

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

The record of Council decisions on other individual Growth Applications can be found through the semi-annual briefing notes and Council minutes.

Previous Council Direction

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

DATE	REPORT NUMBER	DIRECTION / DESCRIPTION
2026 February 24	IP2026- 0086	An Introduction to New Community Growth Applications Council was provided with a primer on how The City makes new community growth decisions, for the corporate record. A semi-annual Growth Application briefing was also provided through this report.
2025 November 10	C2025- 0901	2026 Budget Adjustments to 2023-2026 Services Plans and Budgets Council approved operating and capital investments for one Growth Application.
2025 June 24	IP2025- 0535	Citywide Growth Strategy: Changing Approval Timelines for Operating Cost Only Growth Applications 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.
2025 June 4	IP2025- 0516	Citywide Growth Strategy: Semi-Annual Update on Growth Applications Update on the status of under review and recently approved Growth Applications.

2025 April 29	IP2025- 0338	<p>Growth Application in the Providence Area Structure Plan (Ward 13), GA2023-001</p> <p>That Council:</p> <ol style="list-style-type: none"> 1. Direct Administration to continue working with the applicant on the planning for future stages of capital infrastructure, including optimal timing of funding and delivery, including facilitating circulation and review for new community stripping and grading, subdivision and/or engineering design in advance of land use, to plan for growth in the Providence Area Structure Plan in alignment with the timing for delivery of capital infrastructure, when approved by Council; and 2. Direct Administration not to consider the capital and operating investments needed to enable this Growth Application (GA2023-001) in the prioritization of investments in the 2025 November Adjustments.
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 under review and recently approved Growth Applications.</p>
2024 November 5	C2024- 1097	<p>Mid-Cycle Adjustments to the 2023-2026 Service Plans and Budgets</p> <p>Council approved operating and capital investments for four Growth Applications and confirmed funding of the North Calgary Water Servicing Project.</p>
2024 June 12	IP2024- 0718	<p>Citywide Growth Strategy: Semi-Annual Update on Growth Applications</p> <p>Update on the status of under review and recently approved Growth Applications.</p>

2024 May 28	IP2024- 0566	<p>Growth Application in the Providence Area Structure Plan (Ward 13), GA2023-001, IP2024-0566</p> <p>That Council:</p> <ol style="list-style-type: none"> 1. To provide continuity to existing development, direct Administration 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; 2. To continue working with the applicant on the planning for future stages of capital infrastructure, including optimal timing of funding and delivery, to ensure the ability for continuity of growth in the Providence Area Structure Plan; and 3. Not to consider the capital infrastructure and operating investments needed to enable this Growth Application (GA2023-001) in the Mid-Cycle Adjustment to the 2023-2026 Service Plans and Budgets.
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, 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.</p> <p>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.</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>
2022 July 26	IP2022- 0545	<p>Citywide Growth Strategy in the 2023-2026 Service Plans and Budget Cycle</p> <p>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.</p> <p>Providence was submitted prior to the Growth Application process being implemented. It was submitted but not approved in 2022.</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.