



AGENDA

INFRASTRUCTURE AND PLANNING COMMITTEE

June 12, 2024, 9:30 AM
IN THE COUNCIL CHAMBER

Members

Councillor S. Sharp, Chair
Councillor J. Mian, Vice-Chair
Councillor A. Chabot
Councillor S. Chu
Councillor P. Demong
Councillor E. Spencer
Councillor J. Wyness
Mayor J. Gondek, Ex-Officio

SPECIAL NOTES:

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Members of the Public who wish to speak at a Standing Policy Committee may request to do so using the form at calgary.ca/publicsubmissions
Members may be participating remotely.*

1. CALL TO ORDER
2. OPENING REMARKS
3. CONFIRMATION OF AGENDA
4. CONFIRMATION OF MINUTES
 - 4.1 Minutes of the Regular Meeting of Infrastructure and Planning Committee, 2024 May 15
5. CONSENT AGENDA
 - 5.1 DEFERRALS AND PROCEDURAL REQUESTS
None
6. POSTPONED REPORTS
(including related/supplemental reports)
None

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

7.1 Legacy Parks Program Update, IP2024-0317

7.2 Citywide Growth Strategy: Targeted Amendments to Existing Industrial Area Structure Plans, IP2024-0587

7.3 Growth Infrastructure Continuous Improvement Plan, IP2024-0573

8. ITEMS DIRECTLY TO COMMITTEE

8.1 REFERRED REPORTS
None

8.2 NOTICE(S) OF MOTION
None

9. URGENT BUSINESS

10. CONFIDENTIAL ITEMS

10.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES
None

10.2 URGENT BUSINESS

11. BRIEFINGS

11.1 Citywide Growth Strategy: Semi-Annual Update on Growth Applications, IP2024-0718

12. ADJOURNMENT



MINUTES

INFRASTRUCTURE AND PLANNING COMMITTEE

**May 15, 2024, 9:30 AM
IN THE COUNCIL CHAMBER**

PRESENT:

Councillor S. Sharp, Chair
Councillor J. Mian, Vice-Chair
Councillor A. Chabot (Partial Remote Participation)
Councillor S. Chu (Remote Participation)
Councillor P. Demong
Councillor E. Spencer
Councillor J. Wyness
Councillor G-C. Carra (Remote Participation)
Councillor D. McLean
Councillor K. Penner (Remote Participation)
Councillor C. Walcott

ALSO PRESENT:

General Manager M. Thompson
General Manager T. Keane
Senior Legislative Advisor J. Palaschuk
Legislative Advisor J. Phillips

1. CALL TO ORDER

Councillor Sharp called the meeting to order at 9:34 a.m.

ROLL CALL

Councillor Carra, Councillor Chabot, Councillor Chu, Councillor Demong, Councillor Mian, Councillor Penner, Councillor Spencer, Councillor Wyness, Councillor Walcott, Councillor McLean, and Councillor Sharp

2. OPENING REMARKS

Councillor Sharp provided opening remarks and a traditional land acknowledgment.

3. CONFIRMATION OF AGENDA

Moved by Councillor Mian

That the Agenda for the 2024 May 15 Regular Meeting of the Infrastructure and Planning Committee be confirmed.

MOTION CARRIED

Moved by Councillor Mian

That Committee, for the duration of the 2024 May 15 Infrastructure and Planning Committee, modify the standard recess times set out in Section 78 of the Procedure Bylaw to the Call of the Chair.

MOTION CARRIED

4. CONFIRMATION OF MINUTES

4.1 Minutes of the Regular Meeting of the Infrastructure and Planning Committee, 2024 March 13

Moved by Councillor Chabot

That the Minutes of the 2024 March 13 Regular Meeting of the Infrastructure and Planning Committee be confirmed.

MOTION CARRIED

Councillor Penner (Remote Member) left the meeting at 9:40 a.m.

Councillor Sharp introduced a group of Grade 5 students from Falconridge School (Ward 5), along with their teacher Megan Hodgkinson.

Councillor Penner (Remote Member) joined the meeting at 9:42 a.m.

5. CONSENT AGENDA

Moved by Councillor Mian

That the Consent Agenda be approved as follows:

5.1 DEFERRALS AND PROCEDURAL REQUESTS

5.1.1 Deferral Request – Bridgeland Properties in response to IP2023-0508 from Q2 2024 to Q1 2025, IP2024-0584

MOTION CARRIED

Committee then dealt with Item 10.

6. POSTPONED REPORTS

None

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

7.1 2022 Open Business Cases in the Belvedere Area Structure Plan (Ward 9), IP2024-0565

This Item was dealt with following Item 10.1.1

The following documents were distributed with respect to Report IP2024-0565:

- A presentation entitled "Belvedere Growth & Change";
- A letter from George Trutina; and

- A letter from BILD Calgary Region.

The following speakers addressed Committee with respect to Report IP2024-0565:

1. Deborah Cooper and Brian Hahn, BILD Calgary Region
2. Brian Hahn, BILD Calgary Region
3. Ben Mercer, Qualico Communities
4. Chris Andrew, B&A Studios
5. Peter Trutina, Truman Homes

Councillor Penner (Remote Member) left the meeting at 10:41 a.m.

Councillor Penner (Remote Member) joined the meeting at 10:42 a.m.

Councillor Chu (Remote Member) left the meeting at 11:19 a.m.

Councillor Chu (Remote Member) joined the meeting at 11:24 a.m.

Councillor Demong rose on a Point of Order.

The Chair ruled on the Point of Order.

Councillor Chabot rose on a Point of Order.

The Chair ruled on the Point of Order.

By General Consent, Committee modified the lunch recess to begin following the conclusion of Item 7.1.

By General Consent, Committee recessed at 12:09 p.m. and reconvened at 12:14 p.m. with Councillor Sharp in the Chair.

ROLL CALL

Councillor Carra, Councillor Chabot, Councillor Chu, Councillor Demong, Councillor Miah, Councillor Penner, Councillor Spencer, Councillor Wyness, Councillor Walcott, Councillor McLean, and Councillor Sharp

Moved by Councillor Demong

That with respect to Report IPC2024-0565, the following be approved:

That the Administration Recommendation be amended by deleting the words "in the Mid-Cycle Adjustment to the 2023-2026 Service Plans and Budgets." and by substituting with the words "2024 June 25 Strategic Meeting of Council."

Pursuant to Section 100(3) of the Procedure Bylaw 35M2017, this Motion was withdrawn by General Consent.

Moved by Councillor Demong

That with respect to Report IPC2024-0565, the following be approved:

That the Administration Recommendation be amended by deleting the words "in the Mid-Cycle Adjustment to the 2023-2026 Service Plans and Budgets." and by substituting with the words "at the next council meeting."

Councillor Chabot rose on a Point of Order.

The Chair ruled on the Point of Order.

Councillor Demong rose on a Point of Order.

The Chair ruled on the Point of Order.

Pursuant to Section 100(3) of the Procedure Bylaw 35M2017, this Motion was withdrawn by General Consent.

Moved by Councillor Carra

That with respect to Report IP2024-0565, the following be approved:

That the Infrastructure and Planning Committee recommend that Council direct Administration to consider the capital infrastructure and operating investments needed to enable these Belvedere 2022 open business cases alongside other potential investments in the Mid-Cycle Adjustment to the 2023-2026 Service Plans and Budgets.

For: (11): Councillor Sharp, Councillor Mian, Councillor Chabot, Councillor Chu, Councillor Demong, Councillor Spencer, Councillor Wyness, Councillor Carra, Councillor McLean, Councillor Penner, and Councillor Walcott

MOTION CARRIED

Committee recessed at 12:37 p.m. and reconvened at 1:34 p.m. with Councillor Sharp in the Chair.

ROLL CALL

Councillor Spencer, Councillor Walcott, Councillor Wyness, Councillor Chabot, Councillor Chu, Councillor Demong, Councillor McLean, Councillor Mian, and Councillor Sharp

7.2 Growth Application in the Belvedere Area Structure Plan (Ward 9), GA2024-001, IP2024-0568

The following documents were distributed with respect to Report IP2024-0568:

- A presentation entitled "Belvedere Liberty Stage 2"; and
- A letter from BILD Calgary Region.

Councillor Carra (Remote Member) joined the meeting at 1:36 p.m.

Bob Clark, Zahmol Properties, addressed Committee with respect to Report IP2024-0568.

Moved by Councillor Carra

That with respect to Report IP2024-0568, the following be approved:

That the Infrastructure and Planning Committee recommend that Council direct Administration to consider the capital infrastructure and operating investments needed to enable this Growth Application (GA2024-001) alongside other potential investments in the Mid-Cycle Adjustment to the 2023-2026 Service Plans and Budgets.

For: (10): Councillor Sharp, Councillor Mian, Councillor Chabot, Councillor Chu, Councillor Demong, Councillor Spencer, Councillor Wyness, Councillor Carra, Councillor McLean, and Councillor Walcott

MOTION CARRIED

7.3 Growth Application in the West View Area Structure Plan (Ward 1), GA2023-006, IP2024-0462

The following documents were distributed with respect to Report IP2024-0462:

- A letter from BILD Calgary Region; and
- A presentation entitled "Leveraging Existing Infrastructure".

The following speakers addressed Committee with respect to Report IP2024-0462:

1. Ben Mercer, Qualico Communities
2. Chris Andrew, B&A Studios
3. Geoff Bobiy, Melcor Developments

Moved by Councillor Mian

That with respect to Report IP2024-0462, the following be approved:

That the Infrastructure and Planning Committee recommend that Council direct Administration:

1. To continue working with the applicant on the planning for future stages of capital infrastructure, including optimal timing of funding and delivery, to ensure the ability for continuity of growth in the West View Area Structure Plan; and
2. Not to consider the capital and operating investments needed to enable this Growth Application (GA2023-006) in the Mid-Cycle Adjustment to the 2023-2026 Service Plans and Budgets.

For: (10): Councillor Sharp, Councillor Mian, Councillor Chabot, Councillor Chu, Councillor Demong, Councillor Spencer, Councillor Wyness, Councillor Carra, Councillor McLean, and Councillor Walcott

MOTION CARRIED

7.4 Growth Application in the Keystone Hills Area Structure Plan (Ward 3), GA2023-003, IP2024-0567

A letter from BILD Calgary Region was distributed with respect to respect to Report IP2024-0567.

Cam Hart, Jayman Living, addressed Committee with respect to Report IP2024-0567.

Councillor Chu (Remote Member) left the meeting at 2:37 p.m.

Councillor Carra (Remote Member) left the meeting at 2:40 p.m.

Councillor Chu (Remote Member) joined the meeting at 2:42 p.m.

Moved by Councillor Mian

That with respect to Report IP2024-0567, the following be approved:

That the Infrastructure and Planning Committee recommend that Council direct Administration to consider the capital infrastructure and operating investments needed to enable this Growth Application (GA2023-003) alongside other potential investments in the Mid-Cycle Adjustment to the 2023-2026 Service Plans and Budgets.

For: (9): Councillor Sharp, Councillor Mian, Councillor Chabot, Councillor Chu, Councillor Demong, Councillor Spencer, Councillor Wyness, Councillor McLean, and Councillor Walcott

MOTION CARRIED

7.5 Growth Application in the Providence Area Structure Plan (Ward 13), GA2023-001, IP2024-0566

A letter from BILD Calgary Region was distributed with respect to respect to Report IP2024-0566.

The following speakers addressed Committee with respect to Report IP2024-0566:

1. Jay German, Ronmor
2. Brett Friesen, Hopewell Developments
3. Tara Steell, Dream Developments
4. Ben Mercer, Qualico Communities

Moved by Councillor McLean

That with respect to Report IP2024-0566 the following be approved:

The Infrastructure and Planning Committee recommend that Council, to provide certainty and development continuity, direct Administration to include \$96.4M in capital infrastructure investments, fully funded through off-site levies, needed to enable development in the Providence Growth Application area (GA2023-001) in the Mid-Cycle Adjustment to the 2023-2026 Service Plans and Budgets for Council consideration. This capital infrastructure enables the Providence Storm Trunk (Stage 3 & 4; \$20M), the West Pine Creek Sanitary Trunk (\$46.2M) and the Providence Sanitary Trunks (\$30.2M).

For: (3): Councillor Chu, Councillor Wyness, and Councillor McLean

Against: (6): Councillor Sharp, Councillor Mian, Councillor Chabot, Councillor Demong, Councillor Spencer, and Councillor Walcott

MOTION DEFEATED

Moved by Councillor McLean

That with respect to Report IP2024-0566 the following be approved:

The Infrastructure and Planning Committee recommend that Council, to provide continuity to existing development, direct Administration to collaborate with the developer proponents in Providence Growth Application area (GA2023-001) to initiate sanitary design in 2024, with design completion in 2025 to support a funding request for 2026 construction and completion.

Pursuant to Section 100(3) of the Procedure Bylaw 35M2017, this Motion was withdrawn by General Consent.

Pursuant to Section 6(1) of the Procedure Bylaw 35M2017, Committee suspended Section 78(2)(b) to forego the afternoon recess in order to complete the remainder of the Agenda.

Moved by Councillor Mian

That with respect to Report IP2024-0566, the following be approved:

That the Infrastructure and Planning Committee recommend that Council direct Administration:

1. To continue working with the applicant on the planning for future stages of capital infrastructure, including optimal timing of funding and delivery, to ensure the ability for continuity of growth in the Providence Area Structure Plan; and

For: (9): Councillor Sharp, Councillor Mian, Councillor Chabot, Councillor Chu, Councillor Demong, Councillor Spencer, Councillor Wyness, Councillor McLean, and Councillor Walcott

MOTION CARRIED

Moved by Councillor Mian

That with respect to Report IP2024-0566, the following be approved:

That the Infrastructure and Planning Committee recommend that Council direct Administration:

2. Not to consider the capital infrastructure and operating investments needed to enable this Growth Application (GA2023-001) in the Mid-Cycle Adjustment to the 2023-2026 Service Plans and Budgets.

For: (5): Councillor Sharp, Councillor Mian, Councillor Spencer, Councillor Wyness, and Councillor Walcott

Against: (4): Councillor Chabot, Councillor Chu, Councillor Demong, and Councillor McLean

MOTION CARRIED

7.6 Growth Application in the South Shepard Area Structure Plan (Ward 12), GA2023-004, IP2024-0461

A letter from BILD Calgary Region was distributed with respect to Report IP2024-0461.

Chris Andrew, Genesis Land Development, addressed Committee with respect to Report IP2024-0461.

Councillor Sharp left the Chair at 3:58 p.m. and Councillor Mian assumed the Chair.

Moved by Councillor Spencer

That with respect to Report IGA2024-0461, the Administration Recommendations be amended by adding a new Recommendation 2, as follows:

2. Approve GA2023-004 at the June 4 Council Meeting, as this case does not require a request for capital funding and will not have an operating requirement in the mid-cycle budget. This approval aligns more closely with the applicant's Outline Plan approval and overall development timelines.

Pursuant to Section 100(3) of the Procedure Bylaw 35M2017, this Motion was withdrawn by General Consent.

Moved by Councillor Spencer

That with respect to Report IP2024-0461, the following be approved:

That the Infrastructure and Planning Committee recommend that Council direct Administration to consider the operating investments needed to enable this Growth Application (GA2023-004) alongside other potential investments in the Mid-Cycle Adjustment to the 2023-2026 Service Plans and Budgets.

For: (8): Councillor Mian, Councillor Chabot, Councillor Chu, Councillor Demong, Councillor Spencer, Councillor Wyness, Councillor McLean, and Councillor Walcott

MOTION CARRIED

7.7 Growth Application in the Glacier Ridge Area Structure Plan (Ward 2), GA2023-005, IP2024-0420

A letter from BILD Calgary Region was distributed with respect to Report IP2024-0420.

Cam Hart, Jayman Living, addressed Committee with respect to Report IP2024-0420.

Moved by Councillor Wyness

That with respect to Report IP2024-0420, the following be approved:

That the Infrastructure and Planning Committee recommend that Council direct Administration:

1. To continue working with the applicant on the planning for future stages of capital infrastructure, including optimal timing of funding and delivery, to ensure the ability of continuity of growth in the Glacier Ridge Area Structure Plan; and

For: (8): Councillor Mian, Councillor Chabot, Councillor Chu, Councillor Demong, Councillor Spencer, Councillor Wyness, Councillor McLean, and Councillor Walcott

MOTION CARRIED

Moved by Councillor Wyness

That with respect to Report IP2024-0420, the following be approved:

That the Infrastructure and Planning Committee recommend that Council direct Administration:

2. Not to consider the capital infrastructure and operating investments needed to enable this Growth Application (GA2023-005) in the Mid-Cycle Adjustment to the 2023-2026 Service Plans and Budgets.

For: (4): Councillor Mian, Councillor Spencer, Councillor McLean, and Councillor Walcott

Against: (4): Councillor Chabot, Councillor Chu, Councillor Demong, and Councillor Wyness

MOTION DEFEATED

Committee then dealt with Item 12.

8. ITEMS DIRECTLY TO COMMITTEE

8.1 REFERRED REPORTS

None

8.2 NOTICE(S) OF MOTION

None

9. URGENT BUSINESS

None

10. CONFIDENTIAL ITEMS

This Item was dealt with following the Consent Agenda.

Moved by Councillor Wyness

That pursuant to Sections 23 (Local public body confidences), 24 (Advice from officials), and 25 (Disclosure harmful to economic and other interests of a public body) of the *Freedom of Information and Protection of Privacy Act*, Committee now move into Closed Meeting, at 9:43 a.m. in the Council Boardroom, to discuss confidential matters with respect to Item 10.1.1 Proposed Leases – Ward 13, 10 (14320 6 ST SW, 3510 34 ST NE, 3505 35 ST NE), IP2024-0447

MOTION CARRIED

Committee reconvened in public meeting at 10:19 p.m. with Councillor Sharp in the Chair.

ROLL CALL

Councillor Carra, Councillor Chabot, Councillor Chu, Councillor Demong, Councillor Mian, Councillor Penner, Councillor Spencer, Councillor Wyness, Councillor Walcott, Councillor McLean, and Councillor Sharp

Moved by Councillor Mian

That Committee rise and report.

MOTION CARRIED

10.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

10.1.1 Proposed Leases – Ward 13, 10 (14320 6 ST SW, 3510 34 ST NE, 3505 35 ST NE), IP2024-0447

Administration in attendance during the Closed Meeting discussions with respect to Confidential Report IP2024-0447:

Clerks: J. Palaschuk and B. Dufault. Law: L. Lau. Advice: M. Thompson, T. Keane, C. Male, C. Berry, R. Dupuis, E. Lo, L. Harris, and A. Szepecht.

Moved by Councillor Chabot

That with respect to Report IP2024-0447, the following be approved, **after amendment:**

That the Infrastructure and Planning Committee recommends that Council:

- 1. Adopt Confidential Recommendations 1-2 contained in Confidential Attachment 4;

For: (9): Councillor Sharp, Councillor Mian, Councillor Chabot, Councillor Demong, Councillor Spencer, Councillor Wyness, Councillor Carra, Councillor Penner, and Councillor Walcott

Against: (2): Councillor Chu, and Councillor McLean

MOTION CARRIED

By General Consent, pursuant to Section 121 of Procedure Bylaw 35M2017, Committee granted Councillor Chu's request to change his vote from "For" to "Against".

Moved by Councillor Chabot

That with respect to Report IP2024-0447, the following be approved, **after amendment:**

That the Infrastructure and Planning Committee recommends that Council:

2. Adopt Confidential Recommendations 3-4 contained in Confidential Attachment 4;

For: (11): Councillor Sharp, Councillor Mian, Councillor Chabot, Councillor Chu, Councillor Demong, Councillor Spencer, Councillor Wyness, Councillor Carra, Councillor McLean, Councillor Penner, and Councillor Walcott

MOTION CARRIED

Moved by Councillor Chabot

That with respect to Report IP2024-0447, the following be approved, **after amendment:**

That the Infrastructure and Planning Committee recommends that Council:

3. **Adopt Confidential Recommendation 5 contained in Confidential Attachment 4;**

For: (11): Councillor Sharp, Councillor Mian, Councillor Chabot, Councillor Chu, Councillor Demong, Councillor Spencer, Councillor Wyness, Councillor Carra, Councillor McLean, Councillor Penner, and Councillor Walcott

MOTION CARRIED

Moved by Councillor Chabot

That with respect to Report IP2024-0447, the following be approved, **after amendment:**

That the Infrastructure and Planning Committee recommends that Council:

4. Direct that Closed Meeting discussions, Report, and Attachments remain confidential pursuant to Sections 23 (Local public body confidences), 24 (Advice from officials), and 25 (Disclosure harmful to economic and other interests of a public body) of the *Freedom of Information and Protection of Privacy Act*, to be reviewed by 2025 May 15.

For: (11): Councillor Sharp, Councillor Mian, Councillor Chabot, Councillor Chu, Councillor Demong, Councillor Spencer, Councillor Wyness, Councillor Carra, Councillor McLean, Councillor Penner, and Councillor Walcott

MOTION CARRIED

Committee then dealt with Item 7.1.

10.2 URGENT BUSINESS

None

11. BRIEFINGS

11.1 Joint Use Coordinating Committee and Joint Use Reserve Fund Annual Update, IP2024-0146

11.2 RouteAhead 2023 Annual Status Report, IP2024-0581

12. ADJOURNMENT

This Item was dealt with following Item 7.7.

Moved by Councillor Chabot

That this meeting adjourn at 4:30 p.m.

MOTION CARRIED

The following Items have been forwarded to the 2024 May 28 Regular Meeting of Council:

CONSENT AGENDA

- 2022 Open Business Cases in the Belvedere Area Structure Plan (Ward 9), IP2024-0565
- Growth Application in the Belvedere Area Structure Plan (Ward 9), GA2024-001, IP2024-0568
- Growth Application in the West View Area Structure Plan (Ward 1), GA2023-006, IP2024-0462
- Growth Application in the Keystone Hills Area Structure Plan (Ward 3), GA2023-003, IP2024-0567
- Growth Application in the Providence Area Structure Plan (Ward 13), GA2023-001, IP2024-0566
- Growth Application in the South Shepard Area Structure Plan (Ward 12), GA2023-004, IP2024-0461
- Growth Application in the Glacier Ridge Area Structure Plan (Ward 2), GA2023-005, IP2024-0420
- Proposed Leases – Ward 13, 10 (14320 6 ST SW, 3510 34 ST NE, 3505 35 ST NE), IP2024-0447

The next Regular Meeting of the Infrastructure and Planning Committee is scheduled to be held on 2024 May 24 at 9:30 a.m.

CONFIRMED BY COMMITTEE ON

CHAIR

CITY CLERK

UNCONFIRMED

**Infrastructure Services Report to
Infrastructure and Planning Committee
2024 June 12
Legacy Parks Program Update**

**ISC: UNRESTRICTED
IP2024-0317**

PURPOSE

This report provides an update to Council on the Legacy Parks Program, including historical, current, and potential future projects.

PREVIOUS COUNCIL DIRECTION

All further discussion and direction on the Legacy Parks Program be directed to the Infrastructure and Planning Committee (Attachment 1).

RECOMMENDATION(S):

That the Infrastructure and Planning Committee recommend to Council:
1. That they received this report for the corporate record.

CHIEF ADMINISTRATIVE OFFICER/GENERAL MANAGER COMMENTS

General Manager of Infrastructure Services, Michael Thompson supports the recommendations in this report.

HIGHLIGHTS

- Created in 2003, the Legacy Parks Program has been instrumental in helping Calgary build a legacy of treasured parks.
- Since 2003 approximately \$177.5 million in Legacy Parks Funds have been invested in Parks, equating to 43% of the capital budget for destination parks.
- Funding from the Legacy Parks Program has contributed to improved destination park access for over 30% of households in Calgary.
- During the COVID-19 pandemic, unprecedented park use was seen throughout The City as residents turned to parks to maintain their physical and mental health. The ongoing need to invest in parks and open spaces is essential for Calgary's future.

DISCUSSION

Council created the Legacy Parks Program in 2003 and since its inception it has been instrumental in helping Calgary build a legacy of treasured parks. The program helps to create new park spaces and redevelop existing ones for the benefit of Calgarians, now and into the future. During the COVID-19 global pandemic, unprecedented park use was seen throughout The City as residents turned to parks to maintain their physical and mental health. The ongoing need to invest in parks and open spaces is essential for Calgary's future.

Since 2003 approximately \$177.5 million has been invested in destination parks through the Legacy Parks Program, equating to 43% of the capital budget for destination parks. The Legacy Parks Program has enabled the development of seven new parks (four of which are being completed in this business cycle), 12 park upgrades and enabled the purchase of land for five parks. A map of the projects and acquisitions funded by the Legacy Parks Program is provided as Attachment 2. The Legacy Parks Program has contributed to improved destination park access for 175,000 households, or over 30% of households in Calgary.

**Infrastructure Services Report to
Infrastructure and Planning Committee
2024 June 12
Legacy Parks Program Update**

**ISC: UNRESTRICTED
IP2024-0317**

Destination parks typically have many amenities, are multi-functional, and people will spend at least 20 minutes or more there. Research has shown that spending 20 minutes in nature provides health benefits from the additional physical activity but also in improving overall well-being.

Administration has several level of service targets that aim to ensure Calgarians have access to parks and open spaces:

- Provide all Calgarians with access to a destination park within 5 km or a 10-minute drive. A proximity analysis of destination parks is displayed in Attachment 3 showing which communities have this level of service. The projects that are currently in flight will allow Administration to meet this target, however, as the City expands and builds out the approved communities, more destination parks will be required.
- Provide 10 percent of open space per community, in alignment with the Municipal Development Plan.
- Provide two hectares of park space per 1000 people in most of the City. Downtown and the Beltline have a target of one Ha/1000 people.
- The infrastructure within a destination park requires replacement or upgrading after its useful lifecycle. Existing parks may also require total redevelopment based on growth or changing needs of the population. For these reasons, we aim to lifecycle destination parks every 25 years, and complete a major renewal every 50 years to meet changing citizen demands.

To achieve the targets identified, Administration foresees a continued required investment in destination park programming beyond 2025. A portfolio of projects which Administration will be seeking future funding requests for are identified in Attachment 3.

EXTERNAL ENGAGEMENT AND COMMUNICATION

- | | |
|--|---|
| <input type="checkbox"/> Public engagement was undertaken | <input type="checkbox"/> Dialogue with interested parties was undertaken |
| <input type="checkbox"/> Public/interested parties were informed | <input checked="" type="checkbox"/> Public communication or engagement was not required |

The level of communication and interested party engagement is assessed for each project within the program and completed as needed.

IMPLICATIONS

Social

Access to multi-functional parks and open spaces that provide spaces for socializing along with active and passive recreational activities contributes to the overall health and well-being of Calgarians. The Legacy Parks Program uses equity, accessibility and inclusion as one of the eligibility criteria which creates a sense of belonging to local community and supports Council Guiding Principles to build strong communities and deliver the right services. This program also supports improvements that are used for education and that have cultural significance.

**Infrastructure Services Report to
Infrastructure and Planning Committee
2024 June 12
Legacy Parks Program Update**

**ISC: UNRESTRICTED
IP2024-0317**

Spending time outdoors reduces stress and anxiety, increases social interactions and boosts mood, all contributing to improvements in the mental health of Calgarians.

Environmental

Healthy and connected natural areas support biodiversity and environmental resiliency. The Legacy Parks Program can support the acquisition of natural areas as part of destination park provision to bolster the ecological network and increase access to natural areas for Calgarians. Tree stands, prairie grasslands and wetlands are significant elements of these areas which will contribute towards The City's tree canopy and naturalization targets in the Municipal Development Plan and Our BiodiverCity strategy.

Economic

Parks and open spaces add to the vitality of our neighbourhoods and the downtown core, are a catalyst for external investment and provide opportunities for events and other commercial activities.

Service and Financial Implications

Existing capital funding - base

- 2023-2026 Parks and Open Spaces Capital Budget is \$96.4 million, additional funding of \$18 million approved in November 2023 for the Park and Playgrounds Amenities Program (to be used to provide local park upgrades and amenities)
- 2023-2025 Legacy Parks Program approved funding \$68.13 million. A portion of this funding is being used to complete the projects identified in Attachment 3.

RISK

Although capital projects for parks and open spaces may be completed through other programs, the Legacy Parks Program has been instrumental in the expansion, protection and enhancement of Calgary's world class parks and open space system. Discontinuing the program may result in a decrease in high-quality, equitable parks and open spaces that Calgarians value, which may have an impact on the mental health of Calgarians.

ATTACHMENT(S)

1. Attach 1 – Previous Council Direction IP2024-0317
2. Attach 2 – Legacy Parks – Past Projects 2003-2023 – IP2024-0317
3. Attach 3 – Legacy Parks – Current and Future Projects – IP2024-0317
4. Attach 4 – Presentation – IP2024-0317

**Infrastructure Services Report to
Infrastructure and Planning Committee
2024 June 12
Legacy Parks Program Update**

**ISC: UNRESTRICTED
IP2024-0317**

General Manager/Director	Department	Approve/Consult/Inform
Michael Thompson	Infrastructure Services	Approve
Doug Morgan	Operational Services	Inform
Kyle Ripley	Operational Services	Approve
Kerensa Fromherz	Infrastructure Services	Approve
Francois Bouchart	Infrastructure Services	Approve
Les Tochor	Corp. Planning & Financial Services	Consult

Author: Katie Levin-Ferg, Capital Priorities and Investment

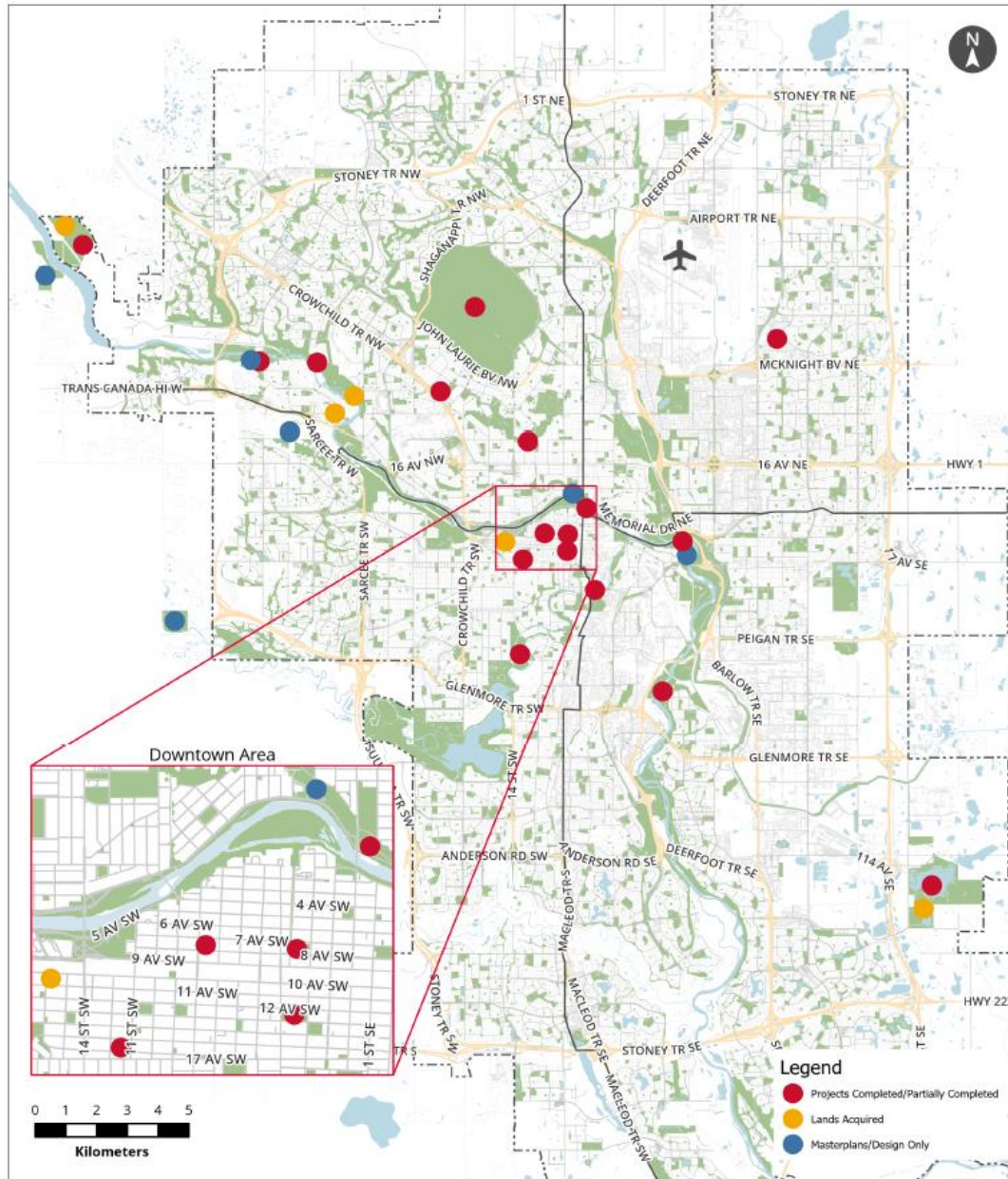
Previous Council Direction

DATE	REPORT NUMBER	DIRECTION/DESCRIPTION
2023 Dec 13	IP2023-1254	Briefing Note provided to Infrastructure and Planning Committee to provide an update on the Legacy Parks Program.
2022 Mar 29	LP2022-0373	Motion to disband the Legacy Parks Program Committee was approved at Council.
2022 Mar 16	LP2022-0373	Verbal report at Legacy Parks Program Committee; motion to disband and tie updates on this program into the Infrastructure & Planning Committee going forward.
2021 Nov 1	C2021-1455	At the 2021 Organizational meeting of Council, the Terms of Reference were approved to re-establish the Legacy Parks Program Committee.
2021 June 21	PFC2021-0909	Notice of Motion "Investment in Calgary's Parks, Playfields and Open Spaces" was approved by Council and included direction to re-establish the Legacy Parks Steering Committee at the November 2021 Organizational meeting of Council in order to provide oversight on the Legacy Parks Program.
2016 Sept 12	Bylaw Tabulation & Bylaw 36M2016	Council disbanded the Legacy Parks Fund Steering Committee effective 2016 December 31.
2014 Mar 10	LPC2014-0172	Council approved the proposed additional program criteria to include local community open spaces.
2003 Sept 22	C2003-67	Council approved the Legacy Parks Steering Committee mandate as recommended in Executive Report to Council (Legacy Parks – Update).

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Projects Completed/Partially Completed:

- Beaverdam Flats Regional Park
- Blakiston Park
- Bowmont East (Dale Hodges Park)
- Bowness Lagoon
- Central Memorial Park
- Century Gardens
- Confederation Park
- Devonian Gardens
- Haskayne Legacy Park Ph 1 & 2
- Inglewood Bird Sanctuary Nature Centre & Restoration
- Memorial Drive
- Nose Hill (trails/signs/restoration)
- Open Space Strategy (local park upgrades)
- Prairie Winds Park
- Ralph Klein Park
- Reader Rock Garden
- River Park/Sandy Beach/Britannia Slopes
- Thomson Family Park

Lands Acquired:

- Haskayne
- Klippert lands (Bowmont East)
- RB Bennett School
- Ralph Klein Park
- Scarborough/Sunalta West

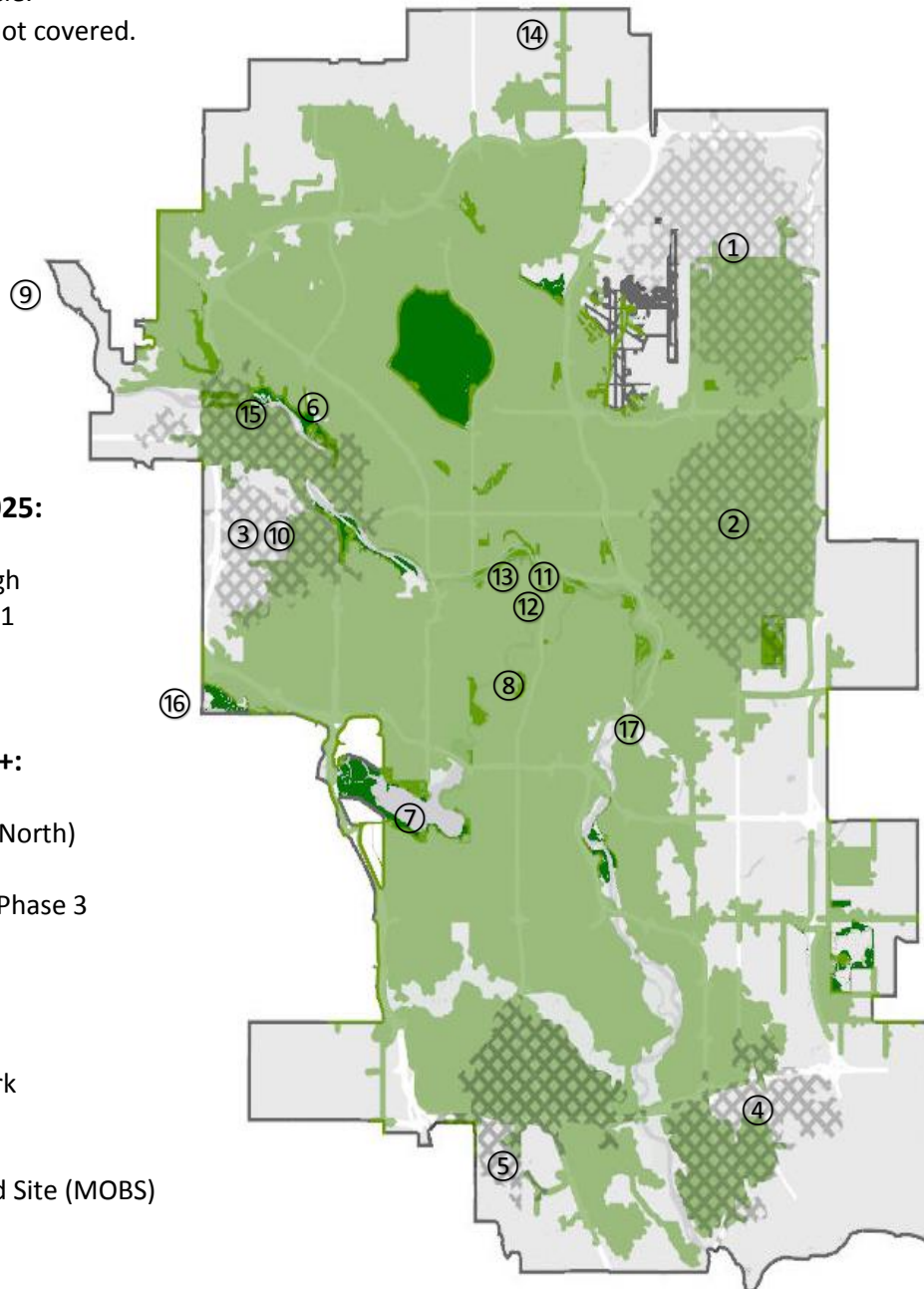
Masterplans/Design Only:

- Bears paw
- Clearwater
- Bend in the Bow
- Bow to Bluff
- Bowness Lagoon
- Inglewood Bird Sanctuary (Colonel Walker House – servicing plan)
- Paskapoo Slopes (natural area plan)

Legacy Parks Program – Current and Future Projects

The City aims to provide access to destination parks within 5km of residential communities. This represents a 10-minute drive time which is considered a reasonable distance for most users. The following is an accessibility analysis to the destination parks from the residential sections of Calgary.

- Dark green shows destination parks
- Light green sections of the map represent communities within the 5 km to existing destination parks
- Grey (hashed) sections are communities that will be able to reach new destination parks from this business cycle.
- Gray areas are not covered.



Projects funded through 2025:

- ① NE – Cornerstone
- ② E Central – Big Marlborough
- ③ W – Medicine Hill – Phase 1
- ④ SSE – Seton
- ⑤ SSW – Priddis Slough

Projects proposed for 2026+:

- ⑥ Edworthy Park
- ⑦ Glenmore Reservoir Park (North)
- ⑧ Stanley Park
- ⑨ Haskayne Regional Park – Phase 3
- ⑩ Medicine Hill – Phase 2
- ⑪ Sien Lok Park
- ⑫ Tomkins Park
- ⑬ Millenium Park
- ⑭ North Central Regional Park
- ⑮ Bearspaw Reservoir Park
- ⑯ Clearwater Park
- ⑰ Milligan Ogden Brown Field Site (MOBS)

PROJECT DESCRIPTIONS

Projects funded through 2025:

1. Cornerstone Regional Park

Located where the two developing NE communities of Cityscape and Cornerstone are emerging.

Completed: A consultant was secured for the project and public engagement started in 2023.

Next Steps: We are expecting concept drawings early in 2024 with development and construction to follow.

Funding from the Legacy Parks Program will go towards:

- Development of a concept masterplan for the regional park to help guide development (early 2024).
- Fund future regional park amenity features and facilities identified through the masterplan (late 2024 and 2025).

Estimated Budget (order of magnitude)

- An estimated \$500K is required to fund the development of the masterplan.
- Construction to be shared with developer.
- Construction Estimate: \$5M

2. Big Marlborough

Located in the northeast community of Marlborough Park. The project will upgrade the park to meet changing community needs.

Completed: RFP for a consultant is on the market and we should award the contract by end of May.

Next Steps: Engagement will start as soon as the consultant is hired.

Funding from the Legacy Parks Program for:

- Development of a concept masterplan with public engagement which will occur in 2024.
- Support the implementation and delivery of proposed regional park features, and facilities identified through the masterplan.

Estimated Budget (order of magnitude)

- An estimated \$500K is required to fund the development of the masterplan.
- Construction \$10M

3. Medicine Hill – Phase 1

Medicine Hill holds incredible Indigenous, cultural, and ecological significance to Calgary.

Completed: In 2023 we consulted with many interested parties to determine who to collaborate with on the project and we developed a detailed charter document for the project.

Next Steps: A consultant will be hired in early 2024 with public engagement to follow. The master planning work will inform the full scope of the project and define construction timelines.

Funding from the Legacy Parks Program for:

- Development of a concept masterplan in 2024.
- Support the implementation and delivery of proposed regional park features, and facilities identified through the masterplan.

Estimated Budget (order of magnitude)

- An estimated \$1.3M is required to fund the development of the masterplan. Fund from 2022 budget adjustment (White Goose Flying report support).
- Construction cost depending on building and vision for the site.
- \$5M initial allocation from Legacy but will likely require more, based on the scope of the project.

4. Seton Regional Park

Located in the southeast, where development ranging from new communities, businesses and the Seton hospital and recreation centre has resulted in fast growing communities. A parcel of land has been earmarked for a regional park, and the Legacy fund will allow for development.

Completed: Working on RFP to engage a consultant.

Next Steps: Engagement will start as soon as the consultant is hired.

Funding from the Legacy Parks Program will go towards:

- Development of a concept masterplan with public engagement which will occur in 2024.
- Support the implementation and delivery of proposed regional park features, and facilities identified through the masterplan.

Estimated Budget (order of magnitude)

- An estimated \$500K is required to fund the development of the masterplan.
- Construction Estimate: \$20M

5. Priddis Slough

Located in the southeast quadrant of the city and holds regional significance as the largest natural wetland complex within Calgary. Currently, the area is being developed and additional urban planning complete. The park will complement these developments and provide recreational opportunities for people while protecting the natural environment.

Completed: High level planning is ongoing.

Next Steps: Engage various parties to see how to move this forward,

Funding from the Legacy Parks Program will go towards:

- Development of a concept masterplan to guide park redevelopment.
- Fund future regional park amenity features and facilities identified through the masterplan.

Estimated Budget (order of magnitude)

- An estimated \$500K is required to fund the development of the masterplan.
- Construction \$5M placeholder

Projects proposed for 2026+:

6. Edworthy Park

Edworthy Park is a well-used and well-loved regional park located in the southwest that is a treasured year-round destination. The park includes unique features such as the Douglas Fir Trail and Lawrey Gardens and is a high priority site in the City's Ecological Network.

Funding from the Legacy Parks Program will go towards:

- Public engagement and the creation of a masterplan to guide future redevelopment in the park.
- Fund future regional park amenity features and facilities identified through the masterplan.

Estimated Budget (order of magnitude)

- An estimated \$500K is required to fund the development of the masterplan.
- Construction Estimate: \$15M

7. Glenmore Reservoir Park (North)

Glenmore Reservoir Park covers 84 hectares of land in Calgary's southwest including the Weaselhead, a highly sensitive and important ecological area. It accommodates various amenities and services that support year-round leisure and recreation opportunities. The redevelopment of this park will look to encompass all areas surrounding the reservoir including north and south Glenmore Parks, Weaselhead Park, and the Heritage Docks by creating an overall, integrated regional park masterplan.

Funding from the Legacy Parks Program will go towards:

- Public engagement and the creation of a masterplan to guide future redevelopment in the park.
- Fund future regional park amenity features and facilities identified through the masterplan.

Estimated Budget (order of magnitude)

- An estimated \$500K is required to fund the development of the masterplan.
- Construction Estimate: \$15M

8. Stanley Park

Stanley Park is centrally located in southwest Calgary on the bank of the Elbow River and is recognized locally and citywide as a natural "gem". With direct river access and an outdoor pool, along with natural topography for winter activities, this regional park is a favorite year-round recreation destination for visitors throughout the City. In 2013 Administration completed the Stanley Park Redevelopment and Management Plan which will require updating as needs may have changed.

Funding from the Legacy Parks Program will go towards:

- Refresh of the redevelopment plan, including engagement with interested parties.
- Fund future regional park amenity features and facilities identified through the updated plan.

Estimated Budget (order of magnitude)

- An estimated \$500K is required to fund the updates to the redevelopment plan.
- Construction Estimate: \$15M

9. Haskayne Regional Park – Phase 3

Haskayne Regional Park encompasses 144 hectares (355 acres) of unique and natural landscape, where traditional western ranch lands come alive with spectacular mountain and prairie views. The concept plan for Haskayne Regional Park highlights and explores the natural and cultural forces which have combined to shape the Bow River Valley. Haskayne Park (Phase 1 & 2), has been under construction over the past few years and is now nearing completion. This current phase features large passive open space areas providing interpretive and recreational opportunities, a trail network, demonstration gardens, an interpretive centre, and site parking.

Funding from the Legacy Parks Program for Phase 3 will go towards:

- Additional developments along the waterfront including a potential boat ramp, small restaurant/café with terraced landscaping, waterfront promenade and patio area.
- Construction of a grade separated rail crossing and a public access road to the park via Woodland Road.
- Other improvements include the creation of cultural transect interpretative rooms, an observation tower, additional pathway and trail connections, signage and lighting.

Estimated Budget (order of magnitude)

- Construction Estimate: \$10M

10. Medicine Hill – Phase 2

The land in Medicine Hills (formerly Paskapoo Slopes) is a culturally significant site with a long and rich indigenous history that requires complex engagement and careful consideration for development. The project is anticipated to be phased through the Masterplan (discussed in #3, above).

Funding from the Legacy Parks Program will go towards:

- Funding future regional park amenity features and facilities identified through the updated Masterplan to be completed in 2024.

Estimated Budget (order of magnitude)

- Construction Estimate: \$10M

11. Sien Lok Park

Located along the south Bow River pathway, just west of the Centre Street bridge, Sien Lok Park is Chinatown's only public green space. In 2013, Administration completed a conceptual Masterplan impacted by changes due to the 2013 flood mitigation strategies and other development of public space in the area, such as Eau Claire Plaza and Promenade, and will require updating.

Funding from the Legacy Parks Program will go towards:

- Refresh of the masterplan, including engagement with interested parties.
- Fund future park amenity features and facilities identified through the updated plan.

Estimated Budget (order of magnitude)

- An estimated \$500K is required to fund the updates to the redevelopment plan.
- Construction Estimate: \$20M

12. Tomkins Park

Tomkins Park is a lively community parks in the Beltline. It is home to concerts, festivals and a farmers market and surrounded by neighbourhood shops, businesses and restaurants. The park features benches, a gazebo, walkways and Calgary's first automatic public toilet. There is potential to update and upgrade the park design to improve the overall quality of this highly used park space.

Funding from the Legacy Parks Program will go towards:

- Fund future park upgrades and amenity features and facilities identified through community engagement.

Estimated Budget (order of magnitude)

- An estimated \$500K is required to fund the updates to the redevelopment plan.
- Construction Estimate: \$11M

13. Millenium Park

Millennium Park was established at the turn of the millennium in the year 2000 and is considered a major destination park in Calgary's downtown core. Designated as a family activity park and special events venue, it features one of the largest skate parks in North America with 75,000 square feet of skateable surface. It is a regional draw for skateboard, BMX and inline enthusiasts and is host to many popular outdoor concerts and festivals that attract spectators from across the city and beyond. With over 20 years use, numerous elements within the park are nearing the end of their lifecycle.

Funding from the Legacy Parks Program will go towards:

- Development of a concept masterplan.
- Fund future regional park amenity features and facilities identified through the masterplan.

Estimated Budget (order of magnitude)

- An estimated \$500K is required to fund the updates to the redevelopment plan.
- Construction Estimate: \$20M

14. North Central Regional Park

The City purchased land for a future regional park and cemetery in the far central north part of the city. The vision is to create a regional park where certain amenities can overlap with a future North Cemetery.

Funding from the Legacy Parks Program will go towards:

- Fund future park upgrades and amenity features and facilities identified through community engagement.

Estimated Budget (order of magnitude)

- An estimated \$500K is required to fund the updates to the redevelopment plan.
- Construction Estimate for the regional park portion of the project: \$20M

15. Bearspaw Reservoir Park

Bearspaw Regional Park is a 60-hectare (149-acre) river valley park on the western shore of the Bearspaw Reservoir and across from Haskayne Park. With a rich natural and cultural legacy, Bearspaw

Park will serve as an enduring reminder of the ecology and cultural traditions of the Bow River Valley. The landscape of native grasslands, escarpments, springs, wetlands and ravine will be preserved for all to enjoy and appreciate.

Funding from the Legacy Parks Program will go towards:

- Supporting further design development, detailed design, construction and implementation of Bearspaw Regional Park. An updated biophysical impact assessment will also be required. An overall design development plan (masterplan) and management plan has been completed in 2010, which identified an overall concept and high-level cost estimates for future improvements in the park, however, recommendations from the plan would require review and updating to ensure elements are still appropriate and relevant.

Estimated Budget (order of magnitude)

- An estimated \$500K is required to fund the updates to the redevelopment plan.
- Construction Estimate: \$3M

16. Clearwater Park

Clearwater Park is within the county of Rockyview on the West side of the City but belongs to The City of Calgary. There is a desire to further develop this park to meet the needs of residences in this area of the city and county. The development of the park will preserve the unique riparian habitats along the Elbow River and offer recreation opportunities for residents in the region. A conceptual Masterplan was completed in 2014 but requires review due to impacts from the highway twinning project and construction of a dry storm pond within the park.

Funding from the Legacy Parks Program will go towards:

- Refresh of the Masterplan, including engagement with interested parties.
- Fund future park upgrades and amenity features and facilities identified in the updated Masterplan.

Estimated Budget (order of magnitude)

- An estimated \$500K is required to fund the updates to the redevelopment plan.
- Construction Estimate: \$3M

17. Milligan Ogden Brown Field Site (MOBS)

The development of the MOBS site in the southeast will allow the transformation of a former industrial brownfield site into a highly valuable, safe and renewed public amenity that will help energize the local area, support and grow of the tourism industry and bring benefits to all Calgarians. This site has been identified to fill a much needed gap for an outdoor events venue in the City. A 2019 feasibility study showed that a 50,000-person-capacity outdoor event park could be achieved on the site.

Funding from the Legacy Parks Program will go towards:

- Supporting additional consulting work to further design development, detailed design, construction and development of the new event-site.

Estimated Budget (order of magnitude)

- An estimated \$36M is required to fund the completion of this project which includes consulting fees, contractor mobilization costs, construction contingency allowance, post construction activities and landscape maintenance during a standard 2-year warranty period.

Calgary



Legacy Parks Program Update

IPC2024-0317

12 June 2024

Previous Council Direction

All further discussion and direction on the Legacy Parks Program be directed to the Infrastructure and Planning Committee.





Recommendations

That the Infrastructure and Planning Committee recommend to Council that they receive this report for the corporate record.

Contributions to Parks and Open Spaces

Highlights

- \$177.5M invested since 2003
- Improved access for Calgarians
- Improved physical and mental health



Park Improvements

- 12 parks upgraded

New Parks

- 7 new parks created
- 4 under development



Land

- Purchase land for 5 parks

Serving our communities

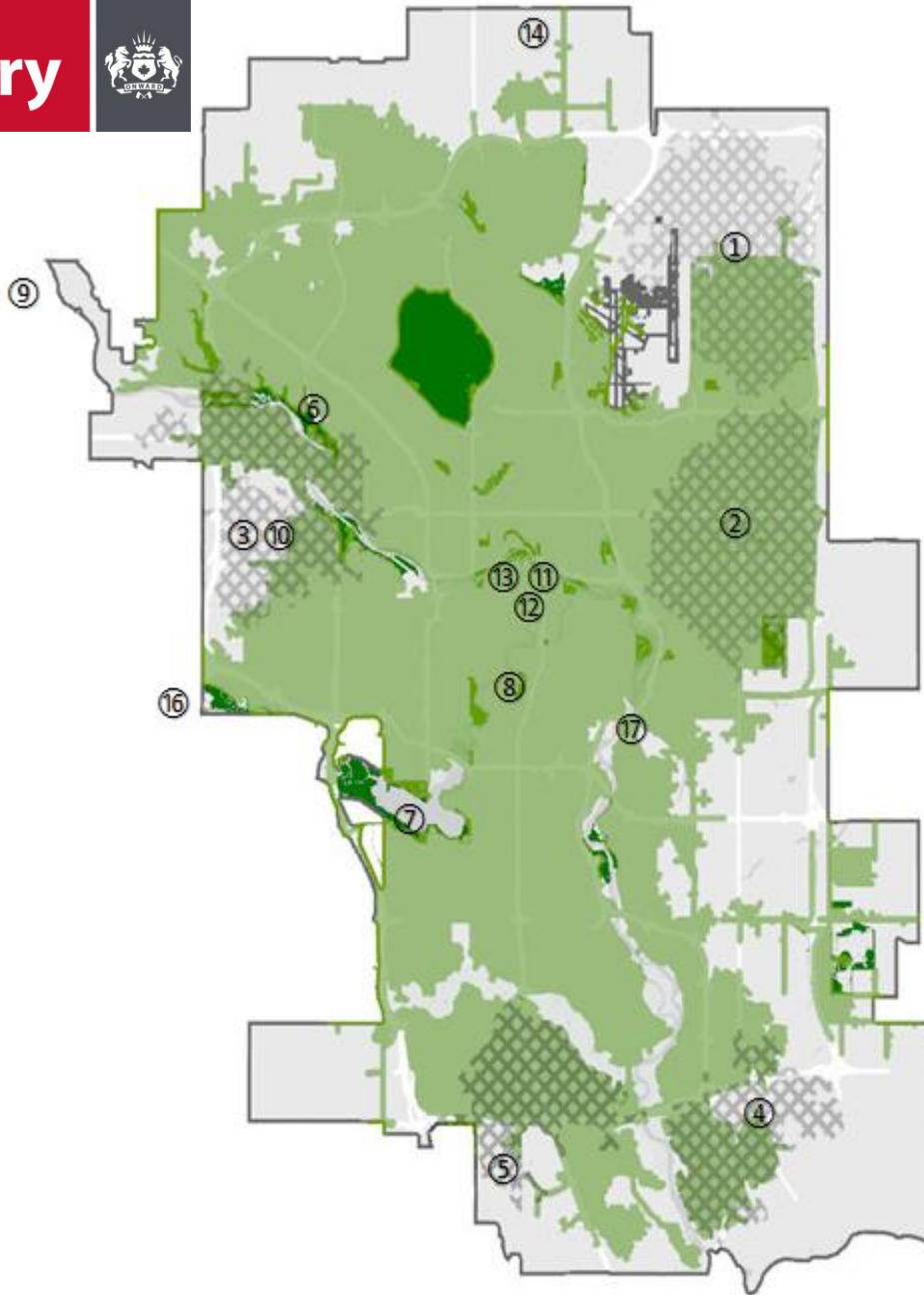
Service Level Goals

- Provide destination parks within 5km
- 10% open space/community
- ~2 hectares of park space / 1000 people
- Destination Parks: Lifecycle every 25 years, major renewal every 50 years



Realized Outcomes

- ← Legacy Parks Program contributed to improved destination park access for 175,000 households
- ← About 50% of destination parks created or upgraded with this funding to date
- ← Provides space for socializing and recreation
- ← Contributes to health and well-being of Calgarians
- ← Ensuring equity across the City



Projects to 2030

Projects currently funded for construction (through 2025)

1. Cornerstone
2. Big Marlborough
3. Medicine Hill – Phase 1
4. Seton
5. Priddis Slough

Projects proposed for 2026+

6. Edworthy Park
7. Glenmore Reservoir Park (North)
8. Stanley Park
9. Haskayne Regional Park – Phase 3
10. Medicine Hill – Phase 2
11. Sien Lok Park
12. Tomkins Park
13. Millenium Park
14. North Central Regional Park
15. Bears paw Reservoir Park
16. Clearwater Park
17. Milligan Ogden Brown Field Site (MOBS)

Recommendations

That the Infrastructure and Planning Committee recommend to Council that they receive this report for the corporate record.

Planning & Development Services Report to
Infrastructure and Planning Committee
2024 June 12

ISC: UNRESTRICTED
IP2024-0587

Citywide Growth Strategy: Targeted Amendments to Existing Industrial Area Structure Plans

PURPOSE

The purpose of this report is to amend five existing industrial Area Structure Plans to modernize policies, remove barriers and enable development aligned with current industrial trends. This delivers on Action A.2 of the 2023 Council approved Industrial Action Plan (Attachment 2, [IP2023-0346](#)).

PREVIOUS COUNCIL DIRECTION

On 2023 June 6, through an update on the Industrial Growth Strategy (IP2023-0346), Council directed Administration to implement the 2023 Industrial Action Plan (Action Plan). The Action Plan included undertaking targeted amendments to six existing industrial Area Structure Plans to modernize, update and remove outdated restrictive policies in support of strategic industrial growth. Through the evaluation, five Area Structure Plans are proposed for amendment.

RECOMMENDATIONS:

That Infrastructure and Planning Committee recommend that Council hold a Public Hearing; and

1. Give three readings to the proposed bylaw to amend the Revised Stoney Industrial Area Structure Plan (Attachment 3);
2. Give three readings to the proposed bylaw to amend the Northeast Industrial Area Structure Plan (Attachment 4);
3. Give three readings to the proposed bylaw to amend the Saddle Ridge Area Structure Plan (Attachment 5);
4. Give three readings to the proposed bylaw to amend the Southeast Industrial Area Structure Plan (Attachment 6); and
5. Give three readings to the proposed bylaw to amend the Southeast 68 Street Industrial Area Structure Plan (Attachment 7).

CHIEF ADMINISTRATIVE OFFICER/GENERAL MANAGER COMMENTS

Acting General Manager Debra Hamilton concurs with this report. These changes would promote industrial growth and job creation in Calgary by proactively modernizing existing industrial Area Structure Plans.

HIGHLIGHTS

- Industrial areas play a crucial role in supporting a prosperous economy, representing 10 per cent of total jobs in Calgary in 2021. Aligning policies with current business practices and reducing policy barriers will help enable industrial growth, support job creation and aid economic diversification in Calgary.
- The proposed amendments are targeted to reduce barriers and better align policy with current industrial trends. This was not intended to be a comprehensive update of the Area Structure Plans.
- The proposed targeted amendments focus on increased flexibility for development size, increased flexibility for the location of Medium Industrial Uses, consistency among Area Structure Plans and better alignment with the current permit requirements for a more streamlined development process.

Citywide Growth Strategy: Targeted Amendments to Existing Industrial Area Structure Plans

- Policy amendments are proposed in five of the six existing industrial Area Structure Plans including the [Revised Stoney Industrial Area Structure Plan](#) (2005), the [Northeast Industrial Area Structure Plan](#) (2007), the [Saddle Ridge Area Structure Plan](#) (1984), the [Southeast Industrial Area Structure Plan](#) (1996), and the [Southeast 68 Street Industrial Area Structure Plan](#) (2010). Upon review, Administration determined that the remaining Area Structure Plan, [Shepard Industrial Area Structure Plan](#) (2009), has suitable policies in support of industrial development without notable policy barriers.
- The amendments were identified through policy review, strategic considerations and conversations with Industrial Strategy Working Group members and interested parties.

DISCUSSION

Scope of the Review

Administration reviewed six existing industrial Area Structure Plans located in the Northeast and Southeast industrial submarkets. They outline long-term goals, design concepts and policy statements to facilitate future industrial developments. However, they also contain some policy barriers that do not align with current industrial trends and which may limit industrial growth. Since there are no immediate plans for new local area plans in these areas, Administration is undertaking targeted policy amendments to proactively support industrial growth in these areas.

Current policy barriers are mainly based on outdated criteria, such as maximum density criteria for industrial developments, as well as limited locational criteria for Medium Industrial Uses as notably defined in the Revised Stoney Industrial Area Structure Plan and the Northeast Industrial Area Structure Plan. There are inconsistencies in local commercial use policies within the Area Structure Plans in the Northeast submarket area, as well as between the existing policies and current application requirements. Additionally, the current maps in the Southeast 68 Street Area Structure Plan do not reflect the approved outline plan and land use amendments in Starfield and Great Plains Industrial Business Parks ([LOC2017-0305](#)). The proposed amendments in this initiative address these outdated policies.

Proposed Policy Amendments

The proposed amendments consist of transportation or land use-related policy changes to align with the current application review process and industrial development trends. These policy updates provide clearer guidance and increased flexibility for future industrial developments that will support this important sector. Proposed changes include:

- **Increased Flexibility for Density:** Delete policies referencing maximum density based on transportation impact and trip generation, as well as those regulating size based on floor area ratio or vehicle trip generation factor. These changes align with the current development permit and land use amendment application review standards.
- **Increased Flexibility for Medium Industrial Uses:** Allow more industrial developments to be located adjacent to entranceway roads, while complying with design guidelines.
- **Alignment of Local Commercial Uses among Northeast Industrial Submarket:** Increase flexibility and adaptability for local commercial uses in the Saddle Ridge Area Structure Plan area to support local employees and development feasibility, as well as to ensure consistency with the Revised Stoney Industrial Area Structure Plan and the Northeast Industrial Area Structure Plan.

Citywide Growth Strategy: Targeted Amendments to Existing Industrial Area Structure Plans

- **Land Use Concept Map Alignment:** Update the Land Use Concept Map and Transportation Infrastructure Maps to maintain consistency between the Southeast 68 Street Industrial Area Structure Plan and the existing land use designation ([LOC2017-0305](#)) to reflect the current development stage.
- **Application Process Alignment:** Remove policies related to concept plans and transportation analyses that do not align with the current application review process to streamline the permit approval process.

Relationship with the City Building Program

These amendments are presented before the conclusion of the City Building Program, which includes the development of the Calgary Plan, the Zoning Bylaw and the Street Manual. These targeted text and map amendments align with the current direction of the City Building Program.

EXTERNAL ENGAGEMENT AND COMMUNICATION

- | | |
|--|---|
| <input checked="" type="checkbox"/> Public engagement was undertaken | <input checked="" type="checkbox"/> Dialogue with interested parties was undertaken |
| <input type="checkbox"/> Public/interested parties were informed | <input type="checkbox"/> Public communication or engagement was not required |

Administration worked in collaboration with the Industrial Strategy Working Group members to develop these amendments. The Working Group is comprised of developers, landowners, consultants and members of external organizations related to industrial growth in Calgary. Administration sent email circulations to the Working Group members to identify policy barriers to industrial developments in the existing industrial Area Structure Plans and sought their input on the proposed list of policy amendments.

Administration used several communication channels to create opportunities for industry members and the general public to provide feedback on policy changes. Administration advertised the work through The City of Calgary's Dispatch newsletter, BILD – Calgary Region newsletter and NAIOP bulletin board. Additionally, Administration created a new email subscription link and held three online information sessions for anyone interested in this initiative. Administration also updated the [Industrial Growth Strategy webpage](#) and created a new [Engage webpage](#) to provide information and seek input on the proposed amendments.

In general, the policy amendments were non-controversial and engaged parties demonstrated support for the amendments.

IMPLICATIONS

Social

This work supports Council's Social Wellbeing Policy by creating well-paying jobs in different areas of Calgary, promoting equitable distribution of economic opportunities.

Environmental

Development within existing industrial Area Structure Plans supports a compact urban form and travel efficiency by utilizing existing infrastructure.

Citywide Growth Strategy: Targeted Amendments to Existing Industrial Area Structure Plans

Economic

The proposed amendments would support short- and long-term industrial developments in both the Northeast and Southeast industrial submarkets, further supporting the diversification of Calgary's economy.

Service and Financial Implications

No anticipated financial impact.

RISK

Maintaining outdated policies in existing industrial Area Structure Plans would result in reduced development opportunities and potential loss of market share to surrounding municipalities. Amendments triggered by applications may take longer to review as Administration will have to address outdated policies during their file review or seek policy amendments alongside applications. This work is proactively supporting industrial growth.

ATTACHMENTS

1. Background and Previous Council Direction
2. 2023 Industrial Action Plan
3. Proposed Amendments to the Revised Stoney Industrial Area Structure Plan
4. Proposed Amendments to the Northeast Industrial Area Structure Plan
5. Proposed Amendments to the Saddle Ridge Area Structure Plan
6. Proposed Amendments to the Southeast Industrial Area Structure Plan
7. Proposed Amendments to the Southeast 68 Street Industrial Area Structure Plan
8. Engagement Summary
9. Letters
10. Presentation

Department Circulation

General Manager	Department	Approve/Consult/Inform
Debra Hamilton	Planning & Development Services	Approve

Author: Wonjun Cho, City and Regional Planning

Background and Previous Council Direction

This attachment provides a summary of the background and previous Council decisions that led to the proposed amendments related to five of the following six Area Structure Plans:

1. [Revised Stoney Industrial Area Structure Plan \(2005\)](#)
2. [Northeast Industrial Area Structure Plan \(2007\)](#)
3. [Saddle Ridge Area Structure Plan \(1984\)](#)
4. [Southeast Industrial Area Structure Plan \(1996\)](#)
5. [Southeast 68 Street Industrial Area Structure Plan \(2010\)](#)
6. [Shepard Industrial Area Structure Plan \(2009\)](#)

Background

Citywide Growth Strategy: 2023 Industrial Action Plan

The industrial component of the Citywide Growth Strategy supports the growth of industrial lands and guides land use planning and investments in growth-enabling infrastructure. On 2023 June 6, Council directed Administration to undertake the 2023 Industrial Action Plan, which identified priority actions and investments that enable a healthy industrial sector in Calgary.

One key action (Action A.2, Attachment 2) is to modernize, update, and potentially remove select policies by undertaking targeted amendments to six existing industrial Area Structure Plans. The proposed amendments in this report aim to enable industrial development, thereby enhancing Calgary's strategic growth and economic prosperity of Calgary. They further support job creation and promote economic diversification through enabling new industrial growth.

Administration has been working with internal and external partners through the Industrial Strategy Working Group to seek their input into these proposed amendments. This is a diverse group, comprised of members from land development associations (BILD Calgary Region and NAIOP), industrial landowners and developers, Calgary Economic Development, professional consultants, industrial brokers, and the Calgary Airport Authority. This group supports the ongoing work of the Industrial Action Plan and policy amendments to foster a healthy industrial sector.

Previous Council Direction

A comprehensive summary of previous reports related to this work is listed below.

DATE	REPORT NUMBER	DIRECTION / DESCRIPTION
2023 June 6	IP2023-0346	Council directed Administration to undertake the Citywide Growth Strategy: 2023 Industrial Action Plan and report back on the City-initiated targeted policy amendments to Council no later than Q3 2024. The amendments in six Area Structure Plans are specific and limited, and not intended to be a comprehensive review.
2022 July 26	C2022-0896	Council approved amendments to Municipal Development Plan (MDP) and Land Use Bylaw (LUB) to strengthen Calgary's Industrial Sector.
2022 February 15	IP2022-0080	Council directed Administration to undertake the Citywide Growth Strategy: 2022 Industrial Action Plan and report back to Council through Infrastructure and Planning Committee no later than Q2 2023, and bring back capital investment recommendations, for Council's consideration, that benefit industrial growth as part of the integrated Citywide Growth Strategy, in coordination with the 2023-2026 business plan and budget cycle.
2021 April 21	BAC2021-0590	Administration reported on Industrial Stakeholder What We Heard Report (Verbal) to the Business Advisory Committee and the subsequent follow up memo to respond to industrial stakeholders' concerns.
2021 March 22	PUD2021-0150	Council directed Administration to undertake the Citywide Growth Strategy: Industrial Action Plan and report back to Council through Priorities and Finance Committee no later than 2022 February.
2021 February 8	PUD2020-1106	Council directed Administration to scope and undertake a Citywide Growth Strategy: Industrial based on the recommendations of the Review and Update of the Municipal Development Plan and Calgary Transportation Plan .
2019 November 5	PFC2019-1062	Administration reported on 2019 Growth Strategy Monitoring Report and Council directed Administration to continue to drive toward a comprehensive Citywide Growth Strategy that includes new communities, established areas and industrial areas for 2022 March.

DATE	REPORT NUMBER	DIRECTION / DESCRIPTION
2020 February 3	PUD2020-0020	Industry/City Work Plan 2019 Year-End Report
2018 January 22	PUD2018-0021	Industry/City Work Plan 2017 Year-End Report
2017 June 26	PUD2017-0425	Industry City Work Plan Update

2023 Industrial Action Plan

This attachment outlines the 2023 Industrial Action Plan, which was approved by Council in June 2023 ([IP2023-0346](#)). This report delivers on Action A.2.

To increase Calgary's economic and business competitiveness and enable the development of Calgary's industrial lands.

Actions	Anticipated End Date
A. Development Enabling Regulatory Improvements	
1. Review the Nose Creek Area Structure Plan to explore a mix of uses without compromising its industrial importance	Q4 2024
2. Modernize, update and remove potential development restrictive policies by undertaking City-initiated surgical text and map amendments to the six industrial Area Structure Plans. These amendments will be very specific and limited. This is not intended to be a full overhaul: <ul style="list-style-type: none"> a. Revised Stoney Industrial Area Structure Plan (2005) b. Northeast Industrial Area Structure Plan (2007) c. Saddle Ridge Area Structure Plan (1984) d. Southeast Industrial Area Structure Plan (1996) e. Southeast 68 Street Industrial Area Structure Plan (2010) f. Sheppard Industrial Area Structure Plan (2009) 	Q3 2024
B. Public Realm, Infrastructure and Servicing Investments	
3. Explore and evaluate alternative funding and financing tools for key unfunded transportation upgrades in strategic industrial areas.	Q3 2024
C. Cost	
4. Evaluate potential incentive opportunities to support the industrial sector including incentive for existing and new construction.	Q4 2024
D. Business Environment	
5. Collaborate with Rocky View County on a joint economic development framework for an industrial growth corridor along Calgary's southeast boundary.	Q4 2024
E. Climate	
6. Develop and refine climate-lens tools for supporting industrial applications (e.g., green buildings).	Q4 2024

Subsequent to the 2023 June direction of this 2023 Industrial Action Plan, the Industrial Strategy Working Group members continue to collaborate on these actions to reduce challenges to industrial growth. New ideas for actions are identified that can support a healthy industrial market in Calgary. A new action was agreed to in 2024 Q1 to provide a more accurate and nuanced summary of industrial land supply. This action is in progress.

F. Land Supply Update	
7. Update the June 2023 Industrial Area Growth Strategy Consulting Report on the current market conditions of serviced lands for industrial development in Calgary.	Q3 2024

There is further discussion around the impact that the 2021 changes to the Airport Vicinity Protection Area Regulation is having on Calgary's industrial land supply, including the interest from landowners to convert industrial land to residential. Discussions are also ramping up on the opportunity for a greater amount of commercial uses to integrate into industrial areas. These discussions may result in further actions being defined. A comprehensive update on the progress of the 2023 Industrial Action Plan is expected by 2025 Q2. Actions that can be implemented by Administration are being done so as soon as they are ready, those requiring Council decision are brought forward in separate reports. Therefore the timing of this comprehensive update report is not slowing the progress that can be made.

Proposed Amendments to the Revised Stoney Industrial Area Structure Plan

1. The Revised Stoney Industrial Area Structure Plan attached to and forming part of Bylaw 16P2004, as amended, is hereby further amended as follows:
 - (a) In Section 8.1.1 Purpose, delete the last sentence in the paragraph.
 - (b) In Section 8.1.2 Policies, subsection (2) 'Development within Business/Industrial Area', delete policy (c) in its entirety and replace with the following:
 - “(c) Medium industrial uses within the Business/Industrial Area should not be located:
 - (i) adjacent to Nose Creek,
 - (ii) adjacent to an escarpment, or
 - (iii) west of 15 Street NE.”
 - (c) In Section 8.2.2 Policies, delete subsection (2) Development within Retail Commercial Area in its entirety and renumber the subsequent subsection.
 - (d) In Section 8.3.2 Policies, subsection (2) Development within Limited Development Area, delete policy (a) and renumber subsequent policy.
 - (e) Delete Section 9.0 Density Policies in its entirety.
 - (f) Delete Section 15.2 Transportation Review in its entirety.
 - (g) Delete Section 15.3 Trip Generation Review in its entirety.
 - (h) In Part 2 Background Information, delete Section 11.0 Vehicle Trip Allocation in its entirety.
 - (i) In Part 2 Background Information, delete Map P entitled 'Vehicle Trip Generation'.

Proposed Amendments to the Northeast Industrial Area Structure Plan

1. The Northeast Stoney Industrial Area Structure Plan attached to and forming part of Bylaw 2P2007, as amended, is hereby further amended as follows:
 - (a) In Section 7.1.1 Purpose, delete the last sentence in the paragraph.
 - (b) In Section 7.1.2 Policies, subsection (2) Development within Business/Industrial Area, delete policy (c) and renumber the subsequent policies accordingly.
 - (c) Delete Section 8.0 Density Policies in its entirety.
 - (d) In Section 18.1 General Definitions, delete definition (4) and replace with the following:

"(4) **Entranceway Road** means a major, expressway or freeway standard road that provides access and egress to and from the Northeast Industrial Area and includes Stoney Trail NE, Deerfoot Trail NE, Barlow Trail NE, Airport Trail NE, Country Hills Boulevard NE and 96 Avenue"
 - (e) Delete Section C3 Transportation Review in its entirety.
 - (f) Delete Section C4 Trip Generation Review in its entirety.

Proposed Amendments to the Saddle Ridge Area Structure Plan

1. The Saddle Ridge Area Structure Plan attached to and forming part of Bylaw 3P84, as amended, is hereby further amended as follows:

(a) In Section 4.5.1 Industrial, in the second paragraph, delete the following text:

“Accordingly, lands north of 80 Avenue NE should only be redesignated or redeveloped for fully serviced industrial uses.”

and replace with the following text:

“Accordingly, lands north of 80 Avenue NE should be developed for predominantly industrial uses and limited local commercial uses.”

(b) In Section 4.5.1 Industrial, delete Policy 1 in its entirety and replace with the following:

"1. Lands north of 80 Avenue NE should be redesignated, subdivided or developed for fully serviced industrial uses and limited local commercial uses. The parcel located at 9020 – 36 Street NE is appropriate for a range of commercial uses. Local commercial uses within the Industrial area:

(i) means the use of land, buildings or structures for the purpose of providing retail goods and services on a limited scale to primarily local employees or patrons in the area and may include, but is not limited to, restaurants, convenience stores, service stations and gas bars, and financial institutions;

(ii) should be located at the intersection of two roads;

(iii) should not comprise a site exceeding 1.6 hectares of land at the corner of an intersection; and

(iv) should not, in the aggregate, comprise sites totalling more than 1.6 hectares of land at one or more corners of the same intersection.”

Proposed Amendments to the Southeast Industrial Area Structure Plan

1. The Southeast Industrial Area Structure Plan attached to and forming part of Bylaw 6P96, as amended, is hereby further amended as follows:
 - (a) In Section 4.4.2 Road Network, subsection 4.4.2.1 Regional Road Network (Map 3), delete the fourth paragraph.
 - (b) In Section 4.4.2 Road Network, subsection 4.4.2.1 Regional Road Network (Map 3), delete Recommendations (a) and (c) and renumber the remaining Recommendation.

TEXT FOR DISCUSSION

Proposed Amendments to the Southeast 68 Street Industrial Area Structure Plan

1. The Southeast 68 Street Industrial Area Structure Plan attached to and forming part of Bylaw 27P2010, as amended, is hereby further amended as follows:
 - (a) Delete the existing Map 3 entitled 'Land Use Concept' and replace with the revised Map 3 entitled 'Land Use Concept', attached as Schedule 'A'.
 - (b) Delete the existing Map 6 entitled 'Transportation Network' and replace with the revised Map 6 entitled 'Transportation Network', attached as Schedule 'B'.



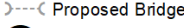
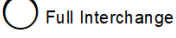
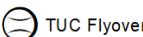
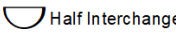
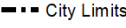
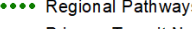
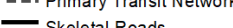
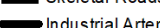
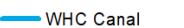
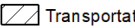
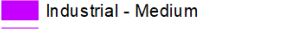
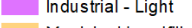
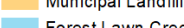
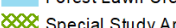



TEXT FOR DISCUSSION

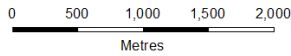
Schedule A

Revised Map 3 – 'Land Use Concept'

**Southeast
68th Street Industrial
Area Structure Plan**

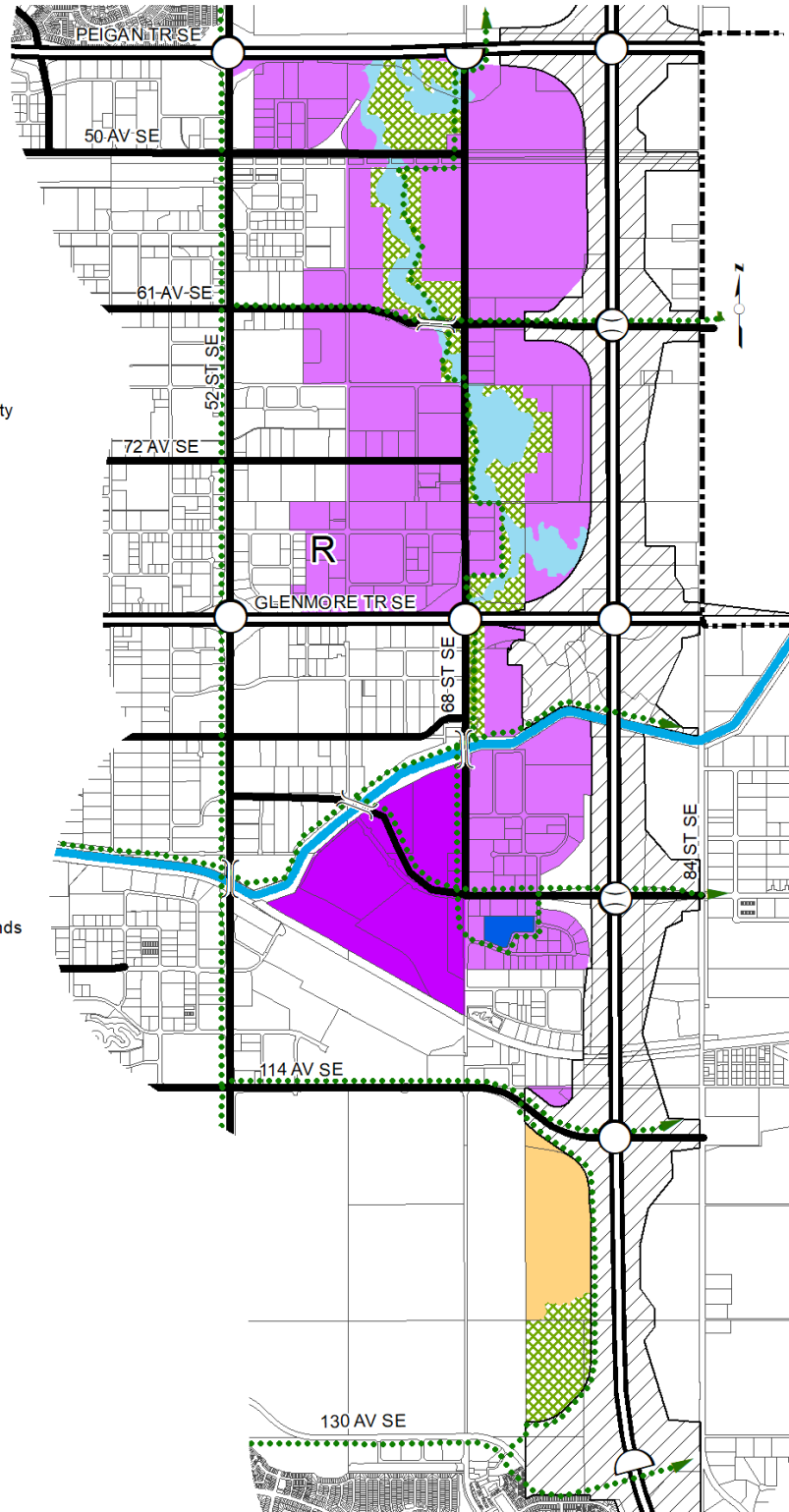
Legend

-  Potential Small Regional Recreation Facility
-  Bridge
-  Proposed Bridge
-  Full Interchange
-  TUC Flyover
-  Half Interchange
-  City Limits
-  Regional Pathways
-  Primary Transit Network
-  Skeletal Roads
-  Industrial Arterials
-  WHC Canal
-  Transportation/ Utility Corridor
-  Industrial - Medium
-  Industrial - Light
-  Municipal Landfill
-  Forest Lawn Creek and Associated Wetlands
-  Special Study Area
-  Storm Pond



This map is conceptual only. No measurements of distances or areas should be taken from this map.

Approved:
Amended:



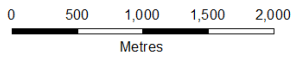
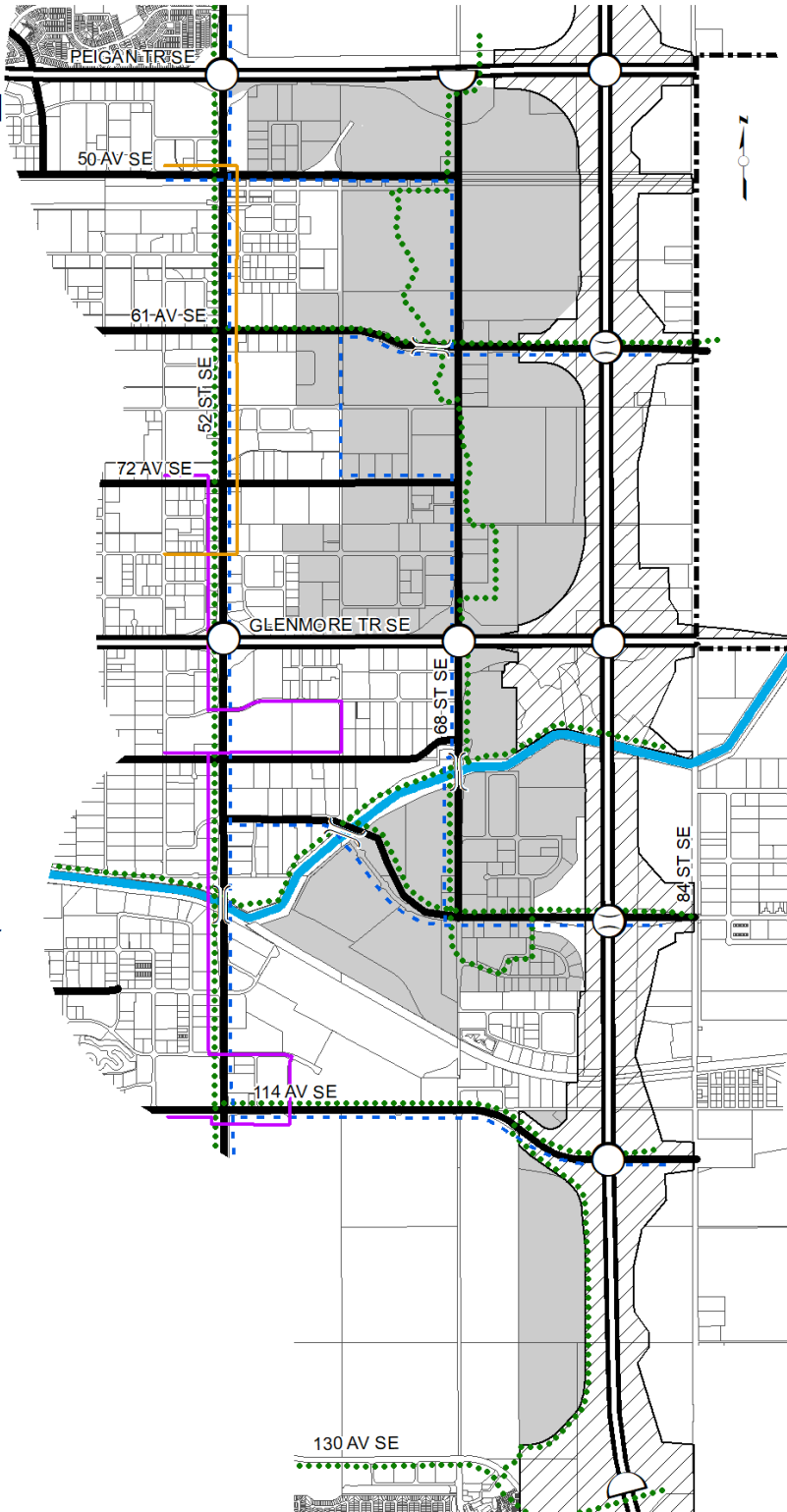
Schedule B

Revised Map 6 – ‘Transportation Network’

**Southeast
68th Street Industrial
Area Structure Plan**

Legend

- City Limits
- Bus Route Number**
- 23
- 176 / 409
- - - Proposed Bus Routes
- ⌈ ⌋ Bridge
- ⌈ - - ⌋ Proposed Bridge
- ⊖ TUC Flyover
- ⊖ Half Interchange
- ⊖ Full Interchange
- - - BRT/Primary Transit Network
- ⋯ Regional Pathways
- ≡ Skeletal Roads
- ≡ Industrial Arterials
- WHC Canal
- ▨ Transportation/ Utility Corridor
- ▨ Plan Area



This map is conceptual only. No measurements of distances or areas should be taken from this map.

Approved:

Amended:

Engagement Summary

This attachment outlines the engagement strategy and activities of this initiative to undertake targeted amendments to existing industrial Area Structure Plans.

Engagement Strategy

The Industrial Growth Strategy and series of Action Plans has been supported since 2016 by the Industrial Strategy Working Group. This is a group of external and internal partners who provide knowledge and holistic perspective on Calgary's industrial sector. This group is well positioned to consider how policies could be improved in support of current trends of the industrial sector. Therefore, Administration leveraged their knowledge and iterative feedback in the primary engagement undertaken in this initiative. This group consists of informed industry members who can comment on policy and its effects on the industry.

The Working Group is comprised of diverse industry members including representatives from:

- Land development associations (BILD and NAIOP);
- Industrial landowners and developers;
- Calgary Economic Development (CED);
- Professional consultants;
- Industrial brokers; and
- Calgary Airport Authority.

Additionally, engagement opportunities were provided to the general public to ensure that anyone interested in these amendments could connect with Administration. Multiple avenues were used to inform and enable connections on this work.

Engagement Methodology

Between 2023 June and 2024 May, Administration collaborated with the Industrial Working Group on potential policy improvements. Two circulations were done in 2023 December and 2024 February that supported thorough identification of policy barriers and responses to proposed amendments.

More general public engagement took place between 2024 March 22 - April 14. Administration used an engage portal webpage and email subscription link to provide information about the initiative and gather feedback. Further, three virtual engagement sessions were held at different times and days to maximize the opportunity for interested parties to attend. These sessions were advertised through external newsletters, bulletin board advertisements, and The City's X page.

Feedback Received

Administration received nearly 300 comments about potential policy improvements from 17 industry members and cross-departmental teams during the initial project phase. A further 60 comments from 19 members from both the industry and internal teams were received based on the circulation of 11 draft policy amendments.

Comment themes from external members included:

- Concerns about the outdated and inflexible policies;
- Advocating for more flexibility for commercial uses;
- Advocating for more flexibility in locational criteria of medium industrial uses;
- Removing the maximum Floor Area Ratio to align with the Land Use Bylaw; and
- Clarifying policy language and changing 'shall' policies to 'should' policies for more flexibility.

Comment themes from internal members included:

- Limiting the encroachment of commercial uses into industrial areas for strategic industrial growth;
- Aligning policies with current application requirements, such as transportation studies; and
- Addressing the mismatch between the Southeast 68 Street Industrial Area Structure Plan's Land Use Concept Map and an approved Outline Plan.

Feedback from the public engagement sessions included:

- Positive feedback on the clarity of the presentation and conversations;
- The need for more flexibility in industrial land uses;
- Discussion about accommodating medium industrial uses in industrial lands;
- Managing the transition between industrial areas and commercial or residential areas to avoid over-commercialization; and
- Questions regarding the alignment of these specific amendments with the future Zoning Bylaw and the Local Area Plans.

Letters



May 30, 2024

To: Wonjun Cho, Planner 1, Growth Strategy | City & Regional Planning
Cc: Lesley Kalmakoff, Manager Growth & Change Strategy | City & Regional Planning
From: NAIOP Calgary
Re: **Support for 6 Industrial ASP Amendments**

NAIOP Calgary and our Industrial developers, builders and property owners/managers are pleased to support the City suggested amendments to the 6 Industrial ASP's.

The City initiative was the result of feedback from the Industrial Growth Strategy Working Group. This group was created to inform current and future growth in industrial areas.

The 6 Industrial ASP's will quickly receive amendments to policies to facilitate industrial growth. The urgency of the amendments is that the new Calgary Plan, Zoning bylaw and Street Manual are destined for approval by the end of 2024. These quick amendments to the existing planning documents can provide potential new industrial growth.. now.

While the proposed changes are welcomed it is important not to lose sight of the larger issues. Industrial development is being lost at an alarming rate to the County. This trend has been happening for a number of years and unless there are some structural changes to how Calgary grows its industrial development there is no logical reason why this migration will not continue.

To put it into perspective, over the past 8 years, 6 of those years have seen zero new industrial horizontal development. These are serviced land parcels that facilitate the vertical development (buildings). While there is still some land supply to facilitate new builds a steady flow of new supply is critical.

The County offers cheaper land, cheaper and faster servicing and lower property taxes to name a few advantages.

While Calgary cannot hope to match these cost advantages there can be a conscious effort to mitigate some of the differential.

Calgary is attractive to many developers due to its rich services, large market and proximity to transportation and a skilled labour force. Developers will consider paying a premium but not at the expense of a reasonable rate of return and having choices in what they can develop/build.

The Industrial Working Group is tackling these issues in a logical fashion. An incentive program has been tabled to encourage new horizontal development. This is the first step in finding solutions to

the issues. Administration is crafting a report to the Senior Leadership team that addresses this suggested program.

Again, we thank the administration for taking the initiative with regard to amending the 6 ASP's. Now let's turn our attention, with a sense of urgency, to making Calgary a valid alternative to the County for industrial development.

Yours Truly,

A handwritten signature in black ink, appearing to read "Guy Huntingford". The signature is written in a cursive, flowing style.

Guy Huntingford
Director Strategic Initiatives
NAIOP Calgary



Citywide Growth Strategy: Targeted Amendments to Existing Industrial Area Structure Plans

2024 June 12 | IP2024-0587 | Infrastructure and Planning Committee

Previous Council Direction

Council directed Administration to undertake the proposed **Citywide Growth Strategy: 2023 Industrial Action Plan**. (IP2023-0346)

Today's report delivers on **Action A.2**:

Modernize, update and remove potential development restrictive policies by undertaking City-initiated surgical text and map amendments to the six industrial Area Structure Plans. These amendments will be very specific and limited. This is not intended to be a full overhaul:

- a. Revised Stoney Industrial Area Structure Plan (2005)
- b. Northeast Industrial Area Structure Plan (2007)
- c. Saddle Ridge Area Structure Plan (1984)
- d. Southeast Industrial Area Structure Plan (1996)
- e. Southeast 68 Street Industrial Area Structure Plan (2010)
- f. Shepard Industrial Area Structure Plan (2009)

Recommendations

That Infrastructure and Planning Committee recommend that Council hold a Public Hearing; and

1. Give three readings to the proposed bylaw to amend the Revised Stoney Industrial Area Structure Plan (Attachment 3);
2. Give three readings to the proposed bylaw to amend the Northeast Industrial Area Structure Plan (Attachment 4);
3. Give three readings to the proposed bylaw to amend the Saddle Ridge Area Structure Plan (Attachment 5);
4. Give three readings to the proposed bylaw to amend the Southeast Industrial Area Structure Plan (Attachment 6); and
5. Give three readings to the proposed bylaw to amend the Southeast 68 Street Industrial Area Structure Plan (Attachment 7).

Highlights

Purpose

- Support industrial growth which leads to job creation and economic diversification
- Identify targeted amendments that could be done quickly
- Reduce policy barriers by helping modernize existing Area Structure Plans
- Better align policy with current industrial trends

Approach

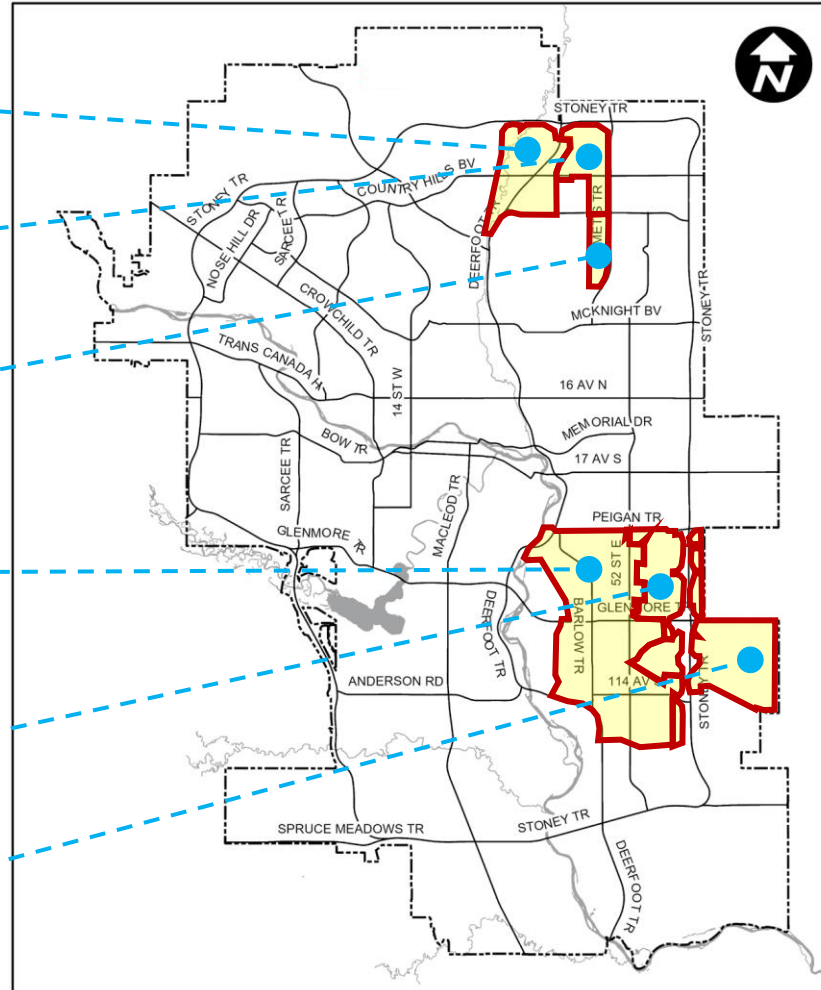
- Five of the six Area Structure Plans warranted updates
- Industrial Working Group members provided insight



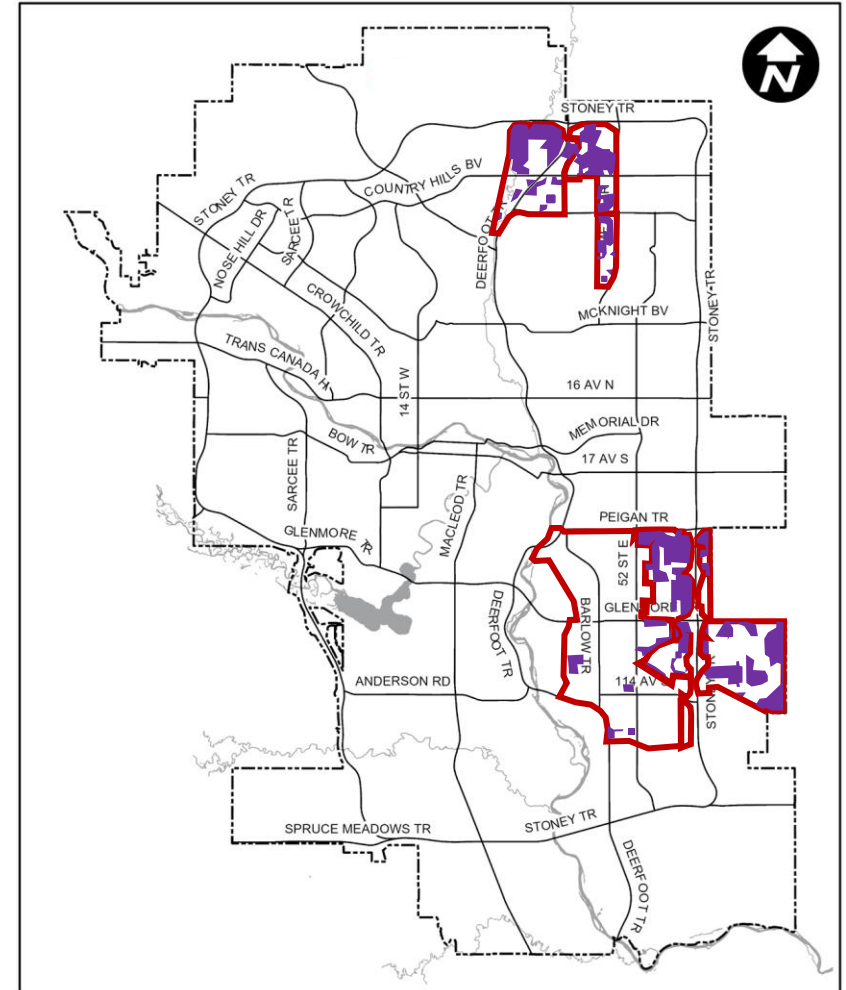


Industrial Policy Improvement Locations

Active Industrial Area Structure Plans



Related Vacant Industrial Land



Revised Stoney Industrial Area Structure Plan

Northeast Industrial Area Structure Plan

Saddle Ridge Area Structure Plan

Southeast Industrial Area Structure Plan

Southeast 68 Street Industrial Area Structure Plan

Shepard Industrial Area Structure Plan



Supporting New Industrial Development

Policy Update	Improvement
Remove outdated density-related policies that limit development size	Development size will be site-specific
Allow medium industrial to locate adjacent to entranceway roads	Medium industrial uses will have more location flexibility
Add consistent opportunity to include local commercial	More equitable opportunity to include local commercial uses in development
Update maps to reflect approved outline plan and land use amendments	More accurate maps to guide development
Remove policies that do not reflect current business processes	Policies better reflect current requirements

Recommendations

That Infrastructure and Planning Committee recommend that Council hold a Public Hearing; and

1. Give three readings to the proposed bylaw to amend the Revised Stoney Industrial Area Structure Plan (Attachment 3);
2. Give three readings to the proposed bylaw to amend the Northeast Industrial Area Structure Plan (Attachment 4);
3. Give three readings to the proposed bylaw to amend the Saddle Ridge Area Structure Plan (Attachment 5);
4. Give three readings to the proposed bylaw to amend the Southeast Industrial Area Structure Plan (Attachment 6); and
5. Give three readings to the proposed bylaw to amend the Southeast 68 Street Industrial Area Structure Plan (Attachment 7).

Growth Infrastructure Continuous Improvement Plan

PURPOSE

The purpose of this report is to respond to Council direction to develop a detailed implementation plan for continuous improvement in how The City plans, funds, builds and reports on growth-related infrastructure. Of the eight (8) amendments directed by Council January 16, all have been actioned and are underway.

PREVIOUS COUNCIL DIRECTION

On 2024 January 16 (IP2023-1264), Council approved the 2024 Off-site Levies Bylaw and directed Administration to report back in 2024 Q2 with a detailed implementation plan addressing:

- a. Update the Water Efficiency Plan.
- b. Undertake geographic analysis measuring water usage.
- c. Request data from the development industry that shows evidence of water saving measures in new communities.
- d. Report on RouteAhead strategies regarding transit service in new communities.
- e. Supplement the off-site annual levy report to include buses bought using levies.
- f. Investigate rightsizing infrastructure in the Municipal Development Plan, Calgary Transportation Plan, and other infrastructure plans.
- g. Identify risks and costs due to slower pace of growth.
- h. Investigate alternative means to fund new growth-related infrastructure (as opposed to passing the financial burden to The City of Calgary and existing taxpayers and utility rate payers).

RECOMMENDATION:

That Infrastructure and Planning Committee recommend that Council receive this report for the Corporate Record.

CHIEF ADMINISTRATIVE OFFICER/GENERAL MANAGER COMMENTS

Acting General Manager Debra Hamilton concurs with this report. This plan highlights The City's commitment to continuous improvement, robust engagement and transparency on growth infrastructure.

HIGHLIGHTS

- In response to 2024 January 16 direction, Administration developed a detailed implementation plan for continuous improvement in how The City plans, funds, builds and reports on growth-related infrastructure. (Attachment 2).
- Administration is dedicated to continuous improvement, seeks opportunities to right-size infrastructure and strives to reduce spending without compromising level of service to Calgarians. Administration also seeks ways to improve transparency and clarity in connection to the off-site levies and investigates new funding opportunities.

Growth Infrastructure Continuous Improvement Plan

- Administration uses several processes and tools to effectively identify, prioritize, fund and deliver future growth infrastructure. The methodology used in the Off-site Levies Bylaw has recently been updated. It is transparent and effective. At the same time, Administration remains attentive to continuous improvement.
- Updates to the inputs to the off-site levies will be incorporated in future bylaw updates as they become available.
- Council directed Administration to explore a contingency plan of alternative funding models to the levies for funding growth-related infrastructure. Doing so will help to ensure that The City does not shift the costs of growth towards taxpayers and ratepayers.

DISCUSSION

Administration has developed a detailed implementation plan, including specifics on deliverables, scope of work, resourcing, and timing for each of the topics identified in the Council direction. Administration will continue to undertake the initiatives in Attachment 2, as per the defined timelines.

The implementation plan actions can be categorized under three overall directions:

1. *Continuous improvements to how The City plans and builds growth-related infrastructure*

1.1. *Water Efficiency Plan, Analyze Geographic Water Use, Industry Data on Water Saving (amendments a-c)*

Effective water management, and how much water is taken from the Bow and Elbow rivers, is critical to prepare for population growth, drought risk, water sharing agreement commitments and system costs. In 2024, Administration is emphasizing and has increased efforts toward two water management strategies. The first is water conservation, including the launch of a 'Every drop counts' water conservation campaign and Water Reductions Advisory in the spring, followed by proposed water utility bylaw amendments at the June 11 Executive Committee meeting for the immediate implementation of an outdoor watering schedule. Second, the Accelerated Water Loss program, including increased leak surveys starting this June, increased pipe replacements, and metering to support data driven decision-making. These strategies are expected to reduce water use in 2024. Additional strategies and actions will be guided by the Water Efficiency Plan, anticipated to be completed in early 2025.

Administration is also undertaking a program to replace the existing water meter reading system with an advanced system that provides accurate and near real-time data on water consumption. Administration is also currently developing an implementation plan for improved monitoring in the potable water distribution system. Administration has made a request to interest groups representing the development industry for empirical evidence of water conservation measures in the construction of new homes and communities, with the response noted in Attachment 3.

1.2. *Right size infrastructure (amendment f)*

Administration provides a biannual report on infrastructure with a lens on appropriately sizing infrastructure to meet needs. The "*Biannual Infrastructure Insights Report – Q1 2024*" (IP2024-0020) was on the 2024 March 13 agenda. Administration is currently undertaking the City Building Program, which will consolidate and update the Municipal Development Plan and

Growth Infrastructure Continuous Improvement Plan

Calgary Transportation Plan, as well as bring forward a new Street Manual, the latter of which will consolidate and update the Complete Streets Policy and Guide and the Design Guidelines for Subdivision Servicing Section II: Roads. As well, Administration is conducting the Southeast Calgary Network Study to review street classifications, sequencing and prioritization of long-range infrastructure plans to inform investment and city-building decisions. A key consideration of all these projects is to critically examine and question the need, scale, cost and timing of future infrastructure.

1.3. Costs of Slow Growth (amendment g)

Administration has begun to undertake an analysis of operating and maintenance costs incurred for utility infrastructure resulting from a slower than anticipated pace of growth. The results of this analysis will inform engineering solutions and potential changes to the sizing, design and construction sequence of utility infrastructure. Administration may revise infrastructure evaluation during Growth Application review and Area Structure Plan development depending on the results of this study.

2. Continuous improvements to how The City reports on growth-related infrastructure

2.1. Route ahead – report new community transit, add buses to annual levy report (amendment d and e)

Administration reports to Council in the second quarter of each year on the RouteAhead strategic plan with updates on operating investments, capital investments, status indicator updates and transit service changes. The “RouteAhead 2023 Annual Status Report” (IP2024-0581) was on the 2024 May 15 agenda. In 2024, Calgary Transit undertakes the expansion of On Demand service to six new communities.

The Off-site Levies and Centre City Levy Annual Reports provide information on levy collection and spend as required under the Municipal Government Act. These reports ensure ongoing accountability for the levy funds used to deliver infrastructure that supports growth and development in Calgary. Administration continually seeks opportunities to improve the clarity of information in the report. Administration will publish an updated version of the Off-site Levies Annual Report, including reporting on buses purchased using levy funds, in 2025 Q2.

Enhanced reporting as part of the RouteAhead strategic plan reporting and the Off-site Levies Annual Report support transparency for levy ratepayers, industry interest groups and Council.

3. Continuous improvements to how The City funds growth-related infrastructure

3.1. Alternative funding contingency (amendment h)

The current levies are robust, well-supported by industry and Administration, and meet The City’s legislative obligations. In the absence of levies, the full cost of growth would be shifted to The City of Calgary, resulting either in increased taxes, reduced service, an inability to fund growth-related projects or a combination of all three. Administration is currently developing a contingency plan to explore alternative funding models that could potentially be deployed if required (Attachment 4). Administration will ensure that any potential alternative(s) considered as contingency options do not pass more of the financial costs of growth to The City of Calgary, existing taxpayers or utility rate payers. Report “Exploration of Contingency Models to the Off-site Levy Bylaw for Funding Growth-Related Infrastructure” (IGA2024-0529) will be on the 2024 June 20 Intergovernmental Affairs Committee agenda and responds to additional Council direction to develop a contingency funding plan.

Growth Infrastructure Continuous Improvement Plan

EXTERNAL ENGAGEMENT AND COMMUNICATION

- | | |
|--|--|
| <input type="checkbox"/> Public engagement was undertaken. | <input checked="" type="checkbox"/> Dialogue with interested parties was undertaken. |
| <input checked="" type="checkbox"/> Public/interested parties were informed. | <input type="checkbox"/> Public communication or engagement was not required. |

Administration met with representatives of the Building Industry and Land Development Association (BILD), the Commercial Real Estate Development Association (NAIOP) and Calgary Inner City Builders Association (CICBA) to share its approach on addressing the Council direction. Administration received feedback on the approach, as well as suggestions on approaching the Provincial Government for funding. Industry representatives are supportive of the existence of levies as cost-sharing mechanisms and prefer the current system to one where developers fund and build infrastructure.

The main concerns shared by industry were that The City should continually reevaluate whether the cost, scale and design of infrastructure is financially sustainable and supports future growth.

IMPLICATIONS

Social

If The City is forced to adopt an alternative funding contingency plan in place of the levies, or if the levy rates are adjusted such that they are too low and do not collect sufficient revenue to adequately service communities, it may impact The City's ability to ensure funding availability for recreation facilities, libraries, fire and police stations, clean drinking water, buses and pathways. This infrastructure is essential for safe and vibrant communities. They directly support the Quality-of-Life indicators and the Social Wellbeing Policy. Further, the funding and provision of capital infrastructure directly enables housing in new communities, which helps balance supply with demand and can improve affordability.

Environmental

If The City adopts an alternative funding contingency plan, or if the levy rates are adjusted too low, it may slow greenfield development. While there are downsides to this, it may have a positive environmental impact. The Sustainability Principles for Land Use and Mobility listed in the Municipal Development Plan include Principle 5: *Preserve open space, agricultural land, natural beauty and critical environmental areas*, and Principle 7: *Strategically direct and manage redevelopment opportunities within existing areas*. Greenfield development replaces natural grassland and agricultural land, contributing to increased greenhouse gas emissions and reduced biodiversity. Increased growth in the greenfield increases the challenge for The City to enable more sustainable travel options and shorter trips between work, school and amenities. Administration mitigates these impacts by strategically planning and delivering infrastructure.

Economic

If The City adopts an alternative funding contingency plan, or if the levy rates are adjusted too low, it may impact The City's ability to fund its capital priorities. Levy-funded infrastructure creates jobs and economic activity, both directly and through the enabled development.

Growth Infrastructure Continuous Improvement Plan

Service and Financial Implications

No anticipated financial impact

There are no direct capital or operating costs associated with this report.

RISK

- **Under collection:** There is a risk that this work results in off-site levy rates that are too low and do not collect sufficient revenue to ensure adequately serviced communities. This could result in increased pressure on tax and utility rates, underserved communities and/or an inability to fund growth-related projects. Administration is managing this risk by continuing to take an evidence-based approach in its continuous improvement work.
- **Legislative change:** The Provincial Government has introduced legislative changes that increase the risk that construction of growth-related infrastructure may be paused, thus negatively impacting growth. If the levies were to become unreliable tools in funding growth, this could have a major impact. In addition, the Provincial Government has introduced Bill 18, which could limit the availability of Federal Government grant funding to The City. Administration is managing these risks by starting work to explore an alternative model that mirrors the balance of risk in the existing bylaw, as directed by Council, as a contingency. However, any significant changes in the way The City funds infrastructure carries new risks and would take time to implement.
- **Fiscal gap:** Even if potential alternatives to the levy that Administration identifies mirror the balance of financial risk in the levy, there are still significant municipal contributions required to fund growth, as well as a growing fiscal gap between available funding and infrastructure needs. Growth creates a commitment to services and infrastructure indefinitely into the future, impacting The City's long-term financial sustainability.

ATTACHMENT(S)

1. Background and Previous Council Direction
2. Growth Infrastructure Continuous Improvement Implementation Plan
3. Request for Industry Data on Water Saving
4. Alternative Funding Contingency Plan
5. Presentation

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform
Debra Hamilton	Planning and Development Services	Approve
Carla Male	Corporate Planning & Financial Services	Approve
Doug Morgan	Operational Services	Consult
Michael Thompson	Infrastructure Services	Consult

Background and Previous Council Direction

Previous Council Direction

DATE	REPORT NUMBER	DIRECTION/DESCRIPTION
1/16/2024	IP2023-1264	<p>10 Home and Business Essentials: Improved Off-site Levies Program and Bylaw</p> <p>Council approved the Off-site Levies Bylaw 1H2024.</p> <p>That with respect to Report IP2023-1264, the following amendment be adopted:</p> <p>That Council insert a new recommendation 2 as follows, and renumber the remaining recommendation accordingly:</p> <p>In consideration of the need to continue to improve the information available and used in developing an off-site levies bylaw, and maintain affordability for services provided through growth-enabling infrastructure, direct Administration to report back in 2024 Q2 to the Infrastructure & Planning Committee with a detailed implementation plan, including specifics on deliverables, scope of work, by whom the work will be undertaken, resourcing, and timing, with topics to be addressed to include:</p> <ol style="list-style-type: none"> a. An update to The City’s Water Efficiency Plan including new water efficiency targets, policies, programs, and tools for achieving targets. b. Geographic analysis for measuring water usage (including maximum daily demand) and leakage, including new and established areas, and specifically progressing to a smart metering approach. c. Request data from the development industry that shows empirical evidence of which water saving measures are being leveraged in new community development and home construction, to inform the work on maximum water demand. d. Reporting on RouteAhead strategies and actions relating to transit service introduction and adjustments, including On Demand, in new and actively developing communities. e. Supplement annual off-site levy reporting for transit buses to include the new service implemented as buses are purchased using levy funds. f. Infrastructure plans and inputs including scale and cost, including rightsizing infrastructure in the updated and consolidated Municipal Development Plan and the Calgary Transportation Plan. g. Identify risks and costs of operating and maintenance issues arising from under-utilized infrastructure due to slower pace of growth. h. Alternative means, including developer-led and/or provincial government to fund new growth-related infrastructure in active Area Structure Plans outside currently Approved Area as opposed to passing the financial burden to the City of Calgary and existing taxpayers and utility rate payers.
1/16/2024	IGA2023-1366	<p>City Charter Update (Verbal)</p> <p>In consideration of the risk and uncertainty associated with proposed off-site levy charter legislation, and the imperative to provide essential services to a growing city, direct Administration to report back to the Intergovernmental Affairs Committee with an update in 2024 Q2 regarding:</p> <ol style="list-style-type: none"> a. Pursuit of an alternative model to the Off-site Levies Program and Bylaw for community planning, infrastructure portfolio planning, funding, and financing of growth-related infrastructure, to: <ol style="list-style-type: none"> i. Ensure cost, scale and design of infrastructure is financially sustainable and supports future growth, and ii. Mirror the balance of financial risk with responsibility

		within the existing bylaw, and thus is covered by either the development industry or the Government of Alberta as opposed to passing the financial burden to the City of Calgary and existing taxpayers and utility rate payers.
1/12/2021	PFC2021-0035	Off-Site Levy Update Council directed Administration to adopt the new off-site levy principles as a strategic foundation for a new off-site levy bylaw.
11/2/2020	PFC2020-1140	Water Utility Rates – Revised for 2021 and 2022 and Financial Plan Update Council directed Administration to examine potential corporate funding and financing sources to reduce the impact of Off-site Levy shortfalls on Water Utility rates and report back with the 2021 Off-site Levy Bylaw review.
5/25/2020	PFC2020-0381	Established Area Growth and Change Strategy 2020: Phase 1 Recommendations Council directed Administration to explore a new Established Area off-site levy for local-sized water and sanitary pipes, through consultation with stakeholders, and for Council's consideration, as part of the current Off-site Levies Bylaw review.
10/21/2019	PFC2019-1123	Development of Off-site Levies: Update and Bylaw Amendment Council adopted Administration's Recommendation to give three readings to the amending Charter Bylaw 2H2019, to include the Community Service Charges as an off-site levy, in alignment with the City of Calgary Charter Regulation.
11/12/2018	PFC2018-0973	Off-site Levy Bylaw Amendment Arising from New Community Growth Strategy 2018 Council approved the proposed bylaw amendment to the Off-site Levy Bylaw 2M2016 in Attachment 1, to enable Council's direction on the New Community Growth Strategy 2018.
1/11/2016	C2016-0023	Off-site Levy Bylaw Council adopted the Administration Recommendations to: 1. Give three readings to Bylaw 2M2016; 2. Adopt by resolution, the Community Services Charges; 3. Direct Administration to implement the key deliverables of the 2016 work plan to address issues that arose through this process; and 4. Direct Administration to create an Established Area Redevelopment Incentive Budget (EARIB) to offset reduced revenue resulting from the proposed density incentive program.

Bylaws, Regulations, Council Policies

Bylaws, regulations, and Council policies together govern The City of Calgary's off-site levies.

The Municipal Government Act (MGA), the Off-Site Levies Regulation (Alta Reg 187/2017) The City of Calgary Charter, and 2018 Regulation (Alta Reg 40/2018) together govern the off-site levies and the Off-site Levies Bylaw. Off-site levies are financial tools that enable development in Calgary by providing certainty of costs to the land development industry, while providing The City with funds to pay for all or part of the capital cost of new or expanded infrastructure, supporting the economic stability of The City.

The City places off-site levy charges on development to fund major off-site growth-related capital infrastructure such as: water/wastewater treatment and pipes, storm water infrastructure, major interchanges/expressways, fire stations, recreation facilities and libraries. The Municipal Development Plan (MDP) and Calgary Transportation Plan (CTP) guide growth-related capital infrastructure investments.

The Municipal Government Act outlines consultation requirements for off-site levy bylaws. The City of Calgary's Engage Policy guides consultation with interested parties.

Municipal Development Plan (24P2009)

In accordance with the Municipal Government Act, the Plan provides the long-term strategic framework for growth and development in the city of Calgary and addresses future land use, development and transportation, relationships with municipal neighbours, provision of municipal services and facilities, and the type and location of land uses adjacent to sour gas facilities.

Calgary Transportation Plan (TP012)

The policy defines future transportation needs and guides orderly growth of Calgary's road and transit networks in a healthy, safe, mobile, and cost-effective manner.

Off-site Levies Bylaw (1H2024)

The Off-site Levies Bylaw authorizes The City to place charges on development to fund growth-related capital infrastructure.

Centre City Levy Bylaw (38M2009)

The Centre City Levy supports growth, quality of life and resiliency in the Centre City Plan Area. The levy consists of two components:

1. The utility portion through the Centre City Levy Bylaw (Bylaw 38M2009).
2. The voluntary community services portion under Council resolution (as per report LPT2010-03).

Engage Policy (CS009)

The Engage Policy provides guidelines for the development and implementation of engagement processes for interested parties, both external and internal to achieve alignment, support, consistent and clear practices, and enhancement of The City of Calgary's reputation. Administration adheres to the Engage Administration Framework, within The City's ability to finance and resource.

Growth Infrastructure Continuous Improvement Implementation Plan

Off-site levies help fund the 10 home and business essentials that Calgarians rely on for their day-to-day living and high quality of life. As service delivery evolves and The City's policies and plans change, the cost to deliver the essentials will also change. Administration will periodically review and adjust levy rates to remain in alignment with legislative requirements and The City's current policies and plans. Initiatives are planned or underway that may impact delivery of the essentials. Council directed Administration to report back in 2024 Q2 to the Infrastructure and Planning Committee with a detailed implementation plan, including specifics on deliverables, scope of work, who will undertake the work, resourcing and timing. Administration was tasked with addressing the following topics:

- a. An update to The City's Water Efficiency Plan including new water efficiency targets, policies, programs and tools for achieving targets.
- b. Geographic analysis for measuring water usage (including maximum daily demand) and leakage, including new and established areas, and specifically progressing to a smart metering approach.
- c. Request data from the development industry that shows empirical evidence of which water saving measures are being leveraged in new community development and home construction, to inform the work on maximum water demand.
- d. Reporting on RouteAhead strategies and actions relating to transit service introduction and adjustments, including On Demand, in new and actively developing communities.
- e. Supplement annual off-site levy reporting for transit buses to include the new service implemented as buses are purchased using levy funds.
- f. Infrastructure plans and inputs including scale and cost, including rightsizing infrastructure in the updated and consolidated Municipal Development Plan and Calgary Transportation Plan.
- g. Identify risks and costs of operating and maintenance issues arising from under-utilized infrastructure due to slower pace of growth.
- h. Alternative means, including developer-led and/or provincial government to fund new growth-related infrastructure in active Area Structure Plans outside currently Approved Area as opposed to passing the financial burden to The City of Calgary and existing taxpayers and utility rate payers.

This attachment provides an overview of the detailed implementation plans, as directed by Council.

Figure 1: Timelines for actions/deliverables identified in the Amendment to the Off-site Levies Bylaw 1H2024









Amendment	Action	2024				2025				
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
	a. Water Efficiency Plan	[Blue bar from Q1 to Q4 2024]								
	b. Geographic water use	[Blue bar from Q1 to Q4 2024]				[Blue bar from Q1 to Q4 2025]				2030
	Water Distribution Technology Strategy	[Blue bar from Q1 to Q4 2024]								
	c. Industry data - water	[Blue oval in Q1 2024]								
	d. RouteAhead – new communities	[Blue oval in Q1 2024]				[Blue oval in Q1 2025]				
	e. Buses - annual levy report					[Blue oval in Q1 2025]				
	f. Right size infrastructure	[Blue bar from Q1 to Q4 2024]								
	The Street Manual	[Blue bar from Q1 to Q4 2024]				[Blue bar from Q1 to Q4 2025]				
	Southeast Network Study	[Blue bar from Q1 to Q4 2024]								
	Biannual Infrastructure Insights Report	[Blue oval in Q1 2024]		[Blue oval in Q3 2024]		[Blue oval in Q1 2025]		[Blue oval in Q3 2025]		
	g. Slow growth costs	[Blue bar from Q1 to Q4 2024]				[Blue bar from Q1 to Q4 2025]				
	h. Alternative funding contingency	[Blue bar from Q1 to Q4 2024]				[Blue bar from Q1 to Q4 2025]				TBD

Table 1: Summary of actions/deliverables identified in the amendment to the Off-site Levies Bylaw 1H2024.

a. An update to The City’s Water Efficiency Plan including new water efficiency targets, policies, programs, and tools for achieving targets.		
Water Efficiency Plan		
Status:	Resourced, in progress	Scope of Work: Administration will present the updated Water Efficiency Plan to Council and will include updated targets for water efficiency that align to new growth, water availability and climate projections. The non-statutory plan will also identify a suite of policies, programs and tools for achieving targets. It will also map out an implementation plan, including budget, resourcing, reporting metrics, evaluation criteria and alignment to utility infrastructure planning projects underway.
Deliverable:	Water Efficiency Plan	
Timing:	Q1 2025	
		Resourcing: Lead: Climate and Environment Support: Water Services and Capital Priorities and Investment
b. Geographic analysis for measuring water usage (including maximum daily demand) and leakage, including new and established areas, and specifically progressing to a smart metering approach.		
Advanced Meter Infrastructure		
Status:	Resourced, in progress.	Scope of Work: Administration is designing the Advanced Metering Infrastructure (AMI) program to replace the existing water meter reading system with an advanced system that provides accurate and near real-time data on water consumption. The program will include the procurement and installation of water meters and AMI technology radio transmitters at all residential and commercial properties throughout Calgary. The City will connect the radio transmitters to data collectors using a citywide AMI network. The program will also implement a Meter Data Management software solution integrated with AMI Headend software, for the collection and analysis of meter data. Scope of work also includes development of business processes to support the new system.
Deliverable:	Selection of technology, planning for proof of concept, initiate procurement of Meter Data Management and installation vendor	
Timing:	Now to 2030	
		Resourcing: Lead: Water Services Support: Capital Priorities and Investment

Water Distribution Technology Strategy

Status:	Resourced, in progress.	Scope of Work: Utility Project Development initiated a project in 2023 to develop an implementation plan for improved monitoring in the potable water distribution system. The project will recommend suitable locations for monitoring technology to understand flow provided to greenfield and established areas as well as locations that will most effectively support water loss identification and reduction efforts. The scope of work will include a high-level communication and control strategy to ensure compatibility with existing and planned systems such as AMI and/or other networks and recommendations for analytical tools to utilize the data. High-level cost estimates for the implementation of the recommended approach, including costs for capital, operations, and maintenance will be prepared for each proposed monitoring location. Further phases of this work will include advancing the design and construction of facilities.
Deliverable:	Water Distribution Technology Strategy Phase 1A: Water Quantity (Flow) Monitoring Report	
Timing:	Q4 2024	
		Resourcing: Lead: Capital Priorities and Investment Support: Water Services, Information Technology

c. Request data from the development industry that shows empirical evidence of which water saving measures are being leveraged in new community development and home construction, to inform the work on maximum water demand.

Verbal and written request to industry

Status:	Resourced, complete.	Scope of Work: Administration has sent a request to the Building Industry and Land Development Association (BILD), the Commercial Real Estate Development Association (NAIOP) and the Calgary Inner City Builders Association (CICBA) as representatives of the development industry for empirical evidence of water conservation measures in place in the construction of new homes and communities. The City will review any data provided in response and compare with City of Calgary water consumption data to inform the planning of water infrastructure, including maximum water demand.
Deliverable:	Letters attached to report IP2024-0573.	
Timing:	Q2 2024	
		Resourcing: Lead: City and Regional Planning Support: Finance

d. Reporting on RouteAhead strategies and actions relating to transit service introduction and adjustments, including On Demand, in new and actively developing communities.

RouteAhead Annual Update

Status:	Resourced, in progress.	Scope of Work: Administration reports to Council in the second quarter of each year on the RouteAhead strategic plan with updates on operating investments, capital investments, status indicator updates, and transit service changes “RouteAhead 2023 Annual Status Report” (IP2024-0581) was on the 2024 May 15 agenda. The annual status update includes updates on operating and capital investments, as well as an overview of all non-seasonal bus route changes in the previous year. It will also include status indicator updates for each of the 159 strategies contained in RouteAhead. The City is expanding On Demand service to six new communities in 2024.
Deliverable:	Report to Council.	
Timing:	Q2 2024	

Resourcing:
Lead: Calgary Transit
Support: Finance, Green Line, City and Regional Planning, Capital Priorities and Investment, Public Spaces Delivery, Emergency Management and Community Safety

e. Supplement annual off-site levy reporting for transit buses to include the new service implemented as buses are purchased using levy funds.

Off-site Levies Annual Report

Status:	Resourced, in progress.	Scope of Work: The Off-site Levies and Centre City Levy Annual Reports provide information on levy collection and spend for the benefit of interested parties, and as required under the Municipal Government Act. These reports ensure ongoing accountability for the levy funds used to deliver infrastructure that supports growth and development in Calgary.
Deliverable:	Off-site Levies Annual Report.	
Timing:	Q2 2025	

The new Off-site Levies Bylaw was implemented March 1, 2024. Subsequent to the changes introduced in the new bylaw, Administration is redesigning the Off-site Levy Annual Report, and will publish the updated version in the second quarter of 2025. The City will integrate new transit bus reporting as part of the report redesign and implement it when The City purchases additional buses under the 2024 Off-site Levies Bylaw.

Resourcing:
Lead: City and Regional Planning
Support: Calgary Transit, Finance

f. Infrastructure plans and inputs including scale and cost, including rightsizing infrastructure in the updated and consolidated Municipal Development Plan and Calgary Transportation Plan.

Calgary Plan

<p>Status: Resourced, in progress.</p> <p>Deliverable: Statutory Policy</p> <p>Timing: Q4 2024</p>	<p>Scope of Work: As part of the City Building Program, the Calgary Plan will be a consolidation and update of the Municipal Development Plan and Calgary Transportation Plan. This statutory policy will strengthen Calgary’s planning direction to grow in a way that maximizes the use of existing infrastructure, which may reduce the need for The City and developers to build new infrastructure in the first place. The Calgary Plan will emphasize the importance of enabling more housing and business opportunities in areas well-served by the Primary Transit Network, 5A Network and walkable daily amenities. In addition to supporting affordability for Calgarians, this helps reduce dependence on building new road and utility infrastructure.</p> <p>Resourcing: Lead: City and Regional Planning Support: Consultants, as well as internal collaboration across Administration including Climate and Environmental Management, Community Planning, Downtown Strategy, Capital Priorities and Investment, Public Spaces Delivery, Real Estate and Development Services, Calgary Transit, Mobility Operations, Parks and Open Spaces, Anti-Racism, Calgary Fire, Community Strategies, Partnerships, Collaboration, and Analytics and Innovation.</p>
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Street Manual

<p>Status: Resourced, in progress.</p> <p>Deliverable: Design Guideline.</p> <p>Timing: Q2 2025</p>	<p>Scope of Work: The Street Manual will consolidate and update the Complete Streets Policy and Guide and the Design Guidelines for Subdivision Servicing Section II: Roads. Rightsizing is a key consideration in the Street Manual’s approach to modern design guidelines, cross sections and intersection designs. Improved street design direction will prioritize safety, make more efficient use of land, better integrate with surrounding development and enable more Calgarians to choose walking, wheeling and transit. These are all opportunities to minimize long-term costs for The City and, where possible, immediate costs for developers.</p> <p>Resourcing: Lead: City and Regional Planning Support: Consultants, as well as internal collaboration across Administration including Community Planning, Capital Priorities and Investment, Public Spaces Delivery, Parks and Open Spaces, Calgary Transit, Mobility Operations, and Calgary Fire.</p>
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Southeast Network Study

Status: Resourced, in progress
Deliverable: Report.
Timing: Q1 2025

Scope of Work: The Southeast Calgary Network Study is part of an iterative process to review road classification, sequence and prioritize long range infrastructure plans to inform investment and city building decisions. It will holistically assess the mobility network to define modal priorities along each corridor to identify and prioritize near, medium, and long-term infrastructure improvements (size and scale) for each mode. It will also identify locations where The City should refresh functional planning studies to ensure that capital plans align with the Calgary Plan. Administration will undertake network studies for other city quadrants.

Resourcing:
Lead: City and Regional Planning
Support: Consultants, as well as internal collaboration across Administration including Climate and Environmental Management, Community Planning, Capital Priorities and Investment, Public Spaces Delivery, Calgary Transit, and Mobility Operations.

Biannual Infrastructure Insights Report

Status: Resourced, in progress
Deliverable: Report.
Timing: Q1 2024

Scope of Work: The Biannual Infrastructure Insights Report provides a highlight of ongoing and completed infrastructure projects and shares how Administration is mitigating industry challenges and optimizing service delivery and value for Calgarians. “*Biannual Infrastructure Insights Report – Q1 2024*” (IP2024-0020) was on the 2024 March 13 agenda. The reports provide with a lens on affordability, by appropriately sizing infrastructure to meet needs and delivering more accessible services for all Calgarians.

Resourcing:
Lead: Infrastructure Services
Support: Planning and Development Services, Corporate Planning and Financial Services

g. Identify risks and costs of operating and maintenance issues arising from under-utilized infrastructure due to slower pace of growth.

Study on the risks and costs of under-utilized infrastructure resulting from a slower pace of growth

Status:	Resourced, in progress.	Scope of Work: Administration is undertaking an analysis of any operating and maintenance costs incurred on utility infrastructure due to slow pace of growth, such as potable water flushing and power flushing to address wastewater odor concerns. This analysis will evaluate the scale of risk if no action or if mitigation measures are in place. The results of this analysis will inform engineering solutions and potential changes to the sizing, design, and construction sequence of utility infrastructure. Administration will use this information to revise infrastructure evaluation during Growth Application review and Areas Structure Plan development processes as needed.
Deliverable:	Report.	
Timing:	Q2 2025	
		Resourcing:
		Lead: City and Regional Planning
		Support: Utilities Delivery, Water Services

h. Alternative means, including developer-led and/or provincial government to fund new growth-related infrastructure in active Area Structure Plans outside currently Approved Area as opposed to passing the financial burden to the City of Calgary and existing taxpayers.

Alternative Funding Contingency Plan

Status:	Resourced, in progress.	Scope of Work: Research alternative funding contingency sources that could mitigate the risk that the Off-Site Levies framework, which is a robust, transparent, and reliable funding source, is challenged. Emphasis of this work will focus on growth to pay for its share for growth while maintaining or reducing The City's financial risk profile. This will include exploration of how developers or other levels of government can fund and deliver infrastructure that The City currently funds and delivers. Additional detail is provided in Attachment 5 - Alternative Funding Contingency Plan.
Deliverable:	Report and action plan.	
Timing:	Phase 1 Q2 2025 Implementation TBD	
Deliverable:	Report and action plan.	Resourcing:
Timing:	Phase 1 Q2 2025 Implementation TBD	

Request for Industry Data on Water Saving

Administration met with representatives of the Building Industry and Land Development Association (BILD), the National Association for Industrial and Office Parks (NAIOP), Calgary Inner City Builders Association (CICBA), on April 2 to request data from the development industry that shows empirical evidence of which water saving measures are being leveraged in new community development and home construction, to inform the work on maximum water demand. The verbal request was followed up in writing the same day. BILD provided a response to Administration on May 9. Administration's request and BILD's response are included in this attachment.



April 2, 2024

BILD Calgary Region
212 Meridian Road NE
Calgary, AB
T2A 2N6

Attention: Mr. Brian Hahn

Dear Brian Hahn,

As discussed earlier today, The City of Calgary would like to formally request submission of any data that shows empirical evidence of water saving measures being leveraged in new community development and home construction by **May 1, 2024**.

This request is pursuant to a 16 January 2024 amendment related to [Report IP2023-1264](#), carried by City Council:

Direct Administration to report back in 2024 Q2 to the Infrastructure & Planning Committee with a detailed implementation plan, including specifics on deliverables, scope of work, by whom the work will be undertaken, resourcing, and timing, with topics to be addressed to include:

- c. *Request data from the development industry that shows empirical evidence of which water saving measures are being leveraged in new community development and home construction, to inform the work on maximum water demand.*

Thank you for your time, I look forward to your submission.

Sincerely,

A handwritten signature in black ink that reads "Black".

Jennifer Black,
A/Coordinator, Growth Financial Strategies
Growth Funding & Investment, City & Regional Planning
The City of Calgary
PO Box 2100, Station M, Calgary, AB, T2P 2M5
jennifer.black@calgary.ca

cc: Debra Hamilton, A/GM Planning and Development Services
Josh White, Director, City and Regional Planning
Marcus Berzins, A/Manager, Growth Funding & Investment



April 2, 2024

CICBA Calgary
P.O. Box 86089 Mardalooop
Calgary, AB
T2T 6B7

Attention: Mr. Shameer Gaidhar

Dear Shameer Gaidhar,

As discussed earlier today, The City of Calgary would like to formally request submission of any data that shows empirical evidence of water saving measures being leveraged in new community development and home construction by **May 1, 2024**.

This request is pursuant to a 16 January 2024 amendment related to [Report IP2023-1264](#), carried by City Council:

Direct Administration to report back in 2024 Q2 to the Infrastructure & Planning Committee with a detailed implementation plan, including specifics on deliverables, scope of work, by whom the work will be undertaken, resourcing, and timing, with topics to be addressed to include:

- c. *Request data from the development industry that shows empirical evidence of which water saving measures are being leveraged in new community development and home construction, to inform the work on maximum water demand.*

Thank you for your time, I look forward to your submission.

Sincerely,

A handwritten signature in black ink that reads "Black". The signature is stylized and cursive.

Jennifer Black,
A/Coordinator, Growth Financial Strategies
Growth Funding & Investment, City & Regional Planning
The City of Calgary
PO Box 2100, Station M, Calgary, AB, T2P 2M5
jennifer.black@calgary.ca

cc: Debra Hamilton, A/GM Planning and Development Services
Josh White, Director, City and Regional Planning
Marcus Berzins, A/Manager, Growth Funding & Investment



April 2, 2024

NAIOP Calgary
600, 900 – 6th Avenue SW
Calgary, AB
T2P 3K2

Attention: Mr. Guy Huntingford

Dear Guy Huntingford,

As discussed earlier today, The City of Calgary would like to formally request submission of any data that shows empirical evidence of water saving measures being leveraged in new community development and home construction by **May 1, 2024**.

This request is pursuant to a 16 January 2024 amendment related to [Report IP2023-1264](#), carried by City Council:

Direct Administration to report back in 2024 Q2 to the Infrastructure & Planning Committee with a detailed implementation plan, including specifics on deliverables, scope of work, by whom the work will be undertaken, resourcing, and timing, with topics to be addressed to include:

- c. *Request data from the development industry that shows empirical evidence of which water saving measures are being leveraged in new community development and home construction, to inform the work on maximum water demand.*

Thank you for your time, I look forward to your submission.

Sincerely,

A handwritten signature in black ink that reads "Black". The letter "B" is large and stylized, with the rest of the name written in a cursive script.

Jennifer Black,
A/Coordinator, Growth Financial Strategies
Growth Funding & Investment, City & Regional Planning
The City of Calgary
PO Box 2100, Station M, Calgary, AB, T2P 2M5
jennifer.black@calgary.ca

cc: Debra Hamilton, A/GM Planning and Development Services
Josh White, Director, City and Regional Planning
Marcus Berzins, A/Manager, Growth Funding & Investment



May 9, 2024

Growth Funding & Investment
City & Regional Planning
The City of Calgary
PO Box 2100, Station M
Calgary, AB, T2P 2M5

Attention: Jennifer Black, A/Coordinator, Growth Financial Strategies

Re: Development Industry Feedback on Empirical Evidence Related to Water-Saving Measures to Inform Work on Maximum Water Demand - IP2023-1264

Dear Jennifer,

Thank you for your April 2, 2024, letter requesting data from BILD members showing empirical evidence of water-saving measures being leveraged in new community development and home construction. We understand this request is being made pursuant to the January 16, 2024, amendment related to Report IP2023-1264, carried by City Council:

Direct Administration to report back in 2024 Q2 to the Infrastructure & Planning Committee with a detailed implementation plan, including specifics on deliverables, scope of work, by whom the work will be undertaken, resourcing, and timing, with topics to be addressed to include:

c. Request data from the development industry that shows empirical evidence of which water-saving measures are being leveraged in new community development and home construction, to inform the work on maximum water demand.

We appreciate the opportunity to share information about the measures the building and land development industry has implemented to reduce water demand to inform the work on maximum water demand. We provide the following feedback received from BILD members specifically related to:

- A. Water Use during Construction and Land Development
- B. Indoor Water Use
- C. Outdoor Water Use

Background

In terms of providing empirical data, The City of Calgary (the “City”) should have the best information regarding empirical evidence of water-saving measures, as the City has metering data on substantially all residential dwellings' water usage since 2014. In addition, EPCOR Water Services Inc. (EWSI) issued a study in June 2021 titled Water Use Trends and Guidelines Discussion Paper (EWSI's Discussion Paper) which summarizes the changing water use trends of EWSI's residential, multi-residential, commercial, and regional customers. An important finding in the EWSI Discussion Paper was the consideration that *“Per capita (person) residential consumption has been decreasing over time and will continue to decrease in the future..”*¹

Similar to the water use trends found in EWSI's Discussion Paper, the City of Calgary's consumption metrics have decreased from 2003 through 2021, illustrating the impact of water-saving measures – see Drought Resiliency Plan. Due to a focus on installing water-saving measures in new community development and new homes, we understand the consumption per capita per day as measured at the City of Calgary's two water treatment plant outlets has decreased from approximately 525 litres/capita/day (l/c/d) to around 350 l/c/d which includes residential and commercial customers as well as system water losses. In terms of city-wide average end-user residential consumption only, we understand from City Administration's March 6, 2024, presentation to BILD, that the current usage is approximately 170 l/c/d.

We understand that the larger number (i.e., 350 l/c/d), as measured at the City of Calgary's two water treatment plant outlets includes water loss, which is reported in both Chris Tse's October 2023 email to BILD and in the noted March 6, 2024, presentation to be 285 l/connection/day, and equates to a system water loss of 22%. According to City data, 88% of the water lost is through system leaks. Given that each resident uses 170 litres of water per day, the system water loss due to leaks is akin to having an extra person and a half living in your home using water. In 2022, the water lost, specifically due to leaks, amounted to approximately 31.6 billion litres. Until these system water leaks are repaired, substantial improvements in water consumption per person are limited to improvements in end-user consumption.

In the City of Edmonton, which has system water losses of approximately 5%, metered residential water consumption is currently 140 l/capita/day. According to the above-referenced EWSI Discussion Paper, *“These trends are projected to continue over the near term. [...] shows that developing neighbourhoods often have low per capita water consumption (175 L/capita/day and lower, with minimal exceptions). Low water consumption in developing neighbourhoods is attributed to a number of factors, including:*

- *Newer developments are installed with high-efficiency fixtures and appliances.*
- *In areas of high-density single- or multi-family development, smaller lot sizes lead to reduced irrigation requirements.*

*Research suggests that daily indoor per capita water use for new homes built with high-efficiency fixtures and appliances is currently 140 L/capita/day. Additional indoor reductions can be expected as future fixtures and appliances become more efficient than today's models and customer side leakage is reduced.”*²

¹ <https://www.epcor.com/products-services/new-connections/Documents/2021-Water-Use-Discussion-Paper.pdf> Page 52

² <https://www.epcor.com/products-services/new-connections/Documents/2021-Water-Use-Discussion-Paper.pdf> Page 27

In the building and land development industry, numerous water-saving measures have been introduced in new community development and home construction to mitigate water demand. Here are several examples:

A. Water Use during Construction and Land Development

1. Construction and Installation Works

- a. New development infrastructure must undergo vigorous tests and inspections to receive Construction Completion Certification and Final Acceptance Certification from the City. That infrastructure must adhere to numerous City of Calgary regulations, standards, and Waterworks Construction specifications during the installation and commissioning of water lines. These measures include that:
 - i. The City must provide prior written approval for all products that are to be incorporated into the water distribution system. The City reserves the right to withdraw the approval of any product if, in their opinion, the product does not perform satisfactorily.
 - ii. All newly installed water pipes are subject to hydrostatic pressure and leakage testing. During the pressure testing procedure, all exposed fittings valves and hydrants are also examined for leaks. Defective pipes are replaced with new pipes, and no repair clamps are to be used to rectify defective pipes.
 - iii. The volume of water flushed from the system during the commissioning inspection of new potable water mains must be measured and documented by a developer's contractor using a stopwatch and a pitot-style gauge, or an appropriate flow meter. This information is provided to the City to support improved auditing of non-revenue potable water. Moreover, effective backflow prevention measures, like a one-way check valve or vacuum breaker, are utilized to prevent any possible water supply contamination.
- b. During construction, industry efficiently utilizes captured surface-level stormwater to support construction activities. Before resorting to potable water, industry prioritizes the depletion of all accessible ponded areas.

2. Efficient land use

- a. Implementing zero lot line products in planning and development strategies to maximize space utilization and minimize water consumption.

3. Storm water Reuse and Parks

- a. Adoption of stormwater reuse for irrigation in new communities, contributing to water-saving efforts. Through industry consultation, BILD members advise that stormwater reuse for irrigation can lead to 3-5 million litres of water savings per irrigated hectare.
- b. Incorporation of low-maintenance and drought-resistant landscaping in parks and open spaces minimize the need for irrigation.

B. Indoor Water Use

1. **High-Efficiency Fixtures and Appliances:** Installing low-flush toilets, low-flow faucets and showerheads, high-efficiency dishwashers, and washing machines can significantly reduce water usage without impacting performance. Studies have shown that these fixtures can reduce water consumption by up to 50% compared to traditional fixtures.³ Industry meets or exceeds the City of Calgary's 40M2006 Water Utility Bylaw pertaining to low water use fixtures and installs the following:
 - a. **Low-Flush (or low-flow or high-efficiency) Toilets** that utilize no more than 4.8 litres of water per flush cycle. This is a significant amount as traditional high-flow toilets usually use between 13 and 25 litres per flush.⁴
 - b. **Low Flow Showerheads** which utilize no more than 7.6 litres per minute. For comparison, older showerheads can have flow rates as high as 20 litres per minute.⁵
 - c. **Low-Flow Faucets/WaterSense Faucet Aerators** utilize a maximum flow rate of 5.7 litres/minute.⁶ In comparison, the flow rate of a standard faucet is approximately 8.5 litres/minute.⁷
 - d. **Energy Star-certified Washing Machines** utilize approximately 53 litres per load. This contributes to approximately 33% less water usage compared to the 75 litres per load used by a standard washing machine.⁸
 - e. **Energy Star-certified Dishwashers** which utilize approximately 15 litres per load. This contributes to approximately 30% less usage when compared to a standard dishwasher.⁹ These appliances often incorporate innovative technologies like sensor-based water usage and optimized spray patterns to minimize water waste.
 - f. **On-Demand Hot Water Systems:** Installation of on-demand hot water tanks and hot water recirculation systems to reduce energy and reduce water typically wasted while waiting for water to heat up. This contributes to enhanced water conservation and overall environmental sustainability by reducing water wastage.
 - g. **Water Monitoring:** Provision of rough-in sleeves for water management systems like Moen Flo, enabling customers to monitor water use, including water flow rates, pressure, and temperature, to reduce water usage through weekly reports. Such systems can also detect leaks in the plumbing system and will shut off all water if a major leak is detected.

³ <https://www.nrel.gov/docs/gen/fy11/50133.pdf>

⁴ <https://www.crd.bc.ca/docs/default-source/water-pdf/>

⁵ <https://www.crd.bc.ca/education/water-conservation/at-home/indoor-water-use/bathrooms/showers>

⁶ <https://www.allianceforwaterefficiency.org/>

⁷ <https://alliedphs.com/blog/maximum-flow-rate-for-kitchen-faucets/>

⁸ <https://www.ohba.ca/whats-on-tap/>

⁹ <https://natural-resources.canada.ca/energy-efficiency/products/appliances-for-residential-use/dishwashers/13991>

C. Outdoor Water Use

1. **Xeriscaping and Drought-Resistant Landscaping:** Xeriscaping or drought-tolerant landscaping designs minimize the need for irrigation by using native plants and efficient irrigation systems such as drip irrigation. Research indicates that properly implemented xeriscaping can reduce outdoor water usage by up to 50-75%.¹⁰ Industry is minimizing outdoor water usage by:
 - a. The utilization of natural prairie-style landscapes with drought-resistant trees, shrubs, fescue sod, and naturalized channels and ponding areas for stormwater collection.
 - b. Increasing topsoil depth to 300mm leads to more rainwater retainment, requiring less hand/sprinkler watering for lawns.
 - c. The utilization of mulch conserves soil moisture by minimizing evaporation and stabilizing soil temperature, reducing water usage for irrigation.
2. **Rainwater Harvesting:** Collecting rainwater from rooftops and storing it for later use in irrigation or non-potable water applications can significantly reduce reliance on municipal water supplies. Studies have shown that rainwater harvesting systems can capture a substantial amount of water, supplementing a home's water supply when there is water scarcity due to drought or population growth that strains the existing water supply. Industry has been increasing use of rainwater for irrigation purposes, including rain barrels on individual lots.
3. **Smart irrigation systems:** Using weather-based or soil moisture-based irrigation controllers ensures that outdoor landscapes receive water only when needed, minimizing overwatering and water waste. Research has shown that smart irrigation systems can reduce outdoor water usage by up to 50%.¹¹ The industry has been utilizing the following measures to reduce outdoor water usage:
 - a. Installation of flow sensors, pressure regulating sprinklers, and smart irrigation systems to optimize water usage and detect irregularities. The systems may take longer to water an area but use water more efficiently and effectively resulting in less water being used.
 - b. Strict adherence to standards, specifications, and procedures for irrigation system design, installation, and monitoring, including pressure testing, water meter installations, and City approval processes as part of the Construction Completion Certificate and Final Acceptance Certificate.

Summary

Addressing the challenges of water demand and water conservation is crucial in ensuring affordable, vibrant, and prosperous residential communities in Calgary. Calgary must be competitive and affordable to attract and maintain investors, increase jobs, increase tourism, and maintain or increase standards of living for Calgarians.

The water-saving measures implemented by the building and land development industry, as illustrated above, demonstrate a concerted effort to reduce water demand. Backed by EWSI's Discussion Paper and bolstered by empirical evidence from the City of Calgary's residential

¹⁰ <https://education.nationalgeographic.org/resource/xeriscaping/>

¹¹ [What Is Smart Irrigation? - HydroPoint](#)

metering data, these industry measures significantly contribute to lowering maximum water demand in new community development. This proactive approach fosters long-term sustainability and resilience in water resource management and design, ensuring a more efficient and responsible utilization of our vital water resources.

To aid in informing the work on maximum daily demand and right sizing the water infrastructure design parameters for new community developments, we believe it would be beneficial for us to jointly propose to Council engaging an industry expert to undertake a comprehensive third-party empirical analysis using the current measurement data similar to the EWSI Discussion Paper. This collaboration could ensure that infrastructure design parameters are finely tuned for efficiency and effective deployment of precious capital, showcasing empirical evidence of water-saving measures implemented in new community development and home construction. Such data would significantly contribute to our efforts in understanding and addressing maximum water demand design metrics.

We trust this information proves useful and look forward to continuing to work with the City of Calgary to promote and advance sustainable water resource management. Together we can maximize service from existing infrastructure to new homeowners and new home renters while also reducing the volume of water treated and distributed. In keeping with long-term efficiency, housing affordability and environmental stewardship goals we share, this will reduce operating costs and, as Chris Tse noted in his October 2023 email to BILD, delay or eliminate unnecessary capital investments for growth, all of which will reduce the costs included in new homes and lower bills to existing and future water utility ratepayers.

Best Regards,



Brian R. Hahn
CEO, BILD Calgary Region

cc: Tim Keane, GM Planning and Development Services
Debra Hamilton, Director, Community Planning
Matthew Sheldrake, A/Director, City and Regional Planning
Marcus Berzins, A/Manager, Growth Funding & Investment

Alternative Funding Contingency Plan

On 2024 January 16, through the amendment to the Report IP2023-1264, Council directed Administration to report back in 2024 Q2 to the Infrastructure & Planning Committee with a detailed implementation plan, including specifics on deliverables, scope of work, resourcing and timing on alternative means to fund new growth-related infrastructure in active Area Structure Plans outside the currently Approved Area, as opposed to passing the financial burden to The City of Calgary, existing taxpayers and existing utility rate payers. This included consideration of developer-led and/or provincial government funded options.

This attachment provides an overview of the plan as outlined in the amendment to the Report IP2023-1264.

The City of Calgary uses off-site levies to fund the delivery of priority infrastructure and services that support growth in new and existing communities. Other funding sources are The City's responsibility and can include tax dollars, utility rates, cost-sharing with other local governments and/or cost-sharing with other orders of government. As outlined in the "Municipal Fiscal Gap" report (C2023-0960) presented at the 2023 September 26 Council meeting, there are few funding tools available to municipalities, meaning the reliance on off-site levies is critical for The City.

Preliminary investigation of alternatives or complementary funding tools to levies indicated that various developer-led funding models are used by other Canadian municipalities. The examples of these include models where developers directly fund, finance and build growth infrastructure with no payback from the municipality. Other models were noted where developers fund, finance and build infrastructure, and are paid back by other developers benefitting from the infrastructure. This type of inter-developer cost-sharing administered by the municipality is known as Permanent Area Contributions (PAC) in Edmonton.

Administration has prepared a three-phase approach to the Alternative Funding Contingency Plan:

1. Investigate funding options as alternatives to the off-site levies to mitigate the risk of a challenge to the Off-site Levies Bylaw.
2. Assess implications of the alternative funding contingency tools on the Off-site Levies Bylaw and The City's financial sustainability.
3. Potential consideration of implementing alternative funding contingency tools as needed.

The following table summarizes the strategy for developing the Alternative Funding Contingency Plan:

Deliverable	Scope of work	Resourcing	Timing
Phase 1: Investigate contingency funding tools alternative to the off-site levies			
Project charter, governance model	Develop project charter, confirm resources and governance.	Lead: Planning and Development Services Support: Finance, Infrastructure Services	2024 Q3
Workplan, project scope	Confirm project scope and alignment with corporate priorities while ensuring collaboration with internal parties.	Lead: Planning and Development Services Support: Finance, Infrastructure Services	2024 Q3
Project execution	Conduct research of alternative funding contingency models (developer-led and/or	Lead: Planning and Development Services	2024 Q3 - 2025 Q2

	provincial government). Assess them through the lens of the Council direction. Evaluate the benefits and risks of switching all or part of the infrastructure types currently funded by the off-site levies to the alternative system(s) (developer-led and/or provincial government).	Support: Finance, Infrastructure Services	
Phase 2: Assess implications of the alternative funding tools on the Off-site Levies Bylaw and The City's financial sustainability.			
Off-site Levies Bylaw impact assessment	Assess the impact of the alternative funding contingency tools (developer-led and/or provincial government) to the Off-site Levies Bylaw including benefits and risks to The City of switching to a different funding system (developer-led and/or provincial government) if there is a challenge to the Off-Site Levies Bylaw.	Lead: Planning and Development Services Support: Finance, Infrastructure Services	2025 Q4 - TBD
Phase 3: Implement alternative funding contingency tools if needed			
Implementation	Potential consideration of implementing alternative or complementary funding tools (developer-led and/or provincial government), if required. Administration will continue to monitor the benefits and risks over time.	Lead: Planning and Development Services Support: Finance, Infrastructure Services	TBD



Growth Infrastructure Continuous Improvement Plan

IP2024-0573 | 2024 June 12



Recommendation

That Infrastructure and Planning Committee recommend that Council receive this report for the Corporate Record.

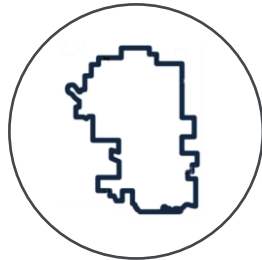


Previous Council Direction

- 16 January 2024, Council approved the Off-site Levies Bylaw 1H2024.
- Amendment to direct Admin to continuously improve how we plan, fund, build and report on growth infrastructure



a. Water Efficiency Plan



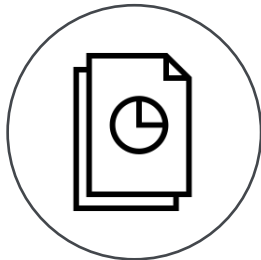
b. Geographic water use



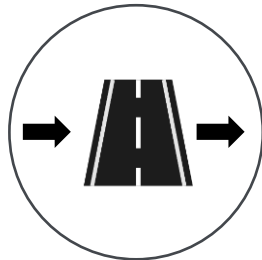
c. Industry data - water



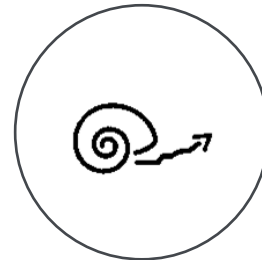
d. RouteAhead – new communities



e. Buses - annual levy report



f. Right size infrastructure



g. Slow growth costs



h. Alternative funding contingency

10 Home and business essentials



1. Clean & safe drinking water



2. Flush toilet, drain sinks & bathtubs



3. Storm drainage to remove rain & snow melt, avoid flooding



4. Pathways & bikeways



5. Buses



6. Streets



7. Fire & emergency response



8. Police protection











9. Libraries



10. Recreation



Growth Infrastructure Continuous Improvement Implementation Plan

Amendment		Action	2024				2025			
			Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
	a. Water Efficiency Plan	Water Efficiency Plan	[Blue bar]							
	b. Geographic water use	Advanced Metering Program	[Blue bar]							2030
		Water Distribution Technology Strategy	[Blue bar]							
	c. Industry data - water	Information request to industry	[Blue oval]							
	d. RouteAhead – new communities	RouteAhead Annual Update	[Blue oval]				[Blue oval]			
	e. Buses - annual levy report	Off-Site Levies Annual Report					[Blue oval]			
	f. Right size infrastructure	The Calgary Plan	[Blue bar]							
		The Street Manual	[Blue bar]							
		Southeast Network Study	[Blue bar]							
		Biannual Infrastructure Insights Report	[Blue oval]		[Blue oval]		[Blue oval]		[Blue oval]	
	g. Slow growth costs	Risks of under-utilized infrastructure	[Blue bar]							
	h. Alternative funding contingency	Alternative Funding Contingency Plan	[Blue bar]							TBD



Recommendation

That Infrastructure and Planning Committee recommend that Council receive this report for the Corporate Record.

**Planning and Development Services Briefing to
Infrastructure and Planning Committee
2024 June 12**

**ISC: UNRESTRICTED
IP2024-0718**

Citywide Growth Strategy: Semi-Annual Update on Growth Applications

PURPOSE OF BRIEFING

The purpose of this Briefing is to provide an update on the status of current Growth Applications, as directed by Council.

BACKGROUND

Calgary continues to grow at a historic pace. Through the Citywide Growth Strategy, Administration reviews Growth Applications submitted by developers and makes recommendations to Council on where to best direct timely and efficient investment to enable new community growth. This growth should quickly result in new housing supply, be responsive to market demand, be aligned with the Municipal Development Plan and Calgary Transportation Plan and be financially prudent for The City.

When the direction for the redesigned Growth Application process was approved by Council on 2022 September 20 (C2022-0157), it specified twice-annual updates be provided on Growth Application decisions – once in the spring as service plans and budgets are being developed and once in the fall once Council has made decisions. This spring briefing provides a summary of active applications as of 2024 May, including seven that were recently presented to Council.

CURRENT GROWTH APPLICATIONS

There are currently ten active Growth Applications at various stages of the process. Seven of these files were presented to Infrastructure and Planning Committee on 2024 May 15, and subsequently at the 2024 May 28 Regular Meeting of Council. Council directed that four applications be considered for infrastructure funding through the Mid-Cycle Adjustments process, while direction was provided to Administration to continue to work with the applicants on the three others. There were also some application-specific direction. A summary of recent decisions, with supporting financial and growth information, is available in Attachment 2.

There are three additional applications that have not yet been presented to Infrastructure and Planning Committee that are all early in the review process. Administration is also aware of the possibility of several future Growth Applications beyond these ten.

NEW COMMUNITY GROWTH STATUS – PREVIOUS, CURRENT AND FUTURE

Annual new community housing starts are at a record high, with over 12,000 homes started in 2023 across 40 actively building new communities. There is currently serviced land supply for over 76,000 new homes, with an additional 50,000 homes in the yet-to-be-serviced supply, to be enabled by infrastructure that The City has committed to building. Additionally, the four Growth Applications that have been directed for funding consideration are well positioned to provide additional serviced and yet-to-be-serviced supply. These are strategic areas for investment that can efficiently increase growth capacity by an additional 19,000 homes, leveraging previous and ongoing infrastructure and operating investments. Administration continues to monitor supply and demand and will publish results through the annual *Suburban Residential Growth* report.

The City has made investment decisions in growth infrastructure in recent years that are helping to meet overall demand. In the 2023-2026 Service Plans and Budgets, a \$531 million portfolio of investments was identified. Of that, \$342 million was prioritized and approved for infrastructure and services that enable growth in new communities. Any investments in leading infrastructure associated with Growth Applications approved this November would be in addition to this.

Importantly, infrastructure investments still need to be made to complete servicing in previously approved new communities until they have reached full build out. The amount, which includes interchanges, Bus Rapid Transit, utility network upgrades and other City investments, is currently estimated at \$1.8 billion. New community investments are funded from several different sources, including off-site levies, property tax, utility rates and others.

NEXT STEPS

Administration continues to receive and review Growth Applications on a continuous basis throughout the year. During the touchpoints with Council in 2024 May, Administration also committed to completing a “lessons learned” exercise to ensure continuous improvement in the Growth Application process. This will include how it intersects with the service planning and budget process. The fall briefing will include updates following Council’s November service plan and budget adjustment decisions, as well as any updates on newly received Growth Applications along with their housing supply and financial impacts.

ATTACHMENT(S)

1. Background and Previous Council Direction
2. Summary of Current Growth Applications

Author: Travis Shaw, City & Regional Planning

Acting General Manager Debra Hamilton concurs with the information in this Briefing.

Background and Previous Council Direction

This attachment provides a summary of the background and previous Council direction related to Growth Applications, as well as new community growth decision-making in general.

Background

In May 2024, it was the first time that new community Growth Applications were brought forward in alignment with the redesigned new community approvals system approved by Council in July 2023 (please see [IP2023-0559](#) and Figure 1 below). The redesigned approach adopts a more responsive application-based model, driven by improved growth information awareness and more empirical evaluation criteria. An applicant can apply at any time throughout the year, but final decisions will be made through the annual service planning and budgeting process.

The service planning and budgeting process for 2024 was approved by Council in February 2024 ([EC2024-0111](#), and Figure 2 below). The approach was designed to culminate in a discussion about financial capacity and potential investments on 25 June 2024.

Between the implementation date of the redesigned system (2023 August 1) and the time of this briefing, nine new Growth Applications have been submitted. Many of these were resubmissions of business cases previously reviewed in 2022. Additionally, there are two active business cases in the Belvedere area that are still under review from 2022. Under the new process, these two business cases have been combined and brought forward as a single application, making a total of ten active applications. Seven of these were brought to Infrastructure and Planning Committee and City Council in May 2024.

Figure 1: The Growth Application Review Continuum

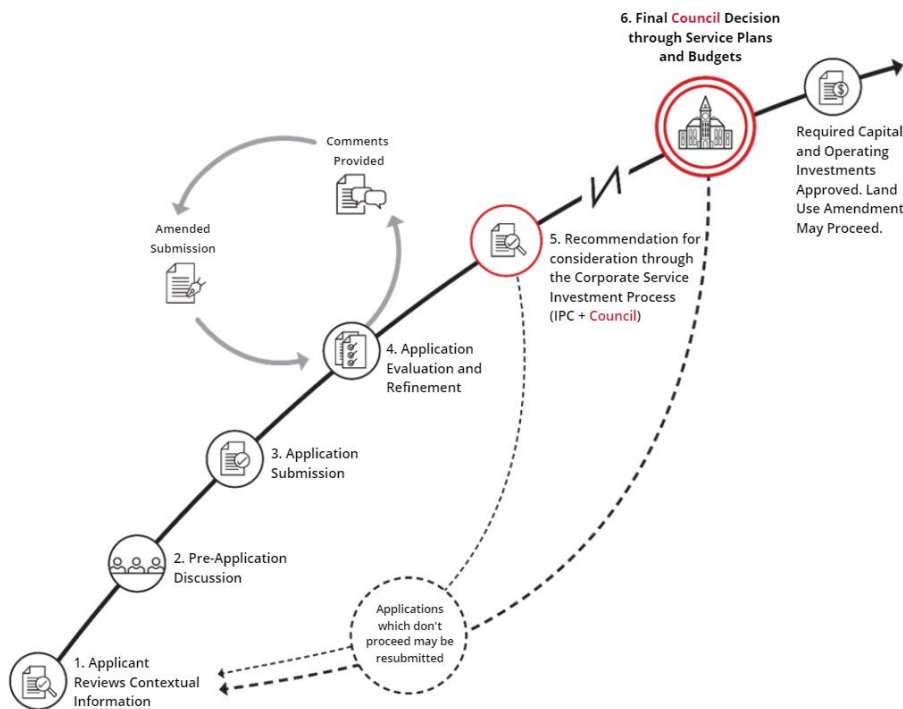
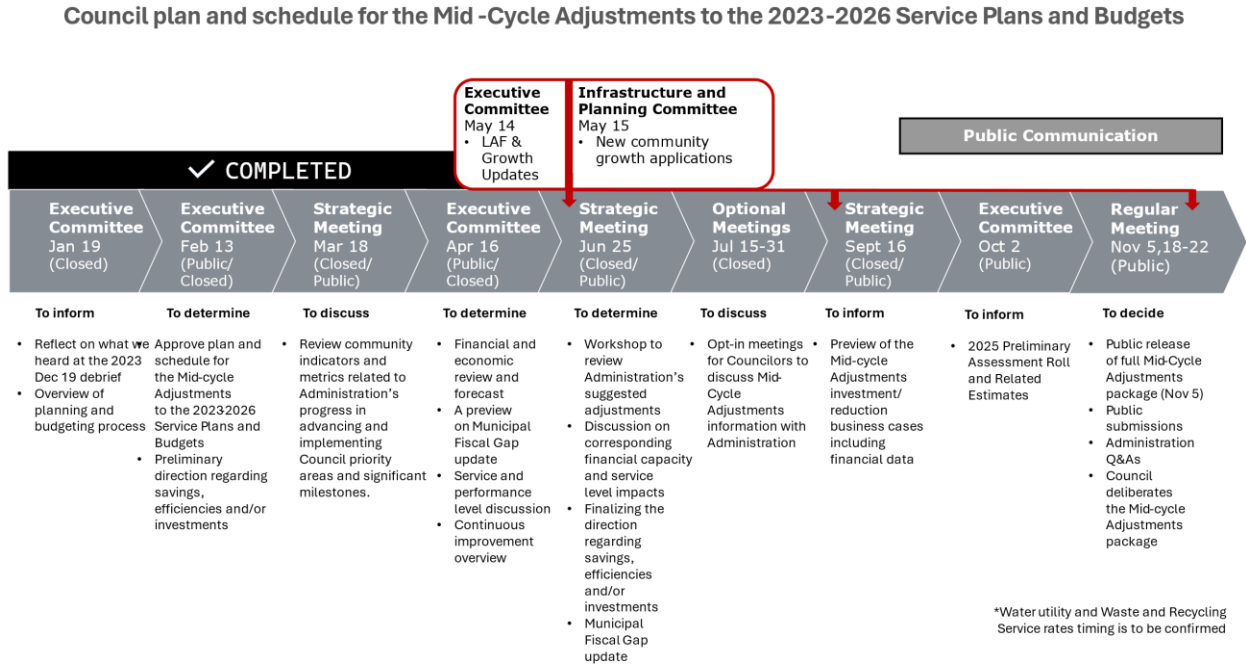


Figure 2: The Mid-Cycle Adjustments Process



Previous Council Direction

A comprehensive summary of previous reports related to this work is listed below.

DATE	REPORT NUMBER	DIRECTION / DESCRIPTION
2024 May 28	Seven Reports: IP2024-0565, IP2024-0568, IP2024-0462, IP2024-0567, IP2024-0566, IP2024-0461, and IP2024-0420	<p>Seven Growth Applications were received by Council</p> <p>Council considered each of the seven Growth Applications presented, four of which were recommended for budget consideration and three that weren't.</p> <p>The following were approved by Council for continued work on the next stages of the planning process, and consideration for funding in the Mid-Cycle Adjustment to the 2023-2026 Service Plans and Budgets.</p> <ul style="list-style-type: none"> • 2022 Open Business Cases in Belvedere (IP2024-0565); • GA2024-001 Belvedere Liberty (IP2024-0568); • GA2023-003 Keystone Hills (IP2024-0567); and • GA2023-004 South Shepard (IP2023-0461). <p>The following were directed for continued work on planning for future stages of capital infrastructure, including optimal timing of funding and delivery, to ensure the ability of continuity of growth:</p> <ul style="list-style-type: none"> • GA2023-006 West View Crestmont (IP2024-0462); • GA2023-001 Providence (IP2024-0566); and • GA2023-005 Glacier Ridge D (IP2023-005). <p>Further, Administration was directed:</p> <ul style="list-style-type: none"> • to collaborate with the developer proponents in Providence Growth Application area (GA2023-001) to initiate sanitary design in 2024, with design completion in 2025 to support a funding request for 2026 construction and completion; and • in collaboration with regional municipal partners to prioritize the North Water Servicing Option project with the objective to include the capital infrastructure and operating investments needed in the Mid-Cycle Adjustments to the 2023-2026 Service Plans and Budgets in order to expedite the project.
2023 October 17	IP2023-0924	<p>Citywide Growth Strategy: Growth Applications Fee Adjustment</p> <p>Council approved an adjustment to Growth Application fees. The adjustment applies a prorated fee based on area for smaller applications (up to 16 hectares). The fees for applications over 16 hectares in size did not change.</p>

2023 July 25	IP2023- 0559	<p>Citywide Growth Strategy: New Approach to Growth Applications Council approved the redesigned Growth Applications system, which introduced changes and improvements to the approach for strategically evaluating new community growth. As of 2023 August 1 an applicant can apply at any time, but final decisions will be made through the Service Plans and Budgets process in November of each year.</p> <p>As part of this report, all Growth Management Overlays in relevant Area Structure Plans were removed from the plans via bylaw amendment, and the Growth Application process was added via bylaw amendment to the New Community Planning Guidebook.</p>
2022 September 20	C2022- 1057	<p>Motions Arising on IP2022-0545 Citywide Growth Strategy Council provided direction on how to proceed with redesigning the New Community Business Case process.</p>
2022 July 26	IP2022- 0545	<p>Citywide Growth Strategy in the 2023-2026 Service Plans and Budget Cycle This report provided Council with recommendations of growth-enabling investments and new community growth areas ahead of the 2023 – 2026 Service Plan and Budget process. Eight new community business cases were recommended for consideration at budget time, all eight were subsequently approved.</p>
2022 January 11	IP2021- 1554	<p>Citywide Growth Strategy: Aligning the Outline Plan Approval Process for All Growth Management Overlay Areas This report approved an amendment to the New Community Guidebook to address an inconsistency where Outline Plans applications were treated differently in the approval continuum if the relevant Area Structure Plans was approved before or after 2014.</p>

Bylaws, Regulations, Council Policies

Growth decisions and authorities are governed by the following policies and regulations.

Municipal Development Plan, 2020

In accordance with the Municipal Government Act, Calgary’s Municipal Development Plan provides the long-term strategic framework for growth and development to achieve the following seven goals: Compact Urban Form, Urban Design Excellence, Greening the City, Great Communities, Connected City, Prosperous Economy, and Strategic Growth.

Section 5 of the Municipal Development Plan provides direction on strategic growth to achieve the best possible social, environmental, and economic outcomes. Section 4.3 of the New Community Planning Guidebook (Volume 2, Part 1 of the Municipal Development Plan) contains policy guidance on the development, design, and implementation of new communities, including policies that set out the applicability and evaluation considerations for Growth Applications.

Summary of Current Growth Applications

This attachment outlines a list of active Growth Applications, as of the date of this report. Of the ten Growth Applications shown, the first seven were considered at the 2024 May 28 Council meeting. The resulting status reflects the direction provided by Council (also noted in more detail in Attachment 1). The last three applications are in active review by Administration and will be received by Committee and Council once the review is complete.

To aid in the understanding of the table below, the following points are provided:

- All applications remain active until funding for the associated infrastructure and operating costs required to initiate development are approved through The City’s Service Plans and Budgets, at which point they are deemed approved.
- This table identifies upfront capital investment only. Full buildout requires operating and trailing capital investments not included in this table, that help complete and sustain future communities.
- A status of “Referred for funding consideration...” means that Council directed Administration to consider the capital infrastructure and operating investments needed to enable the Growth Application alongside other potential investments in the Mid-Cycle Adjustment to the 2023-2026 Service Plans and Budgets.

Growth Application	Status	Estimated Upfront Capital Investment Required to Enable Growth					Capital Cost	Off-Site Levy Share
		Mobility	Water	Sanitary	Stormwater	Fire		
2022 Open Business Cases in the Belvedere Area Structure Plan (IP2024-0565) (Ward 9)	Referred for funding consideration through the 2024 November Mid-Cycle adjustments to	<ul style="list-style-type: none"> • Max Purple BRT, Hubalta Rd to 84 St E (\$51M) • Stoney Tr. Memorial Dr. Flyover (\$60M) 	-	-	<ul style="list-style-type: none"> • Belvedere Storm & Connection to Cooperative Stormwater Management Initiative (CSMI) (\$35M) • Contribution to CSMI (\$30M) 	-	\$176M	\$121.5M

Growth Application	Status	Estimated Upfront Capital Investment Required to Enable Growth					Capital Cost	Off-Site Levy Share
		Mobility	Water	Sanitary	Stormwater	Fire		
GA2024-001 in Belvedere Area Structure Plan (IP2024-0568) (Ward 9)	the service plans and budgets.	<ul style="list-style-type: none"> Max Purple BRT, Hubalta Rd to 84 St E (\$51M) Stoney Tr. Memorial Dr. Flyover (\$60M) 	-	-	-	-	\$111M	\$56.5M
GA2023-003 in Keystone Hills Area Structure Plan (IP2024-0567) (Ward 3)		-	<ul style="list-style-type: none"> 600 mm Feedermain Airdrie Meter Chamber Relocation (\$4M) 	<ul style="list-style-type: none"> East Keystone Sanitary Trunk (\$7.6M) 	-	-	\$11.6M	\$11.6M
GA2023-004 in South Shepard Area Structure Plan (IP2024-0461) (Ward 12)		-	-	-	-	-	Requires only operating funding	-
GA2023-006 in West View Area Structure Plan (IP2024-0462) (Ward 1)	Not yet in budget consideration Ongoing collaboration between Admin and applicant	<ul style="list-style-type: none"> TransCanada Highway/133 St NW Partial Interchange (\$50M) BRT Service – Route 305 West Improvements (\$35M) 	<ul style="list-style-type: none"> Crestmont/ Valley Ridge Feedermain Loop (Phases 1-3) (\$24M) Valley Ridge Pump Station #41 Upgrades (\$15M) 	-	<ul style="list-style-type: none"> Westview Storm Trunk (\$36.3M) 	-	\$160.3M	\$108.2M

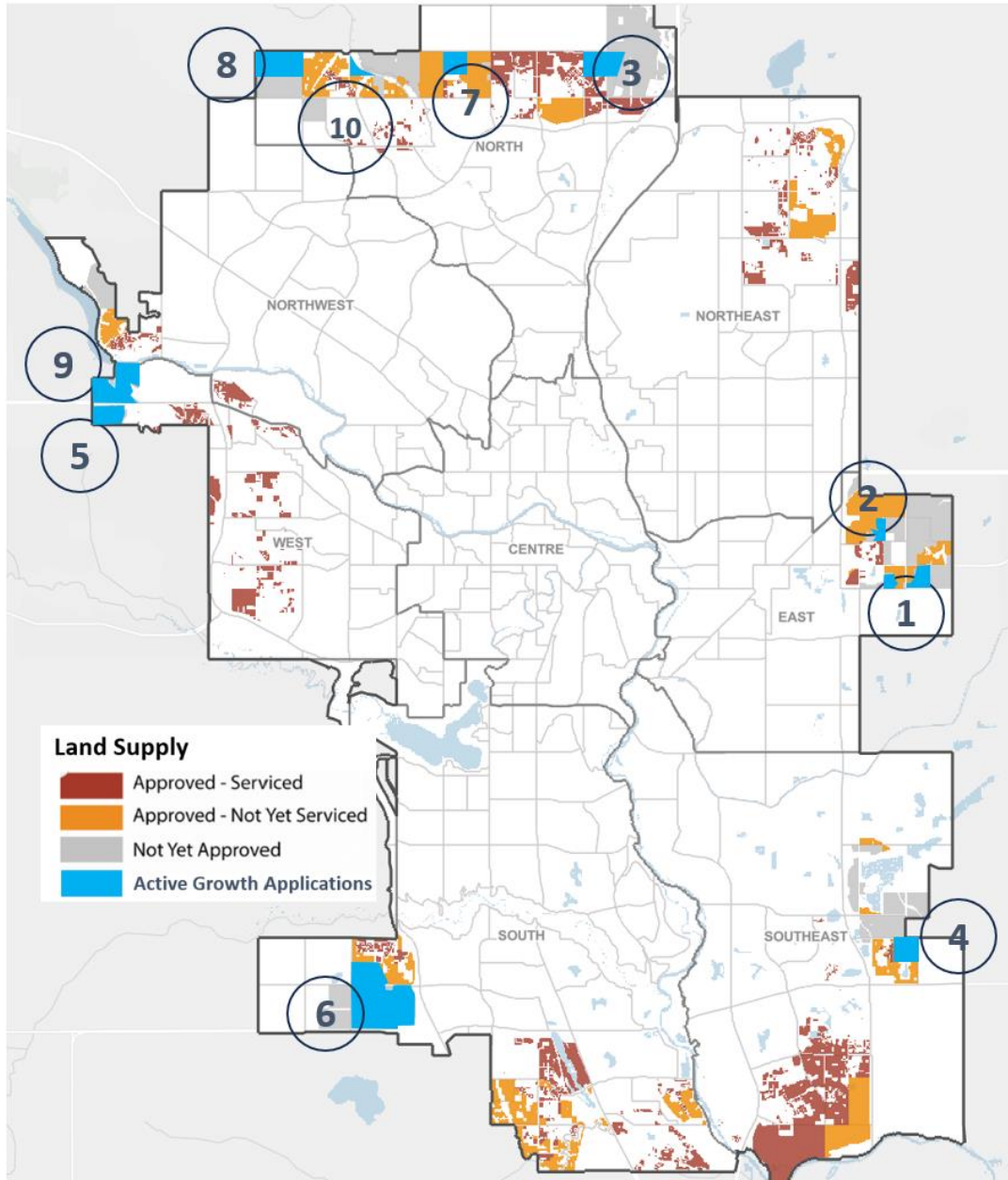
Growth Application	Status	Estimated Upfront Capital Investment Required to Enable Growth					Capital Cost	Off-Site Levy Share
		Mobility	Water	Sanitary	Stormwater	Fire		
*GA2023-001 in Providence Area Structure Plan (IP2024-0566) (Ward 13)		<ul style="list-style-type: none"> Requirements yet to be determined. 	-	<ul style="list-style-type: none"> West Pine Creek Sanitary Trunk Phase 3 (\$46.2M) Providence Sanitary Trunks (\$30.2M) 	<ul style="list-style-type: none"> Providence Storm Trunk Stages 3&4 (\$20M) 	-	\$96.4M	\$96.4M
**GA2023-005 in Glacier Ridge Area Structure Plan (IP2024-0420) (Community D) (Ward 2)		-	<ul style="list-style-type: none"> North Calgary Water Servicing (NCWS) Project (\$378.5M) 	-	-	-	\$378.5M	\$83.3M
GA2024-002 in Glacier Ridge Area Structure Plan (Community A) (Ward 2)	Under review	In process						
GA2024-003 in West View Area Structure Plan (Ward 1)		In process						
GA2024-004 in Glacier Ridge Area Structure Plan (Community B) (Ward 2)		In process						

Notes:

* GA2023-001 in Providence Area Structure Plan (IP2024-0566): to provide continuity to existing development, Council directed Administration “to collaborate with the developer proponents in Providence Growth Application area (GA2023-001) to initiate sanitary design in 2024, with design completion in 2025 to support a funding request for 2026 construction and completion”.

** GA2023-005 in Glacier Ridge Area Structure Plan (IP2024-0420): Council directed Administration in collaboration with regional municipal partners to prioritize the North Calgary Water Servicing (NCWS) Project (previously referred to as the North Water Servicing Option) with the objective to include the capital infrastructure and operating investments needed in the Mid-Cycle Adjustments to the 2023-2026 Service Plans and Budgets in order to expedite the project.

Figure 1: Active Growth Application Location Map



1. 2022 Open Business Cases in Belvedere Area Structure Plan (IP2024-0565)	6. Providence Area Structure Plan (IP2024-0566; GA2023-001)
2. Belvedere Area Structure Plan (IP2024-0568; GA2024-001)	7. Glacier Ridge Area Structure Plan (IP2024-0420; GA2023-005) (Community D)
3. Keystone Hills Area Structure Plan (IP2024-0567; GA2023-003)	8. Glacier Ridge Area Structure Plan (Community A) (GA2024-002)
4. South Shepard Area Structure Plan (IP2024-0461; GA2023-004)	9. West View Area Structure Plan (GA2024-003)
5. West View Area Structure Plan (IP2024-0462; GA2023-006)	10. Glacier Ridge Area Structure Plan (Community B) (GA2024-004)