

Background and Previous Council Direction

This attachment provides a summary of the background and previous Council direction related to the proposed growth application considered in this report, as well as new community growth decision-making in general.

Background

Growth applications serve as the mechanism for evaluating new community growth opportunities in Calgary. The growth application process was endorsed by Council in 2023 July ([IP2023-0559](#)), and involves assessment of alignment with City policy and proximity to amenities and services, market conditions and land supply, and financial impacts.

Growth applications are a responsive application-based model, with final decisions on capital investments made through the Service Plans and Budgets process. Growth applications that only require operating investment to enable development may be approved outside the Service Plans and Budgets process. Semi-annual briefing notes on growth application activity are also provided to Infrastructure and Planning Committee.

Previous Council Direction

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

DATE	REPORT NUMBER	DIRECTION / DESCRIPTION
2025 June 24	IP2025-0535	<p>Citywide Growth Strategy: Changing Approval Timelines for Operating Cost Only Growth Applications</p> <p>Council directed Administration to adjust the growth application process to provide the ability for Council to consider approving, at any time, growth applications that initially trigger only operating investments. Five (plus one partial) operating cost only growth applications were approved simultaneously.</p>
2025 June 4	IP2025-0516	<p>Citywide Growth Strategy: Semi-Annual Update on Growth Applications</p> <p>Update on the status of active and recently approved growth applications.</p>
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>
2025 January 8	IP2025-0054	<p>Citywide Growth Strategy: Semi-Annual Update on Growth Applications</p> <p>Update on the status of active and recently approved growth applications.</p>

2024 November 5	C2024- 1907	Mid-Cycle Adjustments to the 2023-2026 Service Plans and Budgets Council approved operating and capital investments for four growth applications and confirmed funding of the North Calgary Water Servicing Project.
2024 June 12	IP2024- 0718	Citywide Growth Strategy: Semi-Annual Update on Growth Applications Update on the status of active and recently approved Growth Applications.
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, which introduced changes and improvements to the approach for strategically evaluating new community growth. 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. As part of this report, all Growth Management Overlays in relevant Area Structure Plans were removed from the plans 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 This report provided Council with recommendations of 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.

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.