

Calgary



Growth Applications Lessons Learned

IP2025-0055

2025 January 30

Recommendation

That the Infrastructure and Planning Committee recommend that Council receive this report for the corporate record.

Highlights – Growth Applications

- Growth Applications **enable new community housing supply**
- **13 Growth Applications submitted** since the redesigned system went live
- Four Growth Applications approved in 2024 will **enable over 18,000 homes**
- Nine Growth Applications expected at Infrastructure and Planning Committee in 2025
- Growth Applications are moving through the system, with recent applications **received, under review and approved**



Highlights – Lessons Learned



- In 2024 May, Administration committed to a **Lessons Learned** exercise
- Administration has worked with Council and industry representatives to hear feedback
- Two change categories emerged – **clarity and communication** and **fundamental**
 - Implementation of clarity and communication changes will start immediately
 - Continued analysis will be done on fundamental changes

Key Changes Identified During Engagement

Clarity and Communication:

- Provide improved guidance to applicants on how to address and resolve issues
- Strengthened connections with planning applications
- Share greater information online on Growth Application activity and status
- Communicate clearly on timelines, including with The City's budget process
- Collaborate on ways forward for Growth Applications not previously supported

Administration broadly supports implementing these changes now





Key Changes Identified During Engagement

Fundamental:

Change	Administration Evaluation
<p>Growth Application submission deadline for budget consideration</p>	<p>Leads to raised expectations and inflexibility in submission timing</p> <p>Applicants can contact Administration to discuss custom timelines and complexity</p>
<p>Capital investment timing, visibility and predictability</p>	<p>Increase awareness of timing and design work for growth capital investments, including beyond current budget</p>
<p>Funding envelopes for capital investment design and/or projects</p>	<p>Share more information on project prioritization and design allocations. For future budget cycles, consider dedicated funding envelopes.</p>



Key Changes Identified During Engagement

Fundamental:

Change	Administration Evaluation
<p>Decisions outside of traditional budget timelines for Growth Applications that only initially trigger City operating costs</p>	<p>Executive Leadership Team has asked for more information regarding conditions of approval and funding sources, to ensure The City’s risks are managed</p>



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