



## Citywide Growth Strategy

- Area Structure Plan (ASP) Requests

2025 January 16





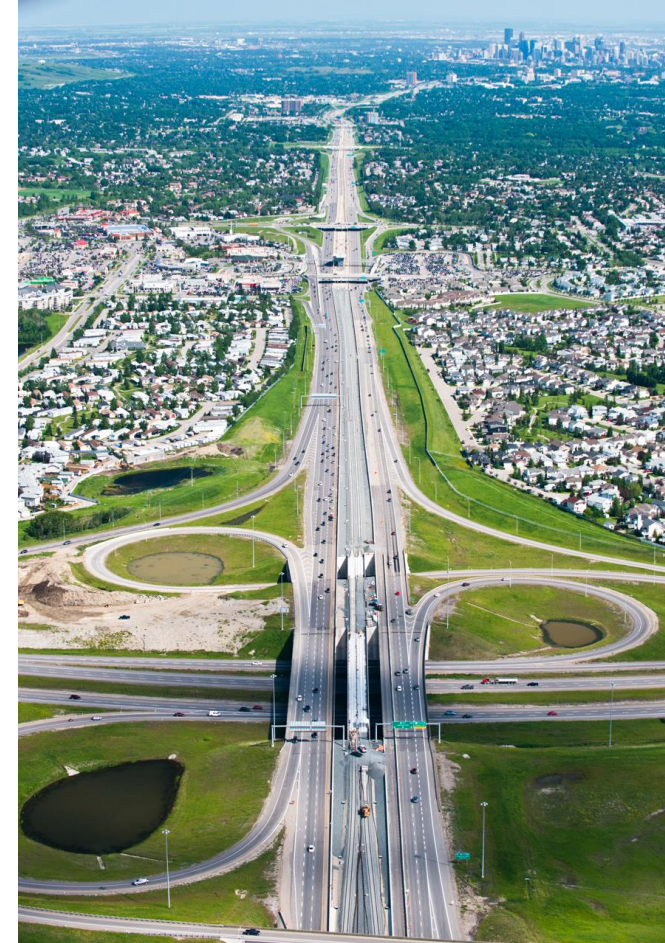
# Agenda

1. Welcome and Purpose of Today's Meeting\*
2. 2023 ASP Workplan Process
3. Background and Context
4. ASP Workplan Requests
5. Submission and Next Steps
6. Questions & Answers

*\*this meeting will be recorded and available for future viewing*

# 2023 ASP Workplan Process

- The City Planning Policy Roadmap is Administration's plan for land use policy work; ASPs are part of this Workplan
- In 2023, a new process for evaluating Area Structure Plan requests was introduced
- Submissions for ASP work were evaluated against a set of criteria
- Council was notified via a Briefing Note
- A similar process is being undertaken this year





# Background: City Planning Policy Workplan

Administration's 2023 Briefing Note (IP2023-0253) provided detail on what initiatives would comprise the Area Structure Plan component of the Roadmap:

- **New ASPs:**
  - Prairie Economic Gateway: **In Process (First reading given)**
  - West Macleod Residual Lands ASP: **In Process (Technical studies underway)**
- **Existing ASP Amendments:**
  - Nose Creek ASP: **In Process (Vision, Goals and Core Principles development underway)**
  - Strategic amendments to five existing Industrial ASPs: **Completed**
  - Aurora ASP: **In Process (Draft concept refinement underway)**
  - Joint Planning Area 1 Context Study (north of Calgary, with Airdrie and Rocky View County): **In Process**
  - Joint Planning Area 2 Context Study (east of Calgary, with Chestermere and Rocky View County): **In Process**
- **Other ongoing work:**
  - City Building Program (Calgary Plan, Land Use Bylaw, Streets Manual)
  - Local Area Planning

# Context: Planned Land Supply

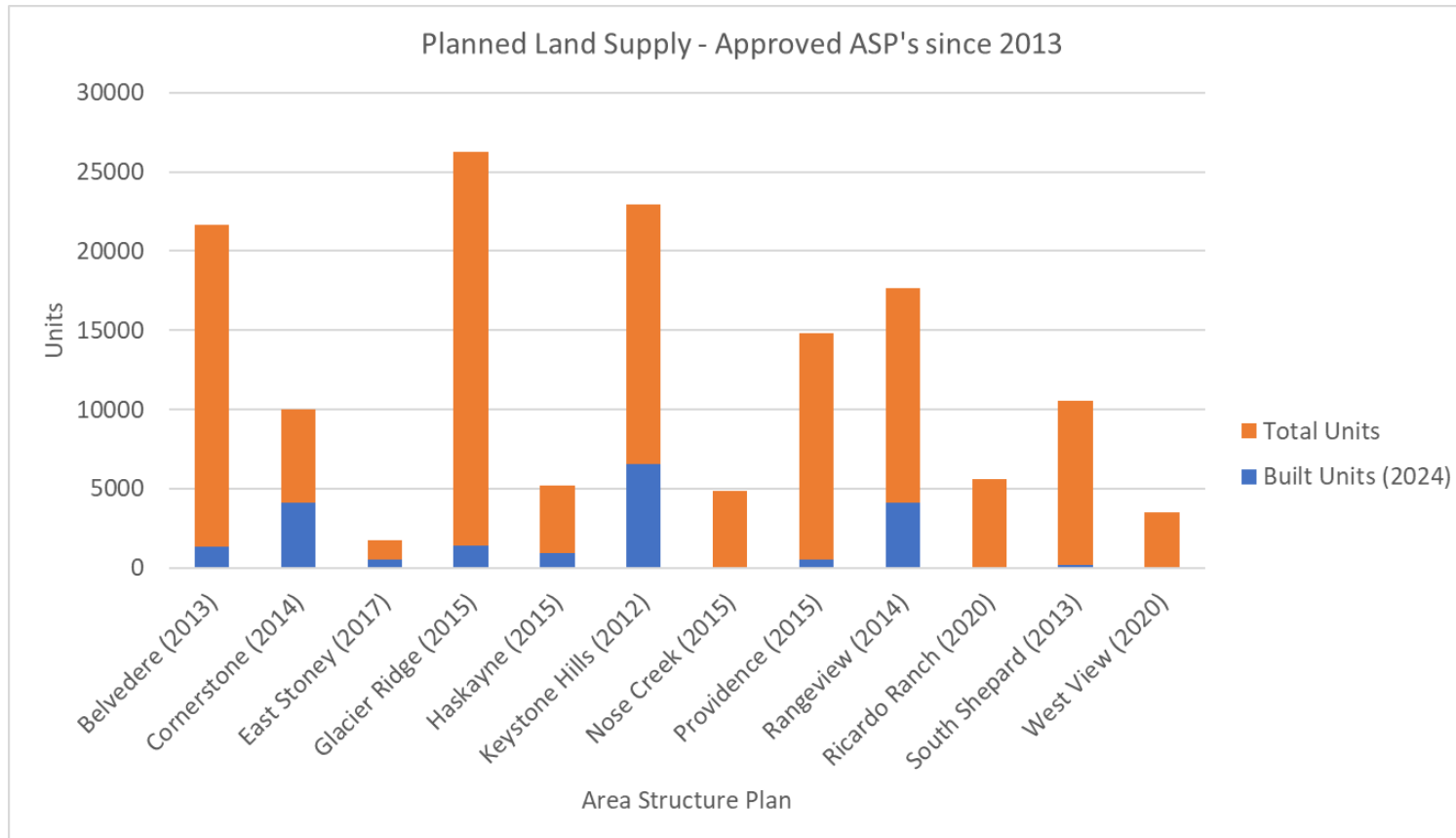
- As of 2024 May, Calgary has 14-18 years of planned land supply
- Current policy targets are:
  - MDP: 3 to 5 year serviced and 15 year planned land supply
  - Calgary Plan (proposed): 3 to 5 year serviced and 15 year planned land supply





# Context: Planned Land Supply

Calgary is **well supplied** with planned lands for new communities, and is **well positioned** to accommodate upcoming growth



- 14-18 years of planned land supply
- 486,000 people
- As of May 2024, the 12 ASPs approved since 2013 are 14% built out



# ASP Workplan Requests

Administration anticipates supporting:

- One to two standalone City-led, developer-funded Area Structure Plans to start no earlier than Q1 2026, depending on the progress of ongoing Area Structure Plans
- One to two developer-led pilots for Area Structure Plan expansions and/or major amendments to start in Q2 2025

**ASP Initiative Categories:**

- Standalone ASP
- Pilot – Major Amendment
- Pilot – Expansion

Category	Number	Timing
Standalone ASP	1-2	Q1 2026
Pilot – Major Amendment	1-2	Q2 2025
Pilot – Expansion		



## Category: Standalone ASP

- Process for planning of an **entirely new ASP** (policy framework) that will guide the development of lands
- Does not involve an amendment or expansion of an existing ASP
  - Example: West Macleod Residual Lands ASP
- Will follow the existing (historical) ASP process, where the planning process will include setting general land use concepts and establishing overarching planning policies that guide development. Engagement is also led by The City.
- City-led and developer-funded





## Category: Pilot – Major Amendment

- Pilot of a new approach for revisiting an area that has an **existing ASP** that guides the development of lands
- However, the amendment does fundamentally change the original the ASP (at least 1/3 of the ASP)
  - Examples: Keystone Hills ASP Corridor Study, Hillhurst-Sunnyside ARP (Riley Park Village)
- Intent is to run this through the Land Use & Outline Plan (with major ASP and potentially MDP amendments) process:
  - Application is reviewed by the Development Applications Review Team (DART) and follows regular circulation, notification, and planning review/decision processes
  - Developer-led and developer-funded



## Category: Pilot – Expansion

- Pilot of a new approach for planning an unplanned area that is **adjacent to an existing ASP** to guide the development of lands
- Involves the amendment through **expansion of an existing ASP**
- Approximately 65 ha/160 ac or less
- Intent is to run this through the Land Use & Outline Plan application (with major ASP amendment and potentially MDP amendments) process:
  - Application is reviewed by the Development Applications Review Team (DART) and follows regular circulation, notification, and planning review/decision processes
  - Developer-led and developer-funded



# 2023 Evaluation Criteria

For 2025, intent is to use generally the same criteria as was used in 2023:

<b>Development Readiness</b>	
1. Developer Timing*	1A. What is the proponent's anticipated timeline to stripping and grading?
2. Land supply	2A. How many years of "Approved - Serviced", "Approved – Not Yet Serviced", and "Planned (Area Structure Plan in Place)" land supply are available in the relevant sector?
3. State of knowledge*	3A. Are any technical studies that could inform the proposal complete or underway?
<b>Advancing Municipal Development Plan (and Calgary Plan) Goals</b>	
4. Contiguity	4A. How much of the proposal's perimeter is adjacent to areas that are developed, actively developing, serviced, and/or yet to be serviced?  4B. Is this contiguity constrained by physical barriers?
5. Progress and buildout of nearby active Area Structure Plans	5A. Within the relevant sector, what is the current population as a share of anticipated total population in actively developing Area Structure Plans?
6. Proximity to amenities and services	6A-E. What is the distance to the nearest CBE/CCSD school, recreation centre, library, grocery, and employment area?  6F. Is this proximity constrained by physical barriers?



# 2023 Evaluation Criteria

<b>Optimizing Infrastructure and Services</b>	
7. Capital infrastructure considerations	7A. What infrastructure is likely to be needed?
	7B. What is the status of that infrastructure (in place/under construction, funded, unfunded)?
	7C. Does the proposal enable growth that leverages past/current investments without incurring new capital costs?
8. Operating cost considerations	8A. What is the distance to the nearest rapid transit station and/or transit hub?
	8B. What is the distance to the nearest fire station?
	8C. How much of the proposed ASP is covered by existing and/or funded fire stations?
	8D. Are there other potential operating cost considerations for the proposed area?
<b>Regional Context</b>	
9. Regional alignment	9A. Are there requirements for regional collaboration that may have readiness implications?
	9B. Does the proposed area raise any strategic considerations or opportunities in regional terms?
<b>Partnership and Collaboration</b>	
10. Area suitability	10A. Does the proposed area offer the scope and scale to allow for the creation of a complete community?
	10B. Does the proposed area include the entirety of a logical planning area without unplanned remnant lands?

Any feedback before the criteria are finalized?



## Additional Requirements for 2025

If you are applying for the pilot ASPs, please also address the following:

1. Why a new standalone ASP has not been considered (for Pilot - Expansion)
2. How the proposal will integrate with existing, possibly older, ASP policy.
3. Indicate how comprehensive planning considerations have been taken into account.
  - How will the proposal integrate with existing development?
  - What impact might the proposal have on adjacent lands, in terms of limiting/facilitating development?
  - Does the proposal help to solve a broader planning concern, such as filling in a planning gap in a fragmented area?



# Submission – Format

## Expected Submission Parameters:

- No more than four pages, plus:
  - Letter of Authorization from the primary landowner and supporting landowners (as available)
  - Map of the proposed area
- Administration already has information on most of the Evaluation Criteria\*; submissions should focus on the following:
  - Anticipated timeline to stripping and grading
  - Technical studies underway or completed
  - Arrangements around ensuring collaboration across landowners and toward ensuring comprehensiveness and avoiding remnant parcels
  - Identify ASP work category

*\*Notwithstanding, proponents can also provide information related to the other criteria as well*



# ASP Workplan – Timing and Next Steps

- The submission parameters will be sent out via email by **2025 January 24**, and posted to calgary.ca
- Submissions must be submitted to: [curesha.moodley@calgary.ca](mailto:curesha.moodley@calgary.ca) and [travis.shaw@calgary.ca](mailto:travis.shaw@calgary.ca) and received by **2025 March 14**



# Questions



# Thank You

Thank you for attending today.

We are available to meet if you'd like further discussion.

Please connect with **Curesha Moodley** or **Travis Shaw** if you'd like to set up a meeting with Growth Strategy to discuss further.

[curesha.moodley@calgary.ca](mailto:curesha.moodley@calgary.ca)

[travis.shaw@calgary.ca](mailto:travis.shaw@calgary.ca)