

**Planning and Development Services Briefing to
Infrastructure and Planning Committee
2024 June 12**

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Citywide Growth Strategy: Semi-Annual Update on Growth Applications

PURPOSE OF BRIEFING

The purpose of this Briefing is to provide an update on the status of current Growth Applications, as directed by Council.

BACKGROUND

Calgary continues to grow at a historic pace. Through the Citywide Growth Strategy, Administration reviews Growth Applications submitted by developers and makes recommendations to Council on where to best direct timely and efficient investment to enable new community growth. This growth should quickly result in new housing supply, be responsive to market demand, be aligned with the Municipal Development Plan and Calgary Transportation Plan and be financially prudent for The City.

When the direction for the redesigned Growth Application process was approved by Council on 2022 September 20 (C2022-0157), it specified twice-annual updates be provided on Growth Application decisions – once in the spring as service plans and budgets are being developed and once in the fall once Council has made decisions. This spring briefing provides a summary of active applications as of 2024 May, including seven that were recently presented to Council.

CURRENT GROWTH APPLICATIONS

There are currently ten active Growth Applications at various stages of the process. Seven of these files were presented to Infrastructure and Planning Committee on 2024 May 15, and subsequently at the 2024 May 28 Regular Meeting of Council. Council directed that four applications be considered for infrastructure funding through the Mid-Cycle Adjustments process, while direction was provided to Administration to continue to work with the applicants on the three others. There were also some application-specific direction. A summary of recent decisions, with supporting financial and growth information, is available in Attachment 2.

There are three additional applications that have not yet been presented to Infrastructure and Planning Committee that are all early in the review process. Administration is also aware of the possibility of several future Growth Applications beyond these ten.

NEW COMMUNITY GROWTH STATUS – PREVIOUS, CURRENT AND FUTURE

Annual new community housing starts are at a record high, with over 12,000 homes started in 2023 across 40 actively building new communities. There is currently serviced land supply for over 76,000 new homes, with an additional 50,000 homes in the yet-to-be-serviced supply, to be enabled by infrastructure that The City has committed to building. Additionally, the four Growth Applications that have been directed for funding consideration are well positioned to provide additional serviced and yet-to-be-serviced supply. These are strategic areas for investment that can efficiently increase growth capacity by an additional 19,000 homes, leveraging previous and ongoing infrastructure and operating investments. Administration continues to monitor supply and demand and will publish results through the annual *Suburban Residential Growth* report.

The City has made investment decisions in growth infrastructure in recent years that are helping to meet overall demand. In the 2023-2026 Service Plans and Budgets, a \$531 million portfolio of investments was identified. Of that, \$342 million was prioritized and approved for infrastructure and services that enable growth in new communities. Any investments in leading infrastructure associated with Growth Applications approved this November would be in addition to this.

Importantly, infrastructure investments still need to be made to complete servicing in previously approved new communities until they have reached full build out. The amount, which includes interchanges, Bus Rapid Transit, utility network upgrades and other City investments, is currently estimated at \$1.8 billion. New community investments are funded from several different sources, including off-site levies, property tax, utility rates and others.

NEXT STEPS

Administration continues to receive and review Growth Applications on a continuous basis throughout the year. During the touchpoints with Council in 2024 May, Administration also committed to completing a “lessons learned” exercise to ensure continuous improvement in the Growth Application process. This will include how it intersects with the service planning and budget process. The fall briefing will include updates following Council’s November service plan and budget adjustment decisions, as well as any updates on newly received Growth Applications along with their housing supply and financial impacts.

ATTACHMENT(S)

1. Background and Previous Council Direction
2. Summary of Current Growth Applications

Author: Travis Shaw, City & Regional Planning

Acting General Manager Debra Hamilton concurs with the information in this Briefing.