

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.

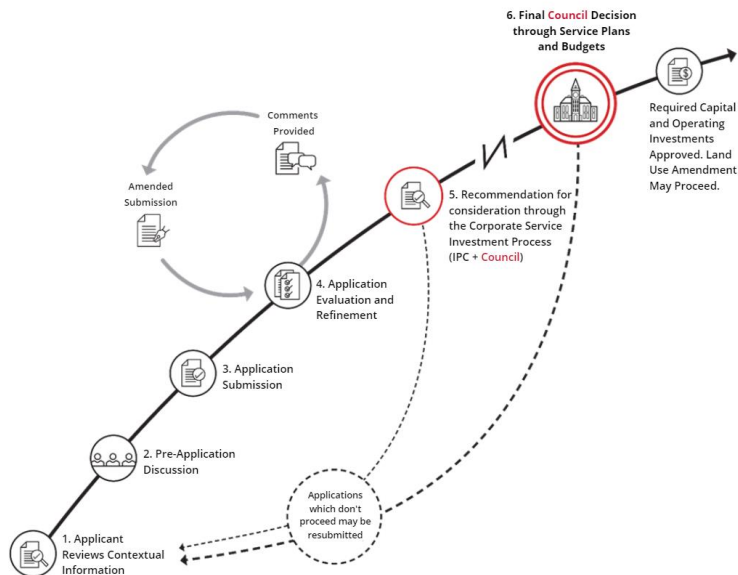
Background

2024 May represented the first time that new community Growth Applications were brought forward in alignment with the redesigned system approved by Council in 2023 July ([IP2023-0559](#) and Figure 1 below). The redesigned approach adopts a more responsive application-based model. An applicant can apply at any time, but final decisions are made through the annual service planning and budgeting process.

In 2024 November, the operating and capital infrastructure investments required to enable the four Growth Applications directed by Council for consideration in the Mid-Cycle Adjustments to the 2023-2026 Service Plans and Budgets were funded; these Growth Applications are therefore deemed approved.

Administration continues to work with the applicants of nine other Growth Applications; these include three that were presented to Infrastructure and Planning Committee in 2024 May and saw Council direct Administration to continue collaborating with applicants, as well as six additional applications that have not yet been presented to the Infrastructure and Planning Committee.

Figure 1: Growth Application Review Process



Previous Council Direction

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

DATE	REPORT NUMBER	DIRECTION / DESCRIPTION
2024 November 18	C2024-1097	<p>Mid-Cycle Adjustments to the 2023-2026 Service Plans and Budgets</p> <p>Investments related to the following four growth applications were approved by Council:</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>These applications are now deemed approved. Details on these investments can be found on Attachment 2, Page 12 of the report.</p>
2024 May 28	IP2024-0565, IP2024-0568, IP2024-0462, IP2024-0567, IP2024-0566, IP2024-0461, and IP2024-0420	<p>Seven Growth Applications received by Council</p> <p>Council considered each of the seven Growth Applications presented: 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	Citywide Growth Strategy: Growth Applications Fee Adjustment Council approved an adjustment to Growth Application fees. The adjustment applies a prorated fee based on area for smaller applications (up to 16 hectares).
2023 July 25	IP2023-0559	Citywide Growth Strategy: New Approach to Growth Applications Council approved the redesigned Growth Applications system. 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. All Growth Management Overlays in relevant Area Structure Plans were removed via bylaw amendment, and the Growth Application process was added via bylaw amendment to the New Community Planning Guidebook.
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 Council was provided with recommendations for 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 Amended the New Community Planning 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.

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.