

Background and Previous Council Direction

This attachment provides background and previous Council direction related to Growth Applications.

Background

In 2022 September, Council provided direction for a redesigned new community growth decision making framework (C2022-1057). This direction was implemented through report IP2023-0559 and the new review process became available in 2023 August. The redesigned approach adopts a more responsive application-based model, driven by improved growth information awareness and more empirical evaluation criteria.

Previous Council Direction

The table below presents previous Council direction on Growth Applications and the Growth Application process.

DATE	REPORT NUMBER	DIRECTION / DESCRIPTION
2025 April 29	IP2025-0334	Five Growth Applications Received by Council
	IP2025-0335	The following were approved by Council for consideration for funding in the 2025 November Adjustment to the 2023-2026 Service Plans and Budgets:
	IP2025-0336	
	IP2025-0337	
	IP2025-0338	
		<ul style="list-style-type: none"> Growth Application in the Glacier Ridge Area Structure Plan (Ward 2), GA2024-008, IP2025-0334 (East Portion) Growth Application in the Haskayne Area Structure Plan (Ward 1), GA2024-007, IP2025-0335 Growth Application in the West View Area Structure Plan (Ward 1), GA2024-003, IP2025-0336 Growth Application in the Glacier Ridge Area Structure Plan (Ward 2), GA2024-002, IP2025-0337 <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"> Growth Application in the Glacier Ridge Area Structure Plan (Ward 2), GA2024-008, IP2025-0334 (Remaining Portion) Growth Application in the Providence Area Structure Plan (Ward 13), GA2023-001, IP2025-0338

2025 March 18	IP2025-0195 IP2025-0196 IP2025-0197 IP2025-0198	<p>Four Growth Applications Received by Council</p> <p>The following were approved by Council for consideration for funding in the 2025 November Adjustments to the 2023-2026 Service Plans and Budgets:</p> <ul style="list-style-type: none"> • Growth Application in the Glacier Ridge Area Structure Plan (Ward 2), GA2024-004, IP2025-0195 • Growth Application in the Belvedere Area Structure Plan (Ward 9), GA2024-005, IP2025-0196 • Growth Application in the Glacier Ridge Area Structure Plan (Ward 2), GA2023-005, IP2025-0197 • Growth Application in the Belvedere Area Structure Plan (Ward 9), GA2024-006, IP2025-0198
2025 February 27	IP2025-0055	<p>Growth Applications Lessons Learned</p> <p>Update on continuous improvement to the Growth Application process. Council approved an amended direction to have Administration bring an update back on approval timing for operating cost only Growth Applications:</p> <p><i>“Direct Administration to provide an update to the Infrastructure and Planning Committee on fundamental change 2C referenced in Attachment 3 by end of Q2 2025.”</i></p>
2024 November 18	C2024-1097	<p>Mid-Cycle Adjustments to the 2023-2026 Service Plans and Budgets</p> <p>Investments related to these four growth applications were approved by Council:</p> <ul style="list-style-type: none"> • 2022 Open Business Cases in the Belvedere Area Structure Plan (Ward 9), IP2024-0565 • Growth Application in the Belvedere Area Structure Plan (Ward 9), GA2024-001, IP2024-0568 • Growth Application in the Keystone Hills Area Structure Plan (Ward 3), GA2023-003, IP2024-0567 • Growth Application in the South Shepard Area Structure Plan (Ward 12), GA2023-004, IP2024-0461 <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 IP2024-0420	<p>Seven Growth Applications received by Council</p> <p>Council considered each of the seven Growth Applications presented:</p> <p>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 the Belvedere Area Structure Plan (Ward 9), IP2024-0565 • Growth Application in the Belvedere Area Structure Plan (Ward 9), GA2024-001, IP2024-0568 • Growth Application in the Keystone Hills Area Structure Plan (Ward 3), GA2023-003, IP2024-0567 • Growth Application in the South Shepard Area Structure Plan (Ward 12), GA2023-004, IP2024-0461 <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"> • Growth Application in the West View Area Structure Plan (Ward 1), GA2023-006, IP2024-0462 • Growth Application in the Providence Area Structure Plan (Ward 13), GA2023-001, IP2024-0566 • Growth Application in the Glacier Ridge Area Structure Plan (Ward 2), GA2023-005, IP2024-0420 <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	<p>Citywide Growth Strategy: Growth Applications Fee Adjustment</p> <p>Council approved an adjustment to Growth Application fees. The adjustment applies a prorated fee based on area for smaller applications (up to 16 hectares).</p>

2023 July 25	IP2023-0559	<p>Citywide Growth Strategy: New Approach to Growth Applications</p> <p>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.</p> <p>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.</p>
2022 September 20	C2022-1057	<p>Motions Arising on IP2022-0545 Citywide Growth Strategy</p> <p>Council provided direction on how to proceed with redesigning the New Community Business Case process:</p> <p><i>That Council direct Administration to:</i></p> <ol style="list-style-type: none"> <i>1. Formalize the business case (or other future approach) review process as one that examines operating costs, capital costs, financial/environmental/social implications, and alignment with the Municipal Development Plan (MDP) in a criteria-based & city-wide contextual manner for any applications that are received for land use change within Area Structure Plans (ASPs) that had growth management overlays as of July 26, 2022;</i> <i>2. Ensure that reports for Council decision regarding business cases and/or ASP applications provide full transparency by including business modelling, tax and spending assessments, and any other relevant empirical information that is agreed upon between Administration and applicants;</i> <i>3. Ensure that business case and ASP reviews occur throughout the year when impacted applications are received, as opposed to a single intake cycle;</i> <i>4. Develop a process for proactively identifying and evaluating city-wide growth opportunities, including city-initiated landowner outreach and engagement, in order to: a) better leverage existing amenities and infrastructure, b) manage capital and operating costs, c) protect natural areas, d) achieve other benefits, and e) report back no later than 2023 September 30;</i> <i>5. Ensure that business case reviews and subsequent recommendations are presented to Council in an empirical manner for final decision;</i> <i>6. 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;</i> <i>7. Explore bringing an omnibus motion to the Infrastructure and Planning Committee for removal of all growth management overlays (GMOs) as the administrative business case review process replaces the dated tool of GMOs no later than Q2 2023;</i> <i>8. Provide Council with a project scoping report that undertakes a comprehensive approach toward more directly attributing the taxes and user fees paid to cover expenditures by community -</i>

		<p><i>with a focus on outcomes, project scope, budget, and timelines - to be considered as part of the 2023-2026 budgetary discussions; and</i></p> <p>9. <i>Bring a report to Council twice a year that summarizes the decisions and associated impacts as stated in the points above, once in spring as budget is planned and once in fall as budget is passed.</i></p>
2019 April 20	PFC2019-0401	<p>Multi-Year Business Planning and Budgeting Policy for The City of Calgary</p> <p>The City's policy on its multi-year planning and budgeting approach includes guidance that proposed changes to future years' business plans and operating budgets should only be brought forward and approved once per year, during the annual adjustment review, so that all requests can be considered together.</p>

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.