

Economics & Finance

What are the real costs of development? This theme explores the role that economics and finance play in the development planning process, including community improvement, pro-formas, infrastructure and planning for growth and intensification.

Subtopic	Learning Outcome/ Key Elements	Guiding/Essential Questions <i>"What questions can I ask to ensure I arrive at the intended learning outcome?"</i>
Community Improvement Plans, incentives	An understanding of the various ways in which CIP's can be used to leverage a range of community improvements. Identify the key components of a good CIP and implementation process.	<ul style="list-style-type: none"> • What are the components of a successful, implementable CIP? • What programs yield highest returns on investment (i.e. leverage dollars for outcomes)? • What exceptionally good plans have been developed, with success in implementation? • What are the challenges of CIP development and implementation, and how can these be overcome? • What are some unique examples of the use of CIPs (e.g. agricultural plans)? • Where does the planner fit? What is the role of planning in the development and implementation of CIPs?
Development pro-formas	The goal is to make Planners more aware of the factors that affect the base cost of development and the challenges that developers face in bringing forward new projects within our planning framework. A 'crunch the numbers' hands-on learning example would be beneficial so that Planners can associate price tags with various components of policy & plan implementation	<ul style="list-style-type: none"> • Developers face numerous rules, regulations and requests in bringing a project through to fruition. How do developers cost out a project within today's planning framework and how do requests made by planners and the community affect the bottom line? • What are the assumptions that a planner needs to make? • Pro-formas for brownfields and re-urbanization; avoid greenfields

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Pennies for Pipes: Fundamentals of Municipal Finance & Infrastructure Funding to Support Intensification	<p>Understanding of challenges and opportunities in infrastructure funding to support intensification goals of the Growth Plan</p> <p>Understanding of key municipal finance tools, processes and challenges.</p>	<ul style="list-style-type: none"> • What are the key pieces of legislation that guide municipal finance? • What is the ideal intersection between planning & finance – how can this relationship be enhanced to encourage positive outcomes? Examples? • What are the key fiscal challenges (e.g. infrastructure deficit) or emerging issues (e.g. Public Sector Asset Management) in municipal finance today? • As a municipal finance officer – what do you want planners to know or do? • What approaches and funding opportunities exist to address these challenges?