

Background and Previous Council Direction

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

Background

In May 2024, it was the first time that new community Growth Applications were brought forward in alignment with the redesigned new community approvals system approved by Council in July 2023 (please see [IP2023-0559](#) and Figure 1 below). 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 throughout the year, but final decisions will be made through the annual service planning and budgeting process.

The service planning and budgeting process for 2024 was approved by Council in February 2024 ([EC2024-0111](#), and Figure 2 below). The approach was designed to culminate in a discussion about financial capacity and potential investments on 25 June 2024.

Between the implementation date of the redesigned system (2023 August 1) and the time of this briefing, nine new Growth Applications have been submitted. Many of these were resubmissions of business cases previously reviewed in 2022. Additionally, there are two active business cases in the Belvedere area that are still under review from 2022. Under the new process, these two business cases have been combined and brought forward as a single application, making a total of ten active applications. Seven of these were brought to Infrastructure and Planning Committee and City Council in May 2024.

Figure 1: The Growth Application Review Continuum

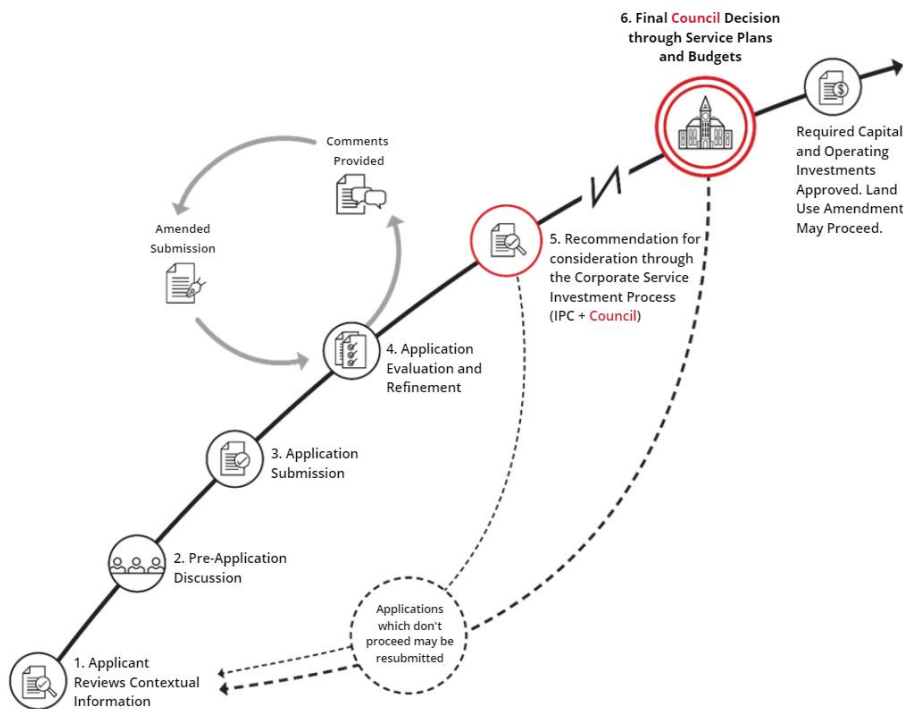
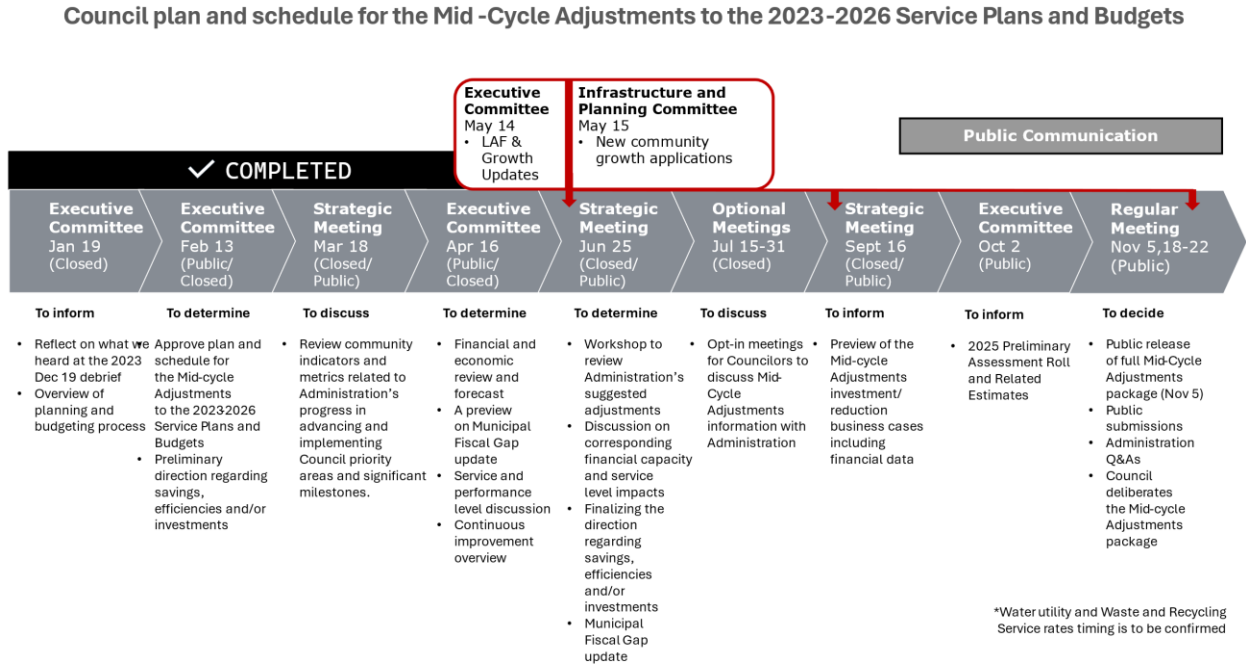


Figure 2: The Mid-Cycle Adjustments Process



Previous Council Direction

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

DATE	REPORT NUMBER	DIRECTION / DESCRIPTION
2024 May 28	Seven Reports: IP2024-0565, IP2024-0568, IP2024-0462, IP2024-0567, IP2024-0566, IP2024-0461, and IP2024-0420	<p>Seven Growth Applications were received by Council</p> <p>Council considered each of the seven Growth Applications presented, four of which were recommended for budget consideration and three that weren't.</p> <p>The following were approved by Council for continued work on the next stages of the planning process, and consideration for funding in the Mid-Cycle Adjustment to the 2023-2026 Service Plans and Budgets.</p> <ul style="list-style-type: none"> • 2022 Open Business Cases in Belvedere (IP2024-0565); • GA2024-001 Belvedere Liberty (IP2024-0568); • GA2023-003 Keystone Hills (IP2024-0567); and • GA2023-004 South Shepard (IP2023-0461). <p>The following were directed for continued work on planning for future stages of capital infrastructure, including optimal timing of funding and delivery, to ensure the ability of continuity of growth:</p> <ul style="list-style-type: none"> • GA2023-006 West View Crestmont (IP2024-0462); • GA2023-001 Providence (IP2024-0566); and • GA2023-005 Glacier Ridge D (IP2023-005). <p>Further, Administration was directed:</p> <ul style="list-style-type: none"> • to collaborate with the developer proponents in Providence Growth Application area (GA2023-001) to initiate sanitary design in 2024, with design completion in 2025 to support a funding request for 2026 construction and completion; and • in collaboration with regional municipal partners to prioritize the North Water Servicing Option project with the objective to include the capital infrastructure and operating investments needed in the Mid-Cycle Adjustments to the 2023-2026 Service Plans and Budgets in order to expedite the project.
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 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	<p>Motions Arising on IP2022-0545 Citywide Growth Strategy Council provided direction on how to proceed with redesigning the New Community Business Case process.</p>
2022 July 26	IP2022- 0545	<p>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.</p>
2022 January 11	IP2021- 1554	<p>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.</p>

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.