

October 19, 2021

Citywide Growth Strategy: New Community Business Case Evaluation 2022

Overview

The Citywide Growth Strategy focuses on how to enable strategic, sustainable growth and development and retain investment and jobs in Calgary. The strategy consists of three components, Calgary's New Communities, Established Areas, and Industrial Areas. Funding considerations for new community business cases are considered on a two year cycle in alignment with the beginning and mid-cycle of the four year budget timeframe.

As part of Council's service plan and budget decisions for the 2023-2026 budget cycle, new community business cases will be accepted from now until December 6, 2021, for consideration. The process is described below and includes, information on how to submit a business case proposal.

The business case evaluation process (and associated Growth Management Overlay status) are tools used by The City to ensure that land use approvals in New Communities align with investment decisions that support strategic citywide growth. The evaluation criteria are focused on the following well established growth planning factors:

- 1) Municipal Development Plan (MDP) and Calgary Transportation Plan (CTP) Alignment;
- 2) Market Demand; and
- 3) Financial Impact.

The City acknowledges and thanks proponents in advance for their interest in supporting economic development and delivering strategic growth for current and future residents of Calgary.

Process and timeline

This process is repeated every two years. This current process is starting now to provide sufficient time to arrive at service recommendations for the 2023-2026 budget cycle. Recommendations will be presented for consideration by Council later in 2022, as part of the budget cycle process.

The business case evaluation is intended to be fair, consistent, and transparent. The City is committed to an open and collaborative approach with proponents throughout the review process. The expected process timeline is:

Key Dates	Description
October 19, 2021	Proposal and criteria direction provided to proponents
December 6, 2021	Business case submissions due
February 2022	Initial review of business cases completed
February/March 2022	City Administration and proponents review findings, opportunity for information clarification and adjustments
Q2-Q3 2022	City Administration brings forward business case recommendations, timeline TBD to align with 2023-2026 budget key milestones
Q4 2022	Final 2023-2026 Service Plans and Budget decisions expected from Council

Evaluation Methodology

Evaluation criteria have been grouped under the three factors of Municipal Development Plan (MDP)/Calgary Transportation Plan (CTP) Alignment, Market Demand, and Financial Impacts, with each factor having equal weight (33%).

The recommendations brought forward in 2022 will be based on an evaluation of the business cases according to these criteria, as well as consideration of ongoing development activity, previously approved capital investments, Council priorities, and available financial resources to support growth.

A table of the 2022 evaluation criteria is provided separately (also available at www.calgary.ca/newcommunity) that outlines the requested content of a business case. For each criterion in the table, clarifying directions and guidance are provided. Please note that the climate risk statement and natural asset valuation do not form part of the formal evaluation criteria.

Business Case Submission Directions

Please upload the following materials, by 16:00 Calgary time, December 6, 2021:

1. A business case with maximum of twelve (12) pages total response to the criteria (PDF);
2. Proposed plans (PDF and SHP and/or CADD);

3. Completed development template (XLSX);
4. Completed climate risk statement template (PDF); and
5. Completed natural asset valuation template (PDF).

Please upload materials no later than 16:00 Mountain Standard Time, 2021

December 6. To submit a proposal and upload materials, please follow the steps below:

1. Email desmond.bliek@calgary.ca to indicate that you will be submitting a proposal.
2. The City will create an individual OneDrive folder for your submission and share that folder with you (the proponent)
3. You will receive an email with a link to the folder:
 - a. if you have a Microsoft account (e.g. username@companyname.com) then you will be able to access the folder after verifying your identity
 - b. if you do not have a Microsoft account, you will need to set up a multi factor verification method (text, voice, and/or email) and then you will have access to the folder
4. Once you have access to your folder, please upload your documents

Late proposals and those that exceed twelve (12) pages for item 1 above, will **not** be reviewed.

If you have questions about this information, please contact Desmond Bliek at desmond.bliek@calgary.ca or 403-268-2918.