

Background and Previous Council Direction

This attachment provides a summary of the background and previous Council direction related to the proposed Growth Application considered in this report, as well as new community growth decision-making in general.

Background

2024 May represents the first time that new community Growth Applications are being brought forward in alignment with the redesigned system approved by Council in 2023 July ([IP2023-0559](#)). The redesigned approach adopts a more responsive application-based model, driven by improved growth information awareness and more empirical evaluation criteria. An applicant can apply at any time, but final decisions will be made through the annual Service Plans and Budgets process.

Between the implementation date of the redesigned system (2023 August 1) and this report, nine new Growth Applications have been submitted. Many of these were resubmissions of business cases reviewed in 2022. Additionally, there are two active business cases in the Belvedere area that are still under review from 2022.

Previous Council Direction

A comprehensive summary of previous reports related to this work is listed below.

DATE	REPORT NUMBER	DIRECTION / DESCRIPTION
2023 October 17	IP2023-0924	<p>Citywide Growth Strategy: Growth Applications Fee Adjustment</p> <p>Council approved an adjustment to Growth Application fees. The adjustment applies a prorated fee based on area for smaller applications (up to 16 hectares). The fees for applications over 16 hectares in size did not change.</p>
2023 July 25	IP2023-0559	<p>Citywide Growth Strategy: New Approach to Growth Applications</p> <p>Council approved the redesigned Growth Applications system, which introduced changes and improvements to the approach for strategically evaluating new community growth. As of 2023 August 1 an applicant can apply at any time, but final decisions will be made through the Service Plans and Budgets process in November of each year.</p> <p>As part of this report, all Growth Management Overlays in relevant Area Structure Plans were removed from the plans via bylaw amendment, and the Growth Application process was added via bylaw amendment to the New Community Planning Guidebook.</p>

2022 September 20	C2022- 1057	Motions Arising on IP2022-0545 Citywide Growth Strategy Council provided direction on how to proceed with redesigning the New Community Business Case process.
2022 July 26	IP2022- 0545	Citywide Growth Strategy in the 2023-2026 Service Plans and Budget Cycle This report provided Council with recommendations of growth-enabling investments and new community growth areas ahead of the 2023 – 2026 Service Plan and Budget process. Eight new community business cases were recommended for consideration at budget time, all eight were subsequently approved.
2022 January 11	IP2021- 1554	Citywide Growth Strategy: Aligning the Outline Plan Approval Process for All Growth Management Overlay Areas This report approved an amendment to the New Community Guidebook to address an inconsistency where Outline Plans applications were treated differently in the approval continuum if the relevant Area Structure Plans was approved before or after 2014.
2021 June 21	PFC2021 -0639	Citywide Growth Strategy: Growth Management Overlay Review This report recommended numerous process improvements for the Growth Management Overlay policy tool and the New Community Growth Strategy Business Case process, including short-term actions that were implemented ahead of the 2022 round of reviews, and long-term actions that considered the phasing out the Overlay in place of another tool.
2020 November 2	PFC2020 -0962	New Community Growth Strategy 2020 This report concluded the 2020 business case process. No Growth Management Overlays were removed, and 11 Business Case proponents were invited to resubmit during the next review process in 2022.
2019 November 18	PFC2019 -1062	Growth Strategy Monitoring Report Council direction received to explore the phasing out of the growth management overlay, and report back to Priorities and Finance Committee no later than Q2 2020 with options to better align to our current economic situation and that creates policy that encourages a business-friendly environment and further development investment and retention in Calgary. Report back was subsequently deferred as part of COVID-19 related deferrals.
2018 July 30	C2018- 0900	New Community Growth Strategy 2018 – Further Review and Analysis Directed through PFC2018-0678 Approval of funding and direction to pursue Growth Management Overlay removal for 14 new communities.

2018 March 19	PFC2018 -0200	New Community Growth Strategy Introduction of the Business Case review process.
2013 March 14	C2013- 0057	New Community Growth Strategy Introduction of the Growth Management Overlay mechanism.

Bylaws, Regulations, Council Policies

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

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. Section 4.3 of 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, including policies that set out the applicability and evaluation considerations for Growth Applications.