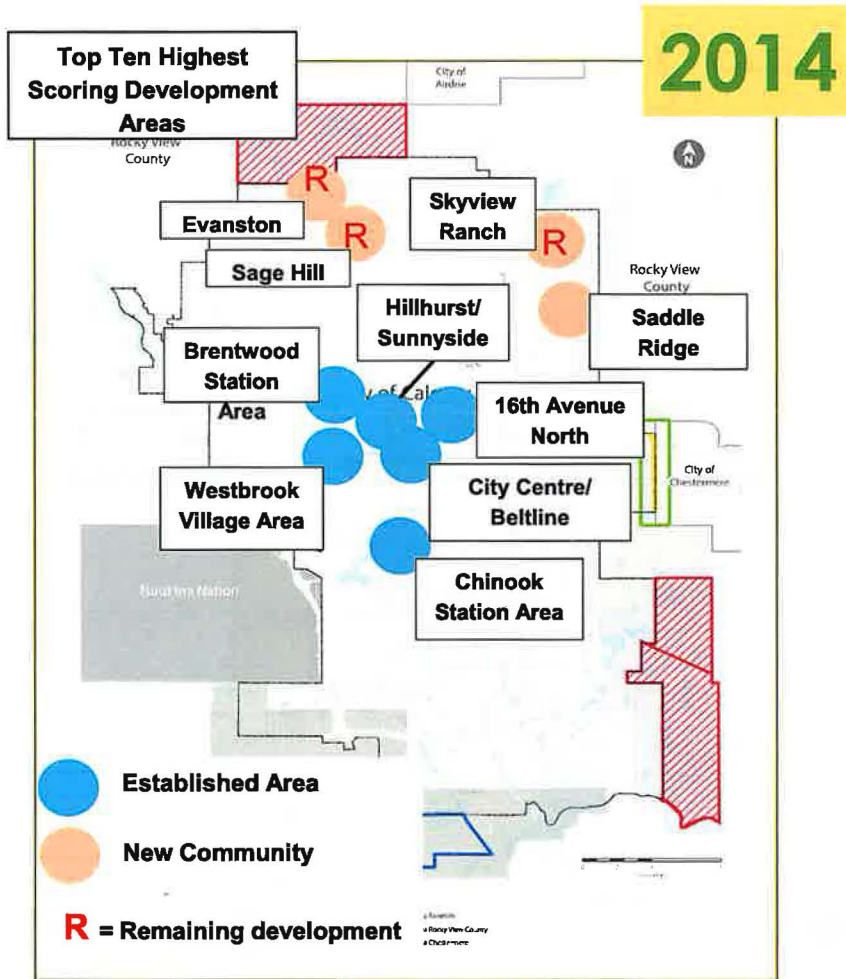
- More inspectors, more timely inspections
- Strict approval conditions and enforcement
- Zero tolerance of non-compliance with bylaws
- No net loss of trees and natural GHG absorption
- A City ombudsman for resolving deficiencies

State-of-the-art heritage preservation

- More clarity, less discretion
- Meaningful consequences for non-compliance
- Improved promotion and funding



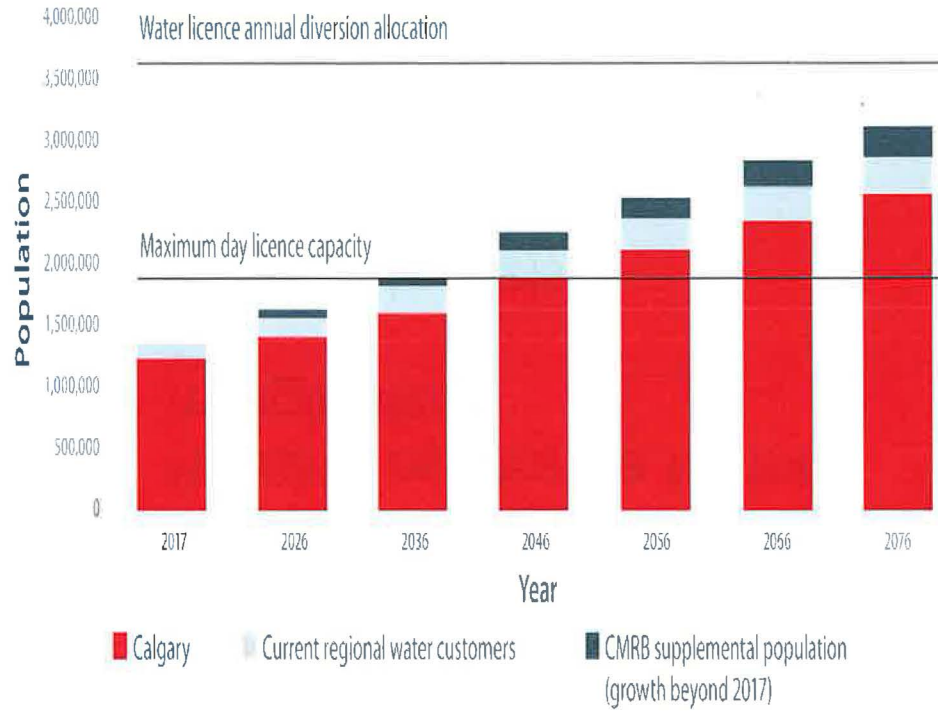
Accelerate
Activity Centres &
Main Streets



Unified process for approving development and redevelopment

- 
- Full compliance with strategies & plans
 - Non-market & co-operative housing
 - Housing assistance for the marginalized
 - Specific targets
 - Effective engagement of “little democracies”

Ensure
commitments are
met to unlock the
full potential of our
communities



Demand will exceed water supply by 2046



“Invest in and fund growth in a fiscally sustainable manner.”

(City of Calgary, [major planning topics](#))

Re-orient the City budget

- Increase affordability
- Reduce the burden on taxpayers
- Generate a greater return on City investment

**A household is in need of affordable housing
when it**

- Earns less than 65% of the Calgary Area Median Income and**
- Spends more than 30% of its gross income on shelter costs.**

"I'm quite prepared to let the market decide, as long as the market is pricing the costs to the city in total."

- David Watson, 2008