

### BUSINESS CASE EVALUATION CRITERIA

Factor	MDP Goal	Definition	Current New Community Considerations
<b>Strategic Alignment: Municipal Development Plan / Calgary Transportation Plan</b>	<b>Prosperous Economy</b>	Planning for our economy's long-term sustainability ensures that current and future generations are resilient and adaptable to economic cycles and unanticipated changes.	How many temporary construction jobs are expected from development in the business case area? How many future jobs/permanent jobs are expected within the business case area? How does the business case area support innovative economic diversification for Calgary?
	<b>Compact City</b>	A dispersed and spread out population creates some social, economic and environmental challenges. In a compact city, balancing growth between new and developed areas builds vibrant, thriving communities. A compact city is made up of complete communities that provide a broad range of housing choices and services, as well as high quality transit and transportation options.	Is the business case area contiguous? Is the business case area logically serviceable?  How does the business case area meet the intensity target of 60 people and jobs per gross developable hectare?
	<b>Great Communities</b>	Great communities are flexible. They adapt to the needs of current and future residents by providing a variety of housing options and services so that people can meet their day-to-day needs within their own neighbourhood. Essentially, it is about creating communities where residents can live, work and play.	Is the business case area greater than 40 hectares? If larger than 75 hectares, what is the plan to accommodate multiple neighbourhoods? How does the business case area include non-residential development, or leverage adjacent non-residential development? How the business case area integrate Neighbourhood Activity Centres (NAC), a Community Activity Centre (CAC), and/or leverage a Major Activity Centre (MAC)? How does the business case area support City facilities, such as libraries and recreation centres?
	<b>Good Urban Design</b>	Good urban design is the result of collaboration and coordination between various disciplines, creating public places that people enjoy.	How does the business case area meet or exceed the MDP intensity target of 60 people and jobs per gross developable hectare? How does the business case area demonstrate innovation or a new approach for development in Calgary (e.g. LEED, BREAM)?
	<b>Connecting the City</b>	The design of the transportation system has a significant impact on how a city grows and how people get around. The Municipal Development Plan encourages more sustainable transportation options such as walking, cycling and transit to create a system that provides more choice. This means prioritizing investment to improve transit networks, designing streets to accommodate cycling and walking, plus improved connectivity.	How does the business case connect to the rest of the city via walking and cycling networks?  How does the business case area integrate with the Primary Transit Network in the MDP/CTP?
	<b>Greening the City</b>	Protecting environmentally sensitive areas and promoting renewable energy sources, energy efficiency, low-impact development for stormwater management, construction of green buildings, and encouraging cycling and walking all work together to make Calgary more environmentally friendly.	How does the business case help deliver quality public spaces or open spaces for residents/employees?
	<b>Managing Growth and Change</b>	Founded on the principles of sustainable development and guided by fiscal responsibility and managed growth, these goals will stimulate growth and change across the city for the next 60 years.	How does the business case area use existing municipal infrastructure or deliver on current municipal strategies and initiatives? What does the business case propose as a practical strategy to achieve the long term city wide fire/emergency service response policy?
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<b>Market Demand</b>	<b>Managing Growth and Change</b>	Founded on the principles of sustainable development and guided by fiscal responsibility and managed growth, these goals will stimulate growth and change across the city for the next 60 years.	What is the status of required environmental/infrastructure servicing studies? (e.g., Master Drainage Plan, Transportation Impact Assessment) Are there any considerations involving third parties? (e.g., public land claims, rights of way acquisitions, Provincial funding or approvals) How can it be demonstrated that the required private investment capital will be available after the City investments are made? How does the business case area benefit the city-wide serviced residential or non-residential growth capacity? How does it improve near term market competition? How does the business case area benefit the sector/local serviced residential or non-residential growth capacity? How does it improve near term market competition?
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<b>City of Calgary Financial Considerations</b>	<b>Managing Growth and Change</b>	Founded on the principles of sustainable development and guided by fiscal responsibility and managed growth, these goals will stimulate growth and change across the city for the next 60 years.	What do you expect are the City of Calgary capital costs for the business case area over the lifetime of the development? Include pertinent information around the expected phasing of these costs. What do you expect are the City of Calgary annual operating costs for the business case area over the lifetime of the development? What is the anticipated total amount of levies to be contributed by the business case area (using 2018 rates)? What is the average annual City portion of the property tax revenue for the business case area over the lifetime of the development?
<b>Other</b>	<b>Other</b>	<i>Are there any other key attributes that should be highlighted about the business case area? Examples could include improvements to city resiliency and sustainability, service efficiency, alignment to other City initiatives, and innovative approaches.</i>	