



# Changing Approval Timelines for Operating Cost Only Growth Applications

IP2025-0535

Infrastructure and Planning Committee | 2025 June 4

- **2022 September 20 (C2022-1057)**

Council direction to “bring any operating or capital cost requirements that emerge as a result of business case or ASP approvals to the annual budget planning cycle of Council”

- **2025 January 30 (IP2025-0055)**

Provide an update by Q2 2025 on decision making timing for operating cost only Growth Applications

- **2025 March 18 and 2025 April 29 (IP2025-0195, IP2025-0196, IP2025-0197, IP2025-0198, IP2025-0334, IP2025-0335)**

Consider the operating investments needed to enable five, plus one partial, operating cost only Growth Applications in the 2025 November Adjustments

# Recommendation (1/4)

That Infrastructure and Planning Committee recommend that Council:

1. Reconsider its decision with respect to Recommendation 6 in Report C2022-1057 from the 2022 September 20 Strategic Meeting of Council: “Bring any operating or capital cost requirements that emerge as a result of business case or ASP approvals to the annual budget planning cycle of Council”;
2. File Recommendation 6 contained in Report C2022-1057 and replace with a new Recommendation 6, as follows: “Direct Administration to consider Growth Applications for approval at any time when no new capital investments in mobility, emergency services or utilities are required to initiate development, with the understanding that Growth Applications that require capital to initiate new development must be brought to the annual budget planning cycle of Council, and the understanding that significant future operating and capital investments will be required and will need to be approved as part of future budget cycles”;
3. Subject to the approval of Report Recommendations 1 and 2 by Council:
  - a. Reconsider its decision with respect to Recommendation 1 in Report IP2025-0195 from the 2025 March 18 Regular Meeting of Council: "Direct Administration to consider the 2026 operating investments, if any, needed to enable this Growth Application (GA2024-004) in the prioritization of investments for the 2025 November Adjustments";

## Recommendation (2/4)

- b. File Recommendation 1 contained in Report IP2025-0195 and replace with a new Recommendation 1, as follows: “Approve Growth Application (GA2024-004)”;
- c. Reconsider its decision with respect to Recommendation 1 in Report IP2025-0196 from the 2025 March 18 Regular Meeting of Council: "Direct Administration to consider the 2026 operating investments needed to enable this Growth Application (GA2024-005) in the prioritization of investments for the 2025 November Adjustments";
- d. File Recommendation 1 contained in Report IP2025-0196 and replace with a new Recommendation 1, as follows: “Approve Growth Application (GA2024-005)”;
- e. Reconsider its decision with respect to Recommendation 1 in Report IP2025-0197 from the 2025 March 18 Regular Meeting of Council: "Direct Administration to consider the 2026 operating investments, if any, needed to enable this Growth Application (GA2023-005) in the prioritization of investments for the 2025 November Adjustments";
- f. File Recommendation 1 contained in Report IP2025-0197 and replace with a new Recommendation 1, as follows: “Approve Growth Application (GA2023-005)”;

## Recommendation (3/4)

- g. Reconsider its decision with respect to Recommendation 1 in Report IP2025-0198 from the 2025 March 18 Regular Meeting of Council: "Direct Administration to consider the 2026 operating investments needed to enable this Growth Application (GA2024-006) in the prioritization of investments for the 2025 November Adjustments";
- h. File Recommendation 1 contained in Report IP2025-0198 and replace with a new Recommendation 1, as follows: "Approve Growth Application (GA2024-006)";
- i. Reconsider its decision with respect to Recommendation 1 in Report IP2025-0334 from the 2025 April 29 Regular Meeting of Council: "Direct Administration to consider the 2026 operating investments, if any, needed to enable the East portion (Attachment 2, Map 2) of this Growth Application (GA2024-008) in the prioritization of investments for the 2025 November Adjustments";
- j. File Recommendation 1 contained in Report IP2025-0334 and replace with a new Recommendation 1, as follows: "Approve the East portion (Attachment 2, Map 2) of Growth Application (GA2024-008)";

## Recommendation (4/4)

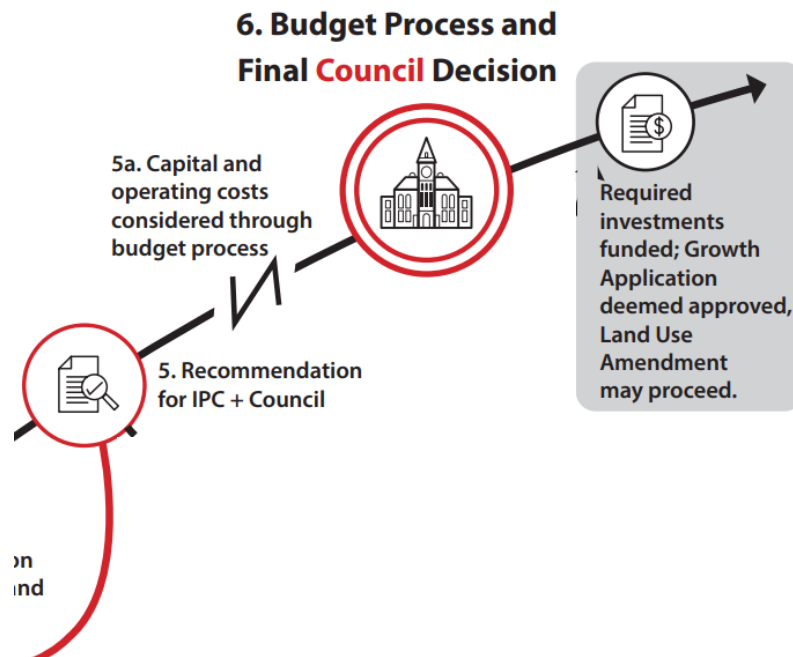
- k. Reconsider its decision with respect to Recommendation 1 in Report IP2025-0335 from the 2025 April 29 Regular Meeting of Council: "Direct Administration to consider the 2026 operating investments, if any, needed to enable this Growth Application (GA2024-007) in the prioritization of investments for the 2025 November Adjustments";
  - l. File Recommendation 1 contained in Report IP2025-0335 and replace with a new Recommendation 1, as follows: "Approve Growth Application (GA2024-007)";
4. Subject to the approval of Report Recommendation 3, approve an ongoing tax-supported budget increase of \$140,000 for Calgary Transit beginning in 2026.



# Approach – Current and Proposed

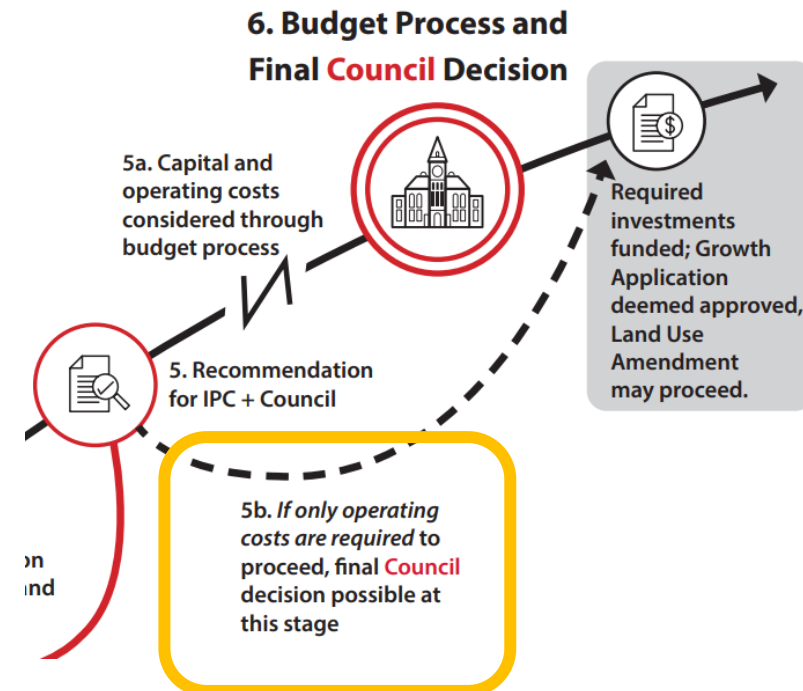
## Current

Council decision on **all Growth Applications** is made in **November** through budget



## Proposed

Council decision on **operating cost only Growth Applications** can be made at **any time**





- Accelerates housing supply by streamlining review timelines
- Better matches developer timelines and provides decision certainty more quickly
- Leverages previous capital investments



- Initiates long-term operating and capital commitments outside of the broader budget context
- Reduces visibility on cumulative impact of approvals
- Could prompt other outside-of-budget funding requests



# Service and Financial Implications

- Five Growth Applications and a portion of a sixth were **directed to be considered in the 2025 November Adjustments**
- Should the process change, Administration is recommending these Growth Applications be immediately approved. **This would mean:**
  - \$140K in operating funding for 2026 be approved
  - Further capital and operating investments be brought forward in future budget cycles



# Recommendation (1/4)

That Infrastructure and Planning Committee recommend that Council:

1. Reconsider its decision with respect to Recommendation 6 in Report C2022-1057 from the 2022 September 20 Strategic Meeting of Council: “Bring any operating or capital cost requirements that emerge as a result of business case or ASP approvals to the annual budget planning cycle of Council”;
2. File Recommendation 6 contained in Report C2022-1057 and replace with a new Recommendation 6, as follows: “Direct Administration to consider Growth Applications for approval at any time when no new capital investments in mobility, emergency services or utilities are required to initiate development, with the understanding that Growth Applications that require capital to initiate new development must be brought to the annual budget planning cycle of Council, and the understanding that significant future operating and capital investments will be required and will need to be approved as part of future budget cycles”;
3. Subject to the approval of Report Recommendations 1 and 2 by Council:
  - a. Reconsider its decision with respect to Recommendation 1 in Report IP2025-0195 from the 2025 March 18 Regular Meeting of Council: "Direct Administration to consider the 2026 operating investments, if any, needed to enable this Growth Application (GA2024-004) in the prioritization of investments for the 2025 November Adjustments";

## Recommendation (2/4)

- b. File Recommendation 1 contained in Report IP2025-0195 and replace with a new Recommendation 1, as follows: “Approve Growth Application (GA2024-004)”;
- c. Reconsider its decision with respect to Recommendation 1 in Report IP2025-0196 from the 2025 March 18 Regular Meeting of Council: "Direct Administration to consider the 2026 operating investments needed to enable this Growth Application (GA2024-005) in the prioritization of investments for the 2025 November Adjustments";
- d. File Recommendation 1 contained in Report IP2025-0196 and replace with a new Recommendation 1, as follows: “Approve Growth Application (GA2024-005)”;
- e. Reconsider its decision with respect to Recommendation 1 in Report IP2025-0197 from the 2025 March 18 Regular Meeting of Council: "Direct Administration to consider the 2026 operating investments, if any, needed to enable this Growth Application (GA2023-005) in the prioritization of investments for the 2025 November Adjustments";
- f. File Recommendation 1 contained in Report IP2025-0197 and replace with a new Recommendation 1, as follows: “Approve Growth Application (GA2023-005)”;



## Recommendation (3/4)

- g. Reconsider its decision with respect to Recommendation 1 in Report IP2025-0198 from the 2025 March 18 Regular Meeting of Council: "Direct Administration to consider the 2026 operating investments needed to enable this Growth Application (GA2024-006) in the prioritization of investments for the 2025 November Adjustments";
- h. File Recommendation 1 contained in Report IP2025-0198 and replace with a new Recommendation 1, as follows: "Approve Growth Application (GA2024-006)";
- i. Reconsider its decision with respect to Recommendation 1 in Report IP2025-0334 from the 2025 April 29 Regular Meeting of Council: "Direct Administration to consider the 2026 operating investments, if any, needed to enable the East portion (Attachment 2, Map 2) of this Growth Application (GA2024-008) in the prioritization of investments for the 2025 November Adjustments";
- j. File Recommendation 1 contained in Report IP2025-0334 and replace with a new Recommendation 1, as follows: "Approve the East portion (Attachment 2, Map 2) of Growth Application (GA2024-008)";

## Recommendation (4/4)

- k. Reconsider its decision with respect to Recommendation 1 in Report IP2025-0335 from the 2025 April 29 Regular Meeting of Council: "Direct Administration to consider the 2026 operating investments, if any, needed to enable this Growth Application (GA2024-007) in the prioritization of investments for the 2025 November Adjustments";
  - l. File Recommendation 1 contained in Report IP2025-0335 and replace with a new Recommendation 1, as follows: "Approve Growth Application (GA2024-007)";
4. Subject to the approval of Report Recommendation 3, approve an ongoing tax-supported budget increase of \$140,000 for Calgary Transit beginning in 2026.