

City Planning Policy Work Plan – Area Structure Plan (ASP) Component

Administration is determining the Area Structure Plan component of the City Planning Policy work plan for 2025-2026. In addition to Standalone ASPs, there are opportunities to pilot Major ASP Amendments and ASP Expansions.

Submissions are currently being accepted for consideration. If you wish to make a submission, please follow the requirements below.

All ASP work will be developer funded using the developer funded model. Details will be determined once the work plan determinations are made.

Submission Requirements:

- Identify the ASP category (Standalone ASP, Pilot – Major ASP Amendment, Pilot – ASP Expansion) to which the submission is for.
- Respond to the following criteria in no more than four pages. *(Responses to all criteria will be accepted, however Administration will additionally rely on City and other sources of information to ensure consistency in evaluation):*
 - 1: Developer Timing
 - 3: State of Knowledge
 - 10: Local context
 - 11: Pilot-specific criterion – Major ASP Amendment *(if submitting for this option)*
 - 12: Pilot-specific criterion – ASP Expansion *(if submitting for this option)*
- Include the following (not subject to the four page limit above):
 - Map of proposed area (including area in hectares)
 - A Letter of Authorization from the primary landowner and supporting landowners (as available)
 - Provide a response to the following:
 - I consent to having the existence of my submission shared with nearby landowners, at Administration's discretion.
 - I DO NOT consent to having the existence of my submission shared with nearby landowners, at Administration's discretion.

(Please note, all submissions will be made public in Administration's Briefing Note to Infrastructure and Planning Committee)

Please provide submissions to Travis Shaw (travis.shaw@calgary.ca) and Curesha Moodley (curesha.moodley@calgary.ca) no later than **2025 March 14**.

Submissions can be provided via file transfer link or by email, however external emails to City staff cannot be larger than 12MB.

2025 Evaluation Criteria

Respond to criteria marked with an (*) at minimum. Responses to all criteria will be accepted, however Administration will additionally rely on City and other sources of information to ensure consistency in evaluation.

Development Readiness	
1. Developer Timing*	1A. What is the proponent’s 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 complete or underway that could inform the readiness of the proposed area?
Advancing Municipal Development Plan Goals	
4. Contiguity	4A. How much of the proposed area 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	What is the distance (by street and pathway network) to the nearest: 6A. Calgary Board of Education/Calgary Separate School District school? 6B. Recreation centre? 6C. Library? 6D. Grocery store? 6E. Employment area (e.g., activity centres, employment areas)? 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 infrastructure (in place/under construction, funded, unfunded)? 7C. Does the proposed area enable growth that leverages past/current investments without incurring new capital costs?
8. Operating cost considerations	8A. What is the distance (by street and pathway network) to the nearest rapid transit station and/or transit hub? 8B. What is the distance (by street and pathway network) to the nearest fire station?

	<p>8C. How much of the proposed ASP (or ASP expansion area) is covered by existing and/or funded fire stations?</p> <p>8D. Are there other potential operation cost considerations for the proposed area?</p>
Planning Context	
9. Regional Alignment	<p>9A. Does the proposed area offer any regionally strategic opportunities?</p> <p>9B. Does the proposed area offer face any regional challenges?</p>
10. Local Context*	<p>10A. Does the proposed area offer the scope and scale to allow for the creation of a complete community?</p> <p>10B. Does the proposed area include the entirety of a logical planning area without unplanned remnant lands?</p> <p>10C. How does the proposed area align with an identified planning cell within a Regional Context Study?</p>
Pilot-specific Criteria	
11. Pilot Specific Criterion – Major ASP Amendment <i>(defined as approximately 1/3 or more of the ASP subject to amendment)*</i>	<p>11A. How will the proposed area integrate with existing, possibly older, ASP policy?</p> <p>11B. Indicate how the following comprehensive planning considerations will be taken into account:</p> <ul style="list-style-type: none"> • How will the proposed area integrate with existing development? • What impact might the proposed area have on adjacent lands, in terms of limiting/facilitating development? • Does the proposed area help to solve a broader planning concern, such as filling in a planning gap in a fragmented area?
12. Pilot Specific Criterion – ASP Expansion <i>(optimally, an expansion to an existing ASP of 65ha or less, though larger areas will still be evaluated)*</i>	<p>12A. Why was a new standalone ASP not chosen?</p> <p>12B. How will the proposed area interface with existing, possibly older, ASP policy?</p> <p>12C. Indicate how the following comprehensive planning considerations will be taken into account:</p> <ul style="list-style-type: none"> • How will the proposed area integrate with existing development? • What impact might the proposed area have on adjacent lands, in terms of limiting/facilitating development? • Does the proposed area help to solve a broader planning concern, such as filling in a planning gap in a fragmented area? • How does a limited expansion impact the ability to comprehensively plan for Regional Amenities, Services and Infrastructure Facilities?