

## 2020 Business Case Evaluation Criteria

Factor	MDP Goal	Definition	Criteria	Clarifying Direction
Strategic Alignment: Municipal Development Plan/Calgary Transportation Plan	Prosperous Economy	Planning for our economy's long-term sustainability ensures that current and future generations are resilient and adaptable to economic cycles and unanticipated changes.	1. How many temporary construction jobs are expected from development in the business case area?	Indicate how many direct and indirect temporary construction jobs are expected annually from development (expressed in person-years), in the business case area.
			2. How many future jobs/permanent jobs are expected within the business case area?	Indicate how many permanent jobs are anticipated, at development completion, within the business case area.
			3. How does the business case area support economic diversification for Calgary?	Explain how the business case supports an economic focus area as identified by Calgary Economic Development (e.g., the following sectors Energy, Renewable Energy & Green Economy, Financial Services, Technology, Agribusiness, Creative Industries, Aerospace & Logistics and Life Sciences).
	Compact City	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.	4. Is the business case area contiguous?	Illustrate the location of the business case in relation to a fully developed community or an area with existing urban land uses (not S-FUD). Provide a GIS file for the business case with the preliminary road network.
			5. How does the business case area meet the intensity target of 60 people and jobs per gross developable hectare?	Demonstrate how the business case area meets the minimum intensity target of 60 people and jobs per gross developable hectare.
	Great Communities	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.	6. How does the business case fit into the greater community?	Explain how the business case provides amenities and complements existing communities.
			7. How does the business case area immediately support existing non-residential development?	Explain how the business case supports existing non-residential development in the short term (next 1-3 years).
			8. How does the business case area integrate Neighbourhood Activity Centres (NAC), a Community Activity Centre (CAC), and/or leverage a Major Activity Centre (MAC)?	Illustrate the location of the business case in relation Neighbourhood Activity Centres, Community Activity Centres, and Major Activity Centres. (Greater and closer connectivity to a higher order activity centres is better.)
			9. How does the business case area support City facilities, such as libraries and recreation centres?	Illustrate the location of the business case in relation to facilities such as libraries, recreation centres, cultural centres. Administration will use existing catchment areas to measure proximity.
	Good Urban Design	Good urban design is the result of collaboration and coordination between various disciplines, creating public places that people enjoy.	10. How does the business case area demonstrate innovation or a new approach for development in Calgary (e.g. LEED, BREAM, green energy)?	Explain what innovative approaches for development will be used (e.g., LEED, BREAM, green energy).
	Connecting the City	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.	11. How does the business case area integrate with the Primary Transit Network in the MDP/CTP?	Explain how the business case area will connect to the Primary Transit Network either through location or service provision. Administration will measure walking distance and transit service connectivity.
Greening the City	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.	12. How does the business case help deliver quality public spaces or open spaces for residents/employees?	Describe unique attributes about open spaces or public environment features that the business case area will provide.	
Managing Growth and Change	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.	13. How does the business case area use existing utilities, fire/emergency service, and transportation infrastructure?	Explain and confirm how the business case will leverage existing and/or budgeted utilities, fire/emergency service, and transportation infrastructure without new City capital costs.	

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Market Demand	Managing Growth and Change	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.	14. What is the business plan for development approval starting from Land Use and Outline Plan to Subdivision Phasing?	Provide the status of technical studies such as Master Drainage Plan, Transportation Impact Assessment, etc. Provide the projected timeline of planning application submission and approvals including land use and outline plan, stripping and grading, and subdivision. Provide a subdivision phasing plan with expected year of development for each phase.
			15. Are there any considerations involving third parties? (e.g., public land claims, rights of way acquisitions, Provincial funding or approvals, arrangements involving other land owners/developers)	Indicate if there are any considerations involving third parties and how they would be addressed (e.g., public land claims, rights of way acquisitions, Provincial funding or approvals, court proceedings, other land owners/developers delivering infrastructure). What timeline do you understand a third party consideration to be resolved or delivered in.
			16. What factors (other than City timelines) may cause a delay in private investment from the timelines provided? How would you mitigate against these factors?	Explain how you would mitigate against any factors that may delay submitting a development agreement as indicated in the business case submission.
			17. 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?	Explain how development in the business case area addresses city-wide and sector/local serviced residential or non-residential market capacity. The City's forecasted demand is outlined in the <i>Suburban Residential Growth 2019-2023</i> document, including consideration for the 14 new communities. Please demonstrate how the development fits within these forecasts, or discuss how you think the development will alter forecasted demand expectations.
			18. 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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Financial Impacts	Managing Growth and Change	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.	19. What are the City of Calgary annual operating costs for the business case area over the lifetime of the development?	Please fill in the attached spreadsheet. The City will complete a direct incremental operating cost review to determine if an operating gap exists for the services identified in the no required operating cost funding for City funded operating costs prior to 2027. The City will calculate the cumulative impact of the 14 new communities and any new business cases received. The City will assume the 14 new communities will build out as indicated.  The City will calculate the total amount of levies to be contributed using 2020 rates.  The City will calculate the annual City portion of the property tax revenue for the business case using the 2020 property tax rates.
			20. What is the anticipated total amount of levies to be contributed by the business case area?	
			21. What is the average annual City portion of the property tax revenue for the business case area over the lifetime of the development?	
			22. What is the capital investment required to development the business case?	
Other	Other	23. 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.		