

**Components of Work, Programs and Activities by Development Pattern Area**

Growth Management Programs and Activities Under Development

Component	Development Pattern Area Focus	The City Plan Reference
Priority Based Budgeting Strategic Criteria	Redeveloping Area and Developing Area	2.3.2.1 Align the capital and operating budget with growth priorities and city-wide budget planning.
Capital Profiles for Priority Growth Areas	Redeveloping Area and Developing Area	2.3.2.1 Align the capital and operating budget with growth priorities and city-wide budget planning.
Redevelopment Incentives	Redeveloping Area	Phasing and Activation (pgs. 142-156) Different types of activation will be initiated by the City to support intentional growth in all areas of the city. Both the public and private sectors have roles in initiating and advancing growth opportunities (pg. 143).
Substantial Completion Standard	Developing Area and Future Growth Area	2.3.2.3 Require substantial completion of the developing area including service provision, amenities and infrastructure prior to authorizing the preparation of statutory plans for contiguous development of the future growth area.
Solutions to utility infrastructure barriers to redevelopment	Redeveloping Area	2.3.1.4 Strategically expand infrastructure capacity to enable future redevelopment and intensification in alignment with priority growth areas.

Existing Programs and Activities to Enable Growth

Program/Activity	Development Pattern Area Focus	Description
Arterial Road Assessment	Developing Area	Developer cost-share program for arterial roadway infrastructure
Permanent Area Contributions	Developing Area	Inter-developer financing and cost share program for sewer systems installed in private development areas
Sanitary Servicing Strategy Fund	Developing Area	Cost share program funded by developers, builders and EPCOR to construct sanitary sewer trunks
Off-site Levy for Fire Halls	Developing Area	Levy charged to developers to pay for the capital costs of new fire hall construction, including the design and equipment
Boundary Recoveries	Developing Area	Cost recovery program for developers constructing a road and/or utilities in a public right-of-way that benefits the properties on both sides of the right-of-way equally
Infill Fire Protection Program and Infill Fire Protection Assessment	Redeveloping Area	Risk assessment and cost share program between developers/builders, EPCOR utility ratepayers, and the City's Fire Rescue Services department in support of water infrastructure upgrades
Community Amenity Contribution	Redeveloping Area	Amenities provided by private developers when rezoning land to a direct control zone to construct a building larger than permitted under the existing zoning
Industrial Infrastructure Cost Sharing Program	Industrial areas in the Redeveloping and Developing Area	Front-end developers are entitled to recover their overexpenditures from 50 per cent of tax uplift in the area

## Attachment 2

Brownfield Remediation and Redevelopment Support	Redeveloping Area	Grant funding is provided to offset costs associated with site remediation activities
Storefront Improvement Program	Business Improvement Areas (all located in the Redeveloping Area)	Matching reimbursement grants to help support exterior renovations.
Development Incentive Program	Redeveloping Area (primarily)	Matching reimbursement grants for interior renovations to ground-floor commercial units that have been vacant for 6+ months
Corner Store Program	Redeveloping Area (primarily)	Matching reimbursement grant for existing commercial buildings and local businesses facade renovations, interior renovations, and business support

Potential (Medium Term) Growth Management Programs and Activities

<b>Activities</b>	<b>Development Pattern Area Focus</b>	<b>Dependencies with other initiatives</b>
Growth monitoring and assessment	All	Redevelopment Incentives Substantial Completion Standard
Infrastructure assessment	Redeveloping and Developing Area	District Plans Level of service analyses
Fiscal impact assessment	Redeveloping and Developing Area	District Plans Level of service analyses
Rezoning priority areas	Redeveloping Area	Zoning Bylaw Renewal District Plans
Growth capital program for priority areas	Redeveloping and Developing Area	Infrastructure and fiscal impact assessments