

Planning & Development Services

Infrastructure and Planning Committee
2025 January 08

ISC: UNRESTRICTED
IP2025-0054

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 through “Motion Arising on IP2022-0545 Citywide Growth Strategy” (C2022-1057).

BACKGROUND

New community growth continues to provide a major source of market housing supply in Calgary. Through the Citywide Growth Strategy, Administration reviews Growth Applications and makes recommendations to Council on where to best direct timely and efficient investment to enable new community growth. This growth should produce new housing supply, be responsive to market demand, be aligned with the Municipal Development Plan and Calgary Transportation Plan and be financially prudent for Calgary.

When the direction for redesigning the new community growth evaluation process was provided by Council on 2022 September 20 (C2022-0157), it specified that twice-annual updates be provided on Growth Application decisions – once in the spring as budget is planned, and once in the fall as budget is passed. This Briefing provides a post-budget summary of applications as of 2024 November, and highlights the four that were approved through the Mid-Cycle Adjustments to the 2023-2026 Service Plans and Budgets.

NEW COMMUNITY GROWTH APPROVAL STATUS

Annual new community housing starts are at a record high, with over 12,000 homes started in 2023, and already over 12,000 homes started year to date in 2024 across 40+ actively building new communities. Since the Briefing in the spring (IP2024-0718), The City has also published updated land supply numbers, which show current serviced land supply for over 82,000 new homes (or 7-9 years of supply), with a further 38,000 homes in the yet-to-be-serviced supply, enabled by infrastructure that The City has committed to building.

In addition to this, four Growth Applications approved in November will further increase the serviced and yet-to-be-serviced supply by over 18,000 homes. To support these areas, Council approved budget adjustments that included over \$81 million in additional funding for water, sanitary, transit and mobility. Tax revenue, off-site levies and grants from other levels of government are the funding sources.

CURRENT GROWTH APPLICATIONS

Seven files were presented to Infrastructure and Planning Committee on 2024 May 15, and subsequently at the 2024 May 28 Regular Meeting of Council. As mentioned, four of seven were ultimately approved in the Mid-Cycle Adjustments.

Since May, the three Growth Applications that were not approved in budget and where Administration was directed to continue to collaborate have been joined by six new Growth Applications that are in the review process and are anticipated to be presented to Infrastructure and Planning Committee in 2025. The nine active Growth Applications are in various stages of review. Administration is aware of several imminent Growth Application submissions beyond these, as well.

CONCLUSION

Growth Applications continue to be received and reviewed. Alongside these reviews, Administration is also evaluating process improvements, as has been done with the forthcoming Growth Applications Lessons Learned report.

The next Briefing will include updates on Growth Applications taken to Infrastructure and Planning Committee in the first half of 2025, for consideration in the 2026 adjustments to the 2023-2026 Service Plans and Budgets, as well any updates on newly received Growth Applications and their housing supply and financial impacts, as available.

ATTACHMENT(S)

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

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