



Report Number: EC2025-0750

Meeting: Executive Committee

Meeting Date: 2025 July 22

NOTICE OF MOTION

RE: Creating Greater Certainty for Area Structure Plan Processes

Sponsoring Member(s) of Council: Andre Chabot

WHEREAS there is a critical need to provide access to adequate and affordable housing options throughout the city of Calgary;

AND WHEREAS the northeast sector of the city provides some of the most affordable market housing options and has experienced significant residential growth in the last five years;

AND WHEREAS proactive approaches to approvals for contiguous growth will ensure that Calgary does not face the severity of the housing crisis that exists in other cities;

AND WHEREAS there is a need for both new area structure plans (ASPs) in Calgary, and ASPs that require boundary adjustments to accommodate practical inclusion of lands for development;

AND WHEREAS a developer-funded model for ASP amendments may be able to address ASP boundary adjustments to ASPs;

AND WHEREAS there is a formal process of receiving and evaluating applications for both new ASPs and ASP amendments, which includes criteria-based evaluation to identify suitability for inclusion in The City's ASP Workplan;

AND WHEREAS The City presently does not have a sequential approach to working on ASP applications not selected in the current work plan, leading to market uncertainty and unpredictability;

AND WHEREAS the "D – (Douglas Homes)" East Stoney ASP boundary expansion proposal received the strongest alignment to evaluation criteria of all 11 applications in the recent round of review (City Planning Policy Roadmap: Area Structure Plan Update IP2025-0367) and furthermore, a draft ASP amendment, growth application, and outline plan/land use application have already been prepared by the applicant and submitted to the City;

NOW THEREFORE BE IT RESOLVED:

That Council direct Administration:

1. To create an ASP boundary adjustment amendment approval process that is based on the existing developer-funded ASP amendment process, using the "D - (Douglas Homes)" East Stoney ASP boundary expansion proposal as the pilot application; and
2. To leverage the existing criteria-based evaluation from the intake process for ASP amendments and new ASPs, and create a sequential ASP Workplan that demonstrates certainty and predictability for applications that have undergone review and have been evaluated but not approved for the current year's work plan.

Attachments:

1. Notice of Motion Checklist