2023 Evaluation Criteria

2024 December 19 | The City of Calgary

The following criteria were used to inform Area Structure Plan work plan decisions in 2023 July. While they are subject to update or change for 2025/2026 decisions, it is expected that the criteria will not be significantly different. More detail and certainty will be available at the 2025 January kickoff meeting.

In 2023, criteria with an (*) were responded-to by the proponent. Other criteria were a combination of City and developer inputs.

Development Readiness	
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?
Advancing Municipal Development Plan (and Calgary Plan) Goals	
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?

Optimizing Infrastructure and Services	
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?
Regional Context	
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?
Partnership and Collaboration	
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?
11. Collaboration on new policy development*	11A. Is the proponent willing to be part of an Area Structure Plan pilot that includes elements that are new or updated for future Area Structure Plans? Examples of such elements include achieving financial sustainability at the Area Structure Plan stage, achieving net zero development design standards, and responding to the Calgary Plan and implementation of the Calgary Climate Strategy as they evolve in parallel with a potential Area Structure Plan.