



AGENDA

REGULAR MEETING OF COUNCIL

June 18, 2024, 9:30 AM
IN THE COUNCIL CHAMBER

SPECIAL NOTES:

*Public are encouraged to follow Council and Committee meetings using the live stream:
<http://www.calgary.ca/watchlive>*

Council Members may be participating remotely.

1. CALL TO ORDER
2. OPENING REMARKS
3. RECOGNITIONS
 - 3.1 Shaganappi Point Golf Course Award
4. QUESTION PERIOD
5. CONFIRMATION OF AGENDA
6. CONFIRMATION OF MINUTES
 - 6.1 Minutes of the Regular Meeting of Council, 2024 May 28
 - 6.2 Minutes of the Public Hearing Meeting of Council, 2024 June 4
7. CONSENT AGENDA
 - 7.1 DEFERRALS AND PROCEDURAL REQUESTS
 - 7.1.1 Deferral Request - Response to C2023-0762 Recommendation 1, from 2024 Q2 to 2024 July 30, C2024-0745
 - 7.1.2 Deferral Request - Response to C2023-0762 Recommendation 2, from 2024 Q2 to 2025 Q1, C2024-0755

7.1.3 Deferral Request – Tax Policy Tools and Resources in response to EC2022-0649, from Q2 2024 to Q2 2025, C2024-0756

7.2 Summary of Current Regulatory Proceedings, CD2024-0417
Held confidential pursuant to Sections 23 (Local public body confidences) and 24 (Advice from officials) of the *Freedom of Information and Protection of Privacy Act*.

Review By: 2025 May 22

7.3 Home is Here: The City of Calgary's Housing Strategy 2024-2030 – 2024 Progress Update, CD2024-0225

7.4 Housing Accelerator Fund (Verbal), CD2024-0649

7.5 Vehicle-for-Hire Transitional Strategy, CD2024-0660

7.6 Festival and Event Policy Update, CD2024-0272

7.7 Regulatory Interventions and Municipally Owned Utilities, CD2024-0677
Held confidential pursuant to Section 24 (Advice from officials) of the *Freedom of Information and Protection of Privacy Act*.

Review By: 2028 April 30

7.8 Financial Reserves Audit, AC2024-0569

7.9 Streetlights Maintenance and Repair Operations Audit, AC2024-0622

7.10 Endpoint Management Continuous Auditing Project, AC2024-0630
Held confidential pursuant to Section 20 (Disclosure harmful to law enforcement) of the *Freedom of Information and Protection of Privacy Act*.

Review By: 2039 May 23

7.11 Council Policy Program Policy Amendments, EC2024-0535

7.12 Council Funds Terms of Reference Update and Alignment, EC2024-0694

7.13 Heritage Incentive Reserve Terms of Reference Update, EC2024-0383

7.14 Update on Feeder Main Break (Verbal), EC2024-0752

7.15 Green Line Update (Verbal), EC2024-0736
Held confidential pursuant to Sections 16 (Disclosure harmful to business interests of a third party), 24 (Advice from officials), 25 (Disclosure harmful to economic and other interests of a public body), and 27 (Privileged information) of the *Freedom of Information and Protection of Privacy Act*.

Review By: Do Not Release

Time Specific: First Item at 3:45 p.m.

- 7.16 Millennium Park Naming Sponsorship, EC2024-0691
Held confidential pursuant to Sections 16 (Disclosure harmful to business interests of a third party) and 27 (Privileged information) of the *Freedom of Information and Protection of Privacy Act*.

Review By: 2024 August 15

- 7.17 Supplemental Green Line Information (Verbal), EC2024-0750
Held confidential pursuant to Sections 16 (Disclosure harmful to business interests of a third party), 24 (Advice from officials), 25 (Disclosure harmful to economic and other interests of a public body), and 27 (Privileged information) of the *Freedom of Information and Protection of Privacy Act*.

Review By: 2028 December 31

8. POSTPONED REPORTS
(including related/supplemental reports)

- 8.1 Intergovernmental Relations Update (Verbal), C2024-0612

9. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

9.1 CONSENT AGENDA ITEMS SELECTED FOR DEBATE

9.2 OFFICER OF COUNCIL REPORTS
None

9.3 ADMINISTRATION REPORTS

- 9.3.1 Public Member Resignations and Appointments to Boards, Commissions and Committees, C2024-0699
Attachments 1 and 2 held confidential pursuant to Sections 17 (Disclosure harmful to personal privacy) and 19 (Confidential evaluations) of the *Freedom of Information and Protection of Privacy Act*.

Review By: Do Not Release

- 9.3.2 Response to Motion Arising - Third-party Recruiter for Boards, Commissions and Committees, C2024-0505
Attachment 1 held confidential pursuant to Section 25 (Disclosure harmful to economic and other interests of a public body) of the *Freedom of Information and Protection of Privacy Act*.

Review By: 2029 June 18

- 9.3.3 Shareholder Alignment Review of Wholly-Owned Subsidiaries Update and ENMAX Performance Measures, C2024-0753
Attachments 1, 2, and 3 held confidential pursuant to Sections 16 (Disclosure harmful to business interests of a third party), 23 (Local public body confidences), and 24 (Advice from officials) of the *Freedom of Information and Protection of Privacy Act*.

Review By: 2025 December 31

Attachment 4 held confidential pursuant to Sections 16 (Disclosure harmful to business interests of a third party), 23 (Local public body confidences), 24 (Advice from officials), and 27 (Privileged information) of the *Freedom of Information and Protection of Privacy Act*.

Review By: Do Not Release

Time Specific: First Item following Consent Agenda

- 9.3.4 The City of Calgary Anti-Racism Strategic Plan (2023-2027) (Verbal), C2024-0515

9.4 COMMITTEE REPORTS

- 9.4.1 Bylaw to Establish the Council Advisory Committee on Housing, CD2024-0224
Proposed Bylaw 22M2024
- 9.4.2 Wastewater, Stormwater, and Water Utility Bylaw Amendments, EC2024-0674
Proposed Bylaws 25M2024, 26M2024, and 27M2024
- 9.4.3 Securing Calgary's Water Future - City-wide Outdoor Watering Schedule, EC2024-0665
Proposed Bylaw 28M2024
- 9.4.4 Tax Incentive Bylaw for Renewable Power Generation on Brownfield Sites, EC2024-0641
Proposed Bylaw 23M2024
- 9.4.5 Proposed Tax Incentive Appeal Board Bylaw, EC2024-0506
Proposed Bylaw 24M2024
- 9.4.6 Response to Motion Arising from Rezoning for Housing - Resources and Workplan Implications, EC2024-0692
- 9.4.7 Notice of Motion - Councillors' Budgets and Expenses - Hosting, EC2024-0715
Councillor Chabot and Councillor McLean
- 9.4.8 Notice of Motion - Transitioning the Business Advisory Committee, EC2024-0719
Councillor Sharp and Councillor Spencer
- 9.4.9 Notice of Motion - Tax Cancellation for Calgary Housing Corporation (CHC) Owned Properties, EC2024-0749
Councillor Penner

9.4.10 Notice of Motion - 2024 Silvera Tax Exemption, EC2024-0746
Councillor Wong

10. ITEMS DIRECTLY TO COUNCIL

10.1 BYLAW TABULATIONS
None

10.2 MISCELLANEOUS BUSINESS
None

11. URGENT BUSINESS

12. CONFIDENTIAL ITEMS

12.1 CONSENT AGENDA

12.2 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

12.2.1 Prairie Economic Gateway Update (Verbal), C2024-0761
Held confidential pursuant to Sections 21 (Disclosure harmful to intergovernmental relations) and 24 (Advice from officials) of the *Freedom of Information and Protection of Privacy Act*.

Review By: 2030 December 31

12.2.2 Transit Update (Verbal), C2024-0760
Held confidential pursuant to Section 21 (Disclosure harmful to intergovernmental relations) of the *Freedom of Information and Privacy Act*.

Review By: 2025 June 18

12.2.3 Regular Update with Chief Administrative Officer (Verbal), C2024-0721
Held confidential pursuant to Section 24 (Advice from officials) of the *Freedom of Information and Protection of Privacy Act*.

12.3 URGENT BUSINESS

13. ADMINISTRATIVE INQUIRIES

13.1 Response to Administrative Inquiry - Mobility Operations and Safety Improvements Near Schools, C2024-0532

14. BRIEFINGS
None

15. ADJOURNMENT



MINUTES

REGULAR MEETING OF COUNCIL

**May 28, 2024, 9:30 AM
IN THE COUNCIL CHAMBER**

PRESENT:

Councillor C. Walcott
Councillor R. Dhaliwal
Councillor S. Chu
Councillor R. Pootmans
Councillor T. Wong
Councillor J. Wyness
Councillor P. Demong (Partial Remote Participation)
Councillor S. Sharp
Councillor K. Penner (Partial Remote Participation)
Councillor A. Chabot
Councillor E. Spencer
Councillor G-C. Garra (Partial Remote Participation)
Councillor D. McLean
Councillor J. Mian (Remote Participation)
Mayor J. Gondek

ALSO PRESENT:

Chief Administrative Officer D. Duckworth
Chief Operating Officer S. Dalgleish
A/City Solicitor and General Counsel L. Davies
Chief Financial Officer C. Male
General Manager C. Arthurs
General Manager K. Black
A/General Manager D. Hamilton
General Manager D. Morgan
A/General Manager T. McLeod
General Manager M. Thompson
City Clerk K. Martin
Deputy City Clerk J. Fraser
Senior Legislative Advisor J. Palaschuk
Legislative Advisor J. Booth

1. CALL TO ORDER

Mayor Gondek called the meeting to order at 9:34 a.m.

ROLL CALL

Councillor Carra, Councillor Chabot, Councillor Chu, Councillor Demong, Councillor Dhaliwal, Councillor McLean, Councillor Mian, Councillor Penner, Councillor Pootmans, Councillor Sharp, Councillor Spencer, Councillor Walcott, Councillor Wong, Councillor Wyness, and Mayor Gondek

2. OPENING REMARKS

Mayor Gondek provided opening remarks.

Councillor Demong (Remote Member) left the meeting at 9:36 a.m.

Councillor Chu provided a traditional land acknowledgement.

3. RECOGNITIONS

None

4. QUESTION PERIOD

1. Councillor McLean

Topic: The Housing Accelerator and funding from the Federal Government.

Councillor Carra rose on a Question of Privilege.

The Chair ruled on a Question of Privilege.

2. Councillor Sharp

Topic: Administration's response to Downtown Safety Leadership Table Recommendations.

3. Councillor Mian

Topic: Green Line Funding commitments from each order of government.

5. CONFIRMATION OF AGENDA

Moved by Councillor Penner

Seconded by Councillor Dhaliwal

That the Agenda for today's meeting be amended by adding Item 11.1 Secondary Suite Incentive Program, CD2024-0661, as an Item of Urgent Business.

MOTION CARRIED

Moved by Councillor Carra

Seconded by Councillor Penner

That the Agenda for today's meeting be amended by adding Item 11.2 Intergovernmental Relations Update (Verbal), C2024-0612, as an Item of Urgent Business.

MOTION CARRIED

Moved by Councillor Pootmans

Seconded by Councillor Walcott

That the Agenda for the 2024 May 28 Regular Meeting of Council be confirmed, as amended.

MOTION CARRIED

6. CONFIRMATION OF MINUTES

Moved by Councillor Chabot
Seconded by Councillor Spencer

That the following Minutes be confirmed in an omnibus motion:

- 6.1 Minutes of the 2024 April 22 Public Hearing Meeting of Council
- 6.2 Minutes of the 2024 April 30 Regular Meeting of Council
- 6.3 Minutes of the 2024 May 07 Public Hearing Meeting of Council
- 6.4 Minutes of the 2024 May 13 Special Meeting of Council
- 6.5 Minutes of the 2024 May 14 Special Meeting of Council

MOTION CARRIED

7. CONSENT AGENDA

Moved by Councillor Sharp
Seconded by Councillor Dhaliwal

That the Consent Agenda be adopted as follows:

- 7.1 DEFERRALS AND PROCEDURAL REQUESTS
None
- 7.2 2023 Civic Partner Annual Report, CD2024-0274
- 7.3 Council Community Fund Application – Calgary Parkland Community Association, EC2024-0433
- 7.5 Standing Budget Item: City-Wide Growth and Local Access Fee Developments (Verbal), EC2024-0624
- 7.6 Green Line Board Progress Report No. 2 (2024), EC2024-0485
- 7.14 Proposed Leases – Ward 13, 10 (14320 6 ST SW, 3510 34 ST NE, 3505 35 ST NE), IP2024-0447
- 7.15 Prairie Economic Gateway Elected Steering Committee May 2024 Update (Verbal), IGA2024-0455
- 7.16 Regional Water, Wastewater and Stormwater Servicing Request for Prairie Economic Gateway, IGA2024-0534
- 7.17 Federation of Canadian Municipalities (FCM) Update - May 2024 (Verbal), IGA2024-0321

7.18 Alberta Municipalities Update - May 2024 (Verbal), IGA2024-0448

Against: Councillor Penner

MOTION CARRIED

Council then dealt with Item 8.1.

7.4 Amendments to the Council Policy on Governance and Appointments of Boards, Commissions and Committees, EC2024-0376

This Item was dealt with following Item 8.3.

Moved by Councillor Penner

Seconded by Councillor Wong

That with respect to Report EC2024-0376, the following be adopted:

That Council adopt the proposed amendments to the Council Policy on *Governance and Appointments of Boards, Commissions and Committees* (CP2016-03).

For: (15): Councillor Walcott, Councillor Dhaliwal, Councillor Chu, Councillor Pootmans, Councillor Wong, Councillor Wyness, Councillor Demong, Councillor Sharp, Councillor Penner, Councillor Chabot, Councillor Spencer, Councillor Carra, Councillor McLean, Councillor Mian, and Mayor Gondek

MOTION CARRIED

7.7 2022 Open Business Cases in the Belvedere Area Structure Plan (Ward 9), IP2024-0565

Moved by Councillor Carra

Seconded by Councillor Sharp

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

1. That the following be inserted as Recommendation 1:
 1. Direct Administration to continue working with the applicants on the next stages of the planning process including outline plan and land use applications to ensure that the Belvedere 2022 open business cases move forward in a timely manner; and
2. That the words "That Council" be deleted from the existing recommendation and that it be renumbered as Recommendation 2.

For: (15): Councillor Walcott, Councillor Dhaliwal, Councillor Chu, Councillor Pootmans, Councillor Wong, Councillor Wyness, Councillor Demong, Councillor Sharp, Councillor Penner, Councillor Chabot, Councillor Spencer, Councillor Carra, Councillor McLean, Councillor Mian, and Mayor Gondek

MOTION CARRIED

Moved by Councillor Sharp
Seconded by Councillor Chabot

That with respect to Report IP2024-0565, the following be adopted, **as amended:**

That Council:

1. **Direct Administration to continue working with the applicants on the next stages of the planning process including outline plan and land use applications to ensure that the Belvedere 2022 open business cases move forward in a timely manner; and**
2. 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: (15): Councillor Walcott, Councillor Dhaliwal, Councillor Chu, Councillor Pootmans, Councillor Wong, Councillor Wyness, Councillor Demong, Councillor Sharp, Councillor Penner, Councillor Chabot, Councillor Spencer, Councillor Carra, Councillor McLean, Councillor Mian, and Mayor Gondek

MOTION CARRIED

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

Moved by Councillor Carra
Seconded by Councillor Spencer

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

1. That the following be inserted as Recommendation 1:
 1. Direct Administration to continue working with the Applicant on the next stages of the planning process including outline plan and land use applications to ensure this growth application (GA2024-001) moves forward in a timely manner; and
 2. That the words "That Council" be deleted from the existing recommendation and that it be renumbered as Recommendation 2.

For: (15): Councillor Walcott, Councillor Dhaliwal, Councillor Chu, Councillor Pootmans, Councillor Wong, Councillor Wyness, Councillor Demong, Councillor Sharp, Councillor Penner, Councillor Chabot, Councillor Spencer, Councillor Carra, Councillor McLean, Councillor Mian, and Mayor Gondek

MOTION CARRIED

Moved by Councillor Sharp
Seconded by Councillor Chabot

That with respect to Report IP2024-0568, the following be adopted, as amended:

That Council:

1. **Direct Administration to continue working with the Applicant on the next stages of the planning process including outline plan and land use applications to ensure this growth application (GA2024-001) moves forward in a timely manner; and**
2. 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: (15): Councillor Walcott, Councillor Dhaliwal, Councillor Chu, Councillor Pootmans, Councillor Wong, Councillor Wyness, Councillor Demong, Councillor Sharp, Councillor Penner, Councillor Chabot, Councillor Spencer, Councillor Carra, Councillor McLean, Councillor Mian, and Mayor Gondek

MOTION CARRIED

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

Mayor Gondek left the Chair at 11:08 a.m. and Deputy Mayor Demong assumed the Chair.

Mayor Gondek resumed the Chair at 11:09 a.m.

Moved by Councillor Chabot
Seconded by Councillor Sharp

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

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

For: (15): Councillor Walcott, Councillor Dhaliwal, Councillor Chu, Councillor Pootmans, Councillor Wong, Councillor Wyness, Councillor Demong, Councillor Sharp, Councillor Penner, Councillor Chabot, Councillor Spencer, Councillor Carra, Councillor McLean, Councillor Mian, and Mayor Gondek

MOTION CARRIED

Moved by Councillor Chabot
Seconded by Councillor Sharp

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

That Council direct Administration:

- 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: (9): Councillor Walcott, Councillor Dhaliwal, Councillor Pootmans, Councillor Sharp, Councillor Penner, Councillor Spencer, Councillor Carra, Councillor Mian, and Mayor Gondek

Against: (6): Councillor Chu, Councillor Wong, Councillor Wyness, Councillor Demong, Councillor Chabot, and Councillor McLean

MOTION CARRIED

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

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

Moved by Councillor Mian
Seconded by Councillor Carra

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

- 1. That the following be inserted as Recommendation 1:
 - 1. Direct Administration to continue working with the Applicant on the next stages of the planning process including outline plan and land use applications to ensure this growth application (GA2024-003) moves forward in a timely manner; and
 - 2. That the words "That Council" be deleted from the existing recommendation and that it be renumbered as Recommendation 2.

For: (15): Councillor Walcott, Councillor Dhaliwal, Councillor Chu, Councillor Pootmans, Councillor Wong, Councillor Wyness, Councillor Demong, Councillor Sharp, Councillor Penner, Councillor Chabot, Councillor Spencer, Councillor Carra, Councillor McLean, Councillor Mian, and Mayor Gondek

MOTION CARRIED

Moved by Councillor Sharp
Seconded by Councillor Chabot

That with respect to Report IP2024-0567, the following be adopted, **as amended:**

That Council:

- 1. **Direct Administration to continue working with the Applicant on the next stages of the planning process including outline plan and land**

use applications to ensure this growth application (GA2024-003) moves forward in a timely manner; and

- 2. 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: (15): Councillor Walcott, Councillor Dhaliwal, Councillor Chu, Councillor Pootmans, Councillor Wong, Councillor Wyness, Councillor Demong, Councillor Sharp, Councillor Penner, Councillor Chabot, Councillor Spencer, Councillor Carra, Councillor McLean, Councillor Mian, and Mayor Gondek

MOTION CARRIED

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

Moved by Councillor Walcott
Seconded by Councillor Penner

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

That Council insert the following and renumber accordingly:

- 2. 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
- 3. 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: (14): Councillor Walcott, Councillor Dhaliwal, Councillor Pootmans, Councillor Wong, Councillor Wyness, Councillor Demong, Councillor Sharp, Councillor Penner, Councillor Chabot, Councillor Spencer, Councillor Carra, Councillor McLean, Councillor Mian, and Mayor Gondek

Against: (1): Councillor Chu

MOTION CARRIED

Moved by Councillor McLean
Seconded by Councillor Chabot

That with respect to Report IP2024-0566, the following be adopted, **as amended**:

That Council:

- 1. 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;

For: (13): Councillor Walcott, Councillor Dhaliwal, Councillor Chu, Councillor Pootmans, Councillor Wong, Councillor Wyness, Councillor Demong, Councillor Sharp, Councillor Chabot, Councillor Spencer, Councillor McLean, Councillor Mian, and Mayor Gondek

Against: (2): Councillor Penner, and Councillor Carra

MOTION CARRIED

Moved by Councillor McLean
Seconded by Councillor Chabot

That with respect to Report IP2024-0566, the following be adopted, **as amended:**

That Council:

2. **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: (15): Councillor Walcott, Councillor Dhaliwal, Councillor Chu, Councillor Pootmans, Councillor Wong, Councillor Wyness, Councillor Demong, Councillor Sharp, Councillor Penner, Councillor Chabot, Councillor Spencer, Councillor Carra, Councillor McLean, Councillor Mian, and Mayor Gondek

MOTION CARRIED

Moved by Councillor McLean
Seconded by Councillor Chabot

That with respect to Report IP2024-0566, the following be adopted, **as amended:**

That Council:

3. **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: (9): Councillor Walcott, Councillor Pootmans, Councillor Wyness, Councillor Sharp, Councillor Penner, Councillor Spencer, Councillor Carra, Councillor Mian, and Mayor Gondek

Against: (6): Councillor Dhaliwal, Councillor Chu, Councillor Wong, Councillor Demong, Councillor Chabot, and Councillor McLean

MOTION CARRIED

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

Moved by Councillor Spencer
Seconded by Councillor Demong

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

1. That the following be inserted as Recommendation 1:
 1. Direct Administration to continue working with the Applicant on the next stages of the planning process including outline plan and land use applications to ensure this growth application (GA2023-004) moves forward in a timely manner; and
 2. That the words "That Council" be deleted from the existing recommendation and that it be renumbered as Recommendation 2.

For: (13): Councillor Walcott, Councillor Dhaliwal, Councillor Chu, Councillor Pootmans, Councillor Wong, Councillor Wyness, Councillor Demong, Councillor Sharp, Councillor Chabot, Councillor Spencer, Councillor McLean, Councillor Mian, and Mayor Gondek

Against: (1): Councillor Carra

MOTION CARRIED

Moved by Councillor Sharp
Seconded by Councillor Demong

That with respect to Report IP2024-0461, the following be adopted, as amended:

That Council:

1. **Direct Administration to continue working with the Applicant on the next stages of the planning process including outline plan and land use applications to ensure this growth application (GA2023-004) moves forward in a timely manner; and**
2. 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: (14): Councillor Walcott, Councillor Dhaliwal, Councillor Chu, Councillor Pootmans, Councillor Wong, Councillor Wyness, Councillor Demong, Councillor Sharp, Councillor Chabot, Councillor Spencer, Councillor Carra, Councillor McLean, Councillor Mian, and Mayor Gondek

MOTION CARRIED

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

By General Consent, Council modified the lunch recess to begin following the conclusion of Item 7.13.

Moved by Councillor Wyness
Seconded by Councillor Chabot

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

That a new Recommendation 2 be inserted as follows, and recommendations be renumbered accordingly:

2. That Council direct administration, 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.

For: (8): Councillor Dhaliwal, Councillor Chu, Councillor Pootmans, Councillor Wong, Councillor Wyness, Councillor Sharp, Councillor Chabot, and Councillor Spencer

Against: (6): Councillor Walcott, Councillor Demong, Councillor Carra, Councillor McLean, Councillor Mian, and Mayor Gondek

MOTION CARRIED

Moved by Councillor Chabot
Seconded by Councillor Sharp

That with respect to Report IP2024-0420, the following be adopted, **as amended**:

1. That Council direct Administration 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
2. **That Council direct administration, 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.**

For: (11): Councillor Dhaliwal, Councillor Chu, Councillor Pootmans, Councillor Wong, Councillor Wyness, Councillor Demong, Councillor Sharp, Councillor Chabot, Councillor Spencer, Councillor McLean, and Councillor Mian

Against: (3): Councillor Walcott, Councillor Carra, and Mayor Gondek

MOTION CARRIED

Council recessed at 12:04 p.m. and reconvened at 1:17 p.m. with Mayor Gondek in the Chair.

ROLL CALL

Councillor Carra, Councillor Chabot, Councillor Chu, Councillor Demong, Councillor Dhaliwal, Councillor McLean, Councillor Mian, Councillor Pootmans, Councillor Spencer, Councillor Walcott, Councillor Wyness, and Mayor Gondek

Absent from Roll Call: Councillor Penner, Councillor Sharp, and Councillor Wong

- 7.19 Summary of Regional Water, Wastewater and Stormwater Servicing (Verbal), IGA2024-0589

Moved by Councillor Demong
Seconded by Councillor Walcott

That with respect to Confidential Verbal Report IGA2024-0589, the following be adopted:

That Council:

1. Receive this Confidential Verbal Report and distribution for the Corporate Record; and
2. Direct that the Closed Meeting presentation and discussions be held confidential pursuant to Section 21 (Disclosure harmful to intergovernmental relations) of the *Freedom of Information and Protection of Privacy Act*, to be reviewed by 2034 February 15.

For: (10): Councillor Walcott, Councillor Dhaliwal, Councillor Pootmans, Councillor Wyness, Councillor Demong, Councillor Spencer, Councillor Carra, Councillor McLean, Councillor Mian, and Mayor Gondek

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

MOTION CARRIED

Council then dealt with Item 9.3.1.

8. POSTPONED REPORTS

- 8.1 Member Resignations and Appointments to Boards, Commissions and Committees, C2024-0504

This Item was dealt with following the Consent Agenda.

Councillor Dhaliwal introduced a group of Grade 5 students from Falconridge School (Ward 5), along with their teacher Krisha Franklyn.

Moved by Councillor Sharp
Seconded by Councillor Chabot

That with respect to Report C2024-0504, the following be adopted:

That Council:

1. Thank Public Members Marc Chikinda, Brian O’Ferrall, Francesca Smith and Shiva Souri, and Members of Administration Kerensa Fromherz and Moira Game for their service on Boards, Commissions and Committees;
2. Appoint the recommended candidate named in Confidential Attachment 1 to the Advisory Committee on Accessibility for completion of a two-year term expiring at the 2025 Organizational Meeting of Council;
3. Receive for the Corporate Record the appointments of Members of Administration to the Calgary Planning Commission and the Pension Governance Committee, as set out in Attachment 2;
4. Direct the City Clerk to make the Public Member appointment publicly available following notification of the appointee and their acceptance of the appointment; and
5. Direct that the Closed Meeting Discussions and Confidential Attachments 1 and 3 remain confidential pursuant to Sections 17 (Disclosure harmful to personal privacy) and 19 (Confidential evaluations) of the *Freedom of Information and Protection of Privacy Act*.

For: (14): Councillor Walcott, Councillor Dhaliwal, Councillor Chu, Councillor Pootmans, Councillor Wong, Councillor Wyness, Councillor Sharp, Councillor Penner, Councillor Chabot, Councillor Spencer, Councillor Carra, Councillor McLean, Councillor Mian, and Mayor Gondek

MOTION CARRIED

8.2 Understanding The City of Calgary’s Financial Position and Funding Shortfall from the Province, C2024-0552

Moved by Councillor Sharp

Seconded by Councillor Chabot

That with respect to Report C2024-0552, the following be adopted:

That Council direct Administration to:

1. Review the 2023 operating variances for recurring and non-recurring events and determine if 2025 base budgets can be reduced where recurring events causing efficiencies (or positive variances) continue into 2025;
2. Commit to reductions to the 2025 base budgets correlated with services that have created efficiencies in the 2023 operating budget, or redeployment of the funds achieved through efficiencies;
3. Prepare identified reductions and efficiencies for Council’s consideration during the 2024 November Mid-Cycle Adjustments to the 2023-2026 Service Plans and Budgets; and

4. Commit the following transfers for capital cost escalations on existing capital projects:
 - a. \$137.7 million as the uncommitted balance of the 2023 positive operating variance from the Fiscal Stability Reserve to the Reserve for Future Capital;
 - b. \$35 million the 2023 ENMAX dividend variance from the Legacy Parks Reserve to the Reserve for Future Capital; and
 - c. \$34.6 million for the 2023 Franchise Fee variance.

For: (15): Councillor Walcott, Councillor Dhaliwal, Councillor Chu, Councillor Pootmans, Councillor Wong, Councillor Wyness, Councillor Demong, Councillor Sharp, Councillor Penner, Councillor Chabot, Councillor Spencer, Councillor Carra, Councillor McLean, Councillor Mian, and Mayor Gondek

MOTION CARRIED

8.3 Winter Maintenance Policy Update, IP2024-0103

By General Consent, pursuant to Section 105 of the Procedure Bylaw 35M2017, Council granted a request for a Friendly Amendment to add "-2025" following the year "2024".

Moved by Councillor Demong
Seconded by Councillor Spencer

That with respect to Report IP2024-0103, the following amendment be adopted:

That a new Recommendation 6 be inserted, as follows:

6. Direct Administration to contribute \$8.9 million from the Winter Maintenance Reserve equivalent to the favourable 2023 Winter Operations Budget to be used for street repairs which shall be allocated to the Pavement Rehabilitation Capital Program in 2024-**2025**.

For: (15): Councillor Walcott, Councillor Dhaliwal, Councillor Chu, Councillor Pootmans, Councillor Wong, Councillor Wyness, Councillor Demong, Councillor Sharp, Councillor Penner, Councillor Chabot, Councillor Spencer, Councillor Carra, Councillor McLean, Councillor Mian, and Mayor Gondek

MOTION CARRIED

Moved by Councillor Penner
Seconded by Councillor Sharp

That with respect to Report IP2024-0103, the following be adopted, **as amended**:

That Council:

1. Adopt the Winter Maintenance Policy as presented in Attachment 2;

2. Rescind the Snow and Ice Control Policy CP2021-01 as presented in Attachment 3;
3. Give three readings to Proposed Bylaw 18M2024 to amend the Street Bylaw 20M88 per Attachment 4;
4. Adopt amendments to the Snow and Ice Control Reserve per Attachment 5;
5. Direct Administration to implement earlier snow clearing response times on Priority 2 community and transit routes, ensuring they are completed within 24 hours of snowfall stopping; and
6. **Direct Administration to contribute \$8.9 million from the Winter Maintenance Reserve equivalent to the favourable 2023 Winter Operations Budget to be used for street repairs which shall be allocated to the Pavement Rehabilitation Capital Program in 2024-2025.**

For: (15): Councillor Walcott, Councillor Dhaliwal, Councillor Chu, Councillor Pootmans, Councillor Wong, Councillor Wyness, Councillor Demong, Councillor Sharp, Councillor Penner, Councillor Chabot, Councillor Spencer, Councillor Carra, Councillor McLean, Councillor Mian, and Mayor Gondek

MOTION CARRIED

That Bylaw 18M2024 be introduced and read a first time.

MOTION CARRIED

That Bylaw 18M2024 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 18M2024 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 18M2024 be read a third time.

MOTION CARRIED

Council then dealt with Item 7.4.

9. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

9.1 CONSENT AGENDA ITEMS SELECTED FOR DEBATE

7.4 Amendments to the Council Policy on Governance and Appointments of Boards, Commissions and Committees, EC2024-0376

7.7 2022 Open Business Cases in the Belvedere Area Structure Plan (Ward 9), IP2024-0565

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

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

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

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

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

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

7.19 Summary of Regional Water, Wastewater and Stormwater Servicing (Verbal), IGA2024-0589

9.2 OFFICER OF COUNCIL REPORTS

None

9.3 ADMINISTRATION REPORTS

9.3.1 2024 Spring Research Results, C2024-0487

This Item was dealt with following Item 7.19.

Mayor Gondek left the Chair at 1:20 p.m. and Deputy Mayor Demong assumed the Chair.

Mayor Gondek resumed the Chair at 1:22 p.m.

Moved by Councillor Walcott

Seconded by Councillor Pootmans

That with respect to Report C2024-0487, the following be adopted:

That Council receive this Report and Attachments for the Corporate Record.

For: (14): Councillor Walcott, Councillor Dhaliwal, Councillor Chu, Councillor Pootmans, Councillor Wyness, Councillor Demong, Councillor Sharp, Councillor Penner, Councillor Chabot, Councillor Spencer, Councillor Carra, Councillor McLean, Councillor Mian, and Mayor Gondek

MOTION CARRIED

9.4 COMMITTEE REPORTS

None

10. ITEMS DIRECTLY TO COUNCIL

10.1 BYLAW TABULATIONS

10.1.1 Bylaw Tabulation - 125D2022 - Land Use Bylaw Amendment, Panatella Square NW, C2024-0602

Moved by Councillor Mian
Seconded by Councillor Sharp

That with respect to Report C2024-0602, the following be adopted:

That Council give second and third readings to Proposed Bylaw 125D2022.

For: (12): Councillor Walcott, Councillor Dhaliwal, Councillor Pootmans, Councillor Wyness, Councillor Sharp, Councillor Penner, Councillor Chabot, Councillor Spencer, Councillor Carra, Councillor McLean, Councillor Mian, and Mayor Gondek

Against: (1): Councillor Chu

MOTION CARRIED

That Bylaw 125D2022 be read a second time.

Against: Councillor Chu

MOTION CARRIED

That Bylaw 125D2022 be read a third time.

Against: Councillor Chu

MOTION CARRIED

10.2 MISCELLANEOUS BUSINESS

None

11. URGENT BUSINESS

11.1 Secondary Suite Incentive Program, CD2024-0661

The following documents were distributed with respect to Report CD2024-0661:

- Cover Report
- Attachment 1
- Attachment 2
- Attachment 3

Moved by Councillor Penner
Seconded by Councillor Walcott

That with respect to Report CD2024-0661, the following be adopted:

That Council approve the Secondary Suite Incentive Program Terms of Reference as proposed in Attachment 2.

For: (10): Councillor Walcott, Councillor Dhaliwal, Councillor Pootmans, Councillor Wong, Councillor Sharp, Councillor Penner, Councillor Spencer, Councillor Carra, Councillor Mian, and Mayor Gondek

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

MOTION CARRIED

11.2 Intergovernmental Relations Update (Verbal), C2024-0612

A document entitled "Postponed Report" was distributed with respect to Verbal Report C2024-0612.

Moved by Councillor Carra

Seconded by Councillor Penner

That with respect to Verbal Report C2024-0612, the following be adopted:

That Council postpone Item 11.2, Intergovernmental Relations Update (Verbal), C2024-0612 to the 2024 June 18 Regular Meeting of Council.

For: (14): Councillor Walcott, Councillor Dhaliwal, Councillor Chu, Councillor Pootmans, Councillor Wong, Councillor Wyness, Councillor Sharp, Councillor Penner, Councillor Chabot, Councillor Spencer, Councillor Carra, Councillor McLean, Councillor Mian, and Mayor Gondek

MOTION CARRIED

12. CONFIDENTIAL ITEMS

Moved by Councillor Wong

Seconded by Councillor Sharp

That pursuant to Sections 17 (Disclosure harmful to personal privacy) and 19 (Confidential evaluations) of the *Freedom of Information and Protection of Privacy Act*, Council now move into Closed Meeting, at 2:21 p.m. in the Council Boardroom, to discuss confidential matters with respect to Item 12.2.1 Chief Administrative Officer Performance Update (Verbal), C2024-0697.

For: (14): Councillor Walcott, Councillor Dhaliwal, Councillor Chu, Councillor Pootmans, Councillor Wong, Councillor Wyness, Councillor Sharp, Councillor Penner, Councillor Chabot, Councillor Spencer, Councillor Carra, Councillor McLean, Councillor Mian, and Mayor Gondek

MOTION CARRIED

Council recessed at 3:15 p.m. in Closed Meeting and reconvened in Closed Meeting at 3:48 p.m. with Mayor Gondek in the Chair.

Councillor Penner (Remote Member) left the meeting at 4:44 p.m.

Councillor Mian (Remote Member) left the meeting at 4:51 p.m.

Council reconvened in public meeting at 5:07 p.m. with Mayor Gondek in the Chair.

ROLL CALL

Councillor Carra, Councillor Chabot, Councillor Chu, Councillor Demong, Councillor Dhaliwal, Councillor Pootmans, Councillor Sharp, Councillor Spencer, Councillor Walcott, Councillor Wong, Councillor Wyness, and Mayor Gondek

Absent from Roll Call: Councillor McLean, Councillor Mian, and Councillor Penner

Moved by Councillor Dhaliwal

Seconded by Councillor Pootmans

That Council rise and report.

MOTION CARRIED

12.1 CONSENT AGENDA

None

12.2 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

12.2.1 Chief Administrative Officer Performance Update (Verbal), C2024-0697

Administration in attendance during the Closed Meeting discussions with respect to Confidential Verbal Report C2024-0697:

Clerks: K. Martin. Chief Administrative Officer: D. Duckworth.

The following documents were distributed with respect to Confidential Verbal Report C2024-0697:

- Confidential Distribution 1; and
- Confidential Distribution 2.

Moved by Councillor Walcott

Seconded by Councillor Sharp

That with respect to Confidential Verbal Report C2024-0697, the following be adopted:

That Council:

1. Adopt the confidential recommendations contained in Confidential Distribution 2;
2. Add a Standing Agenda Item to the Closed Meeting Section of every Regular Council Meeting Agenda, under Section 12 Confidential Items, to allow for regular engagement between the Chief Administrative Officer and Council; and

3. Direct that the Closed Meeting discussions and Confidential Distributions be held confidential pursuant to Sections 17 (Disclosure harmful to personal privacy) and 19 (Confidential evaluations) of the *Freedom of Information and Protection of Privacy Act*.

For: (12): Councillor Walcott, Councillor Dhaliwal, Councillor Chu, Councillor Pootmans, Councillor Wong, Councillor Wyness, Councillor Demong, Councillor Sharp, Councillor Chabot, Councillor Spencer, Councillor Carra, and Mayor Gondek

MOTION CARRIED

12.3 URGENT BUSINESS

None

13. ADMINISTRATIVE INQUIRIES

13.1 Administrative Inquiry - Speed Limit Reductions and Requests to Lower Them

Submitted by: Councillor Penner

In 2021, Council approved the reduction of speed limits on residential roadways from 50km/h to 40km/h, however, some roadways were left out of the original change.

Since the implementation, how many requests for speed limit changes from 50 to 40 have been:

1. Requested?
2. Completed?

14. BRIEFINGS

14.1 Permanent Closure of Inglewood Aquatic Centre, C2024-0415

15. ADJOURNMENT

Moved by Councillor Walcott

Seconded by Councillor Pootmans

That this Council adjourn at 5:09 p.m.

MOTION CARRIED

CONFIRMED BY COUNCIL ON

MAYOR

CITY CLERK

UNCONFIRMED



MINUTES

PUBLIC HEARING MEETING OF COUNCIL

**June 4, 2024, 9:30 AM
IN THE COUNCIL CHAMBER**

PRESENT:

Councillor C. Walcott
Councillor R. Dhaliwal
Councillor S. Chu
Councillor R. Pootmans
Councillor T. Wong (Partial Remote Participation)
Councillor J. Wyness
Councillor P. Demong (Partial Remote Participation)
Councillor S. Sharp (Partial Remote Participation)
Councillor K. Penner
Councillor A. Chabot
Councillor E. Spencer
Councillor G-C. Garra (Partial Remote Participation)
Councillor D. McLean
Councillor J. Mian
Mayor J. Gondek

ALSO PRESENT:

Chief Administrative Officer D. Duckworth (Remote Participation)
Chief Operating Officer S. Dalgleish
City Solicitor and General Counsel J. Floen
Assistant City Solicitor T. Wobeser
Chief Financial Officer C. Male
General Manager C. Arthurs
A/General Manager D. Hamilton
General Manager K. Black
General Manager D. Morgan
General Manager M. Thompson
City Clerk K. Martin
Deputy City Clerk J. Fraser
Senior Legislative Advisor J. Palaschuk
Legislative Advisor A. Lennox

1. CALL TO ORDER

Mayor Gondek called the meeting to order at 9:33 a.m.

ROLL CALL

Councillor Carra, Councillor Chabot, Councillor Chu, Councillor Demong, Councillor Dhaliwal, Councillor McLean, Councillor Mian, Councillor Penner, Councillor Pootmans, Councillor Sharp, Councillor Spencer, Councillor Walcott, Councillor Wong, Councillor Wyness, and Mayor Gondek.

2. OPENING REMARKS

Mayor Gondek provided opening remarks.

Councillor Spencer provided a traditional land acknowledgement.

Mayor Gondek recognized the month of June as National Indigenous History Month.

Mayor Gondek recognized 2024 June 3-9 as Seniors' Week.

3. RECOGNITIONS

None

4. QUESTION PERIOD

1. Councillor Chabot

Topic: 2024 May 31 Calgary Municipal Land Corporation Annual General Meeting Closed Meeting Discussion.

5. CONFIRMATION OF AGENDA

Councillor Dhaliwal declared a Pecuniary Interest, as a relative is employed with The City of Calgary, and abstained from voting with respect to adding Confidential Verbal Report, 10.1, Collective Bargaining Update (Verbal), C2024-0714, as an Item of Confidential Urgent Business.

Councillor Dhaliwal left the meeting at 9:45 a.m. and returned at 9:46 a.m. following the vote to add Confidential Verbal Report, 10.1, Collective Bargaining Update (Verbal), C2024-0714.

Moved by Councillor Sharp
Seconded by Councillor Penner

That the Agenda for today's meeting be amended by adding Item 10.1, Collective Bargaining Update (Verbal), C2024-0714, as an Item of Confidential Urgent Business, to be dealt with as the first Item following the Consent Agenda.

MOTION CARRIED

Moved by Councillor Sharp
Seconded by Councillor Walcott

That the Agenda for today's meeting be amended by setting Item 7.3.1, Policy Amendment to the Beltline Area Redevelopment Plan, C2024-0620, to be dealt with as the first Item following Item 10.1, Collective Bargaining Update (Verbal), C2024-0714

MOTION CARRIED

Moved by Councillor Pootmans
Seconded by Councillor Penner

That the Agenda for the 2024 June 4 Public Hearing Meeting of Council be confirmed,
as amended.

MOTION CARRIED

6. CONSENT AGENDA

6.1 DEFERRALS AND PROCEDURAL REQUESTS

Council then dealt with Item 10.

7. PLANNING MATTERS FOR PUBLIC HEARING

7.1 POSTPONED REPORTS REQUIRING A PUBLIC HEARING

None

7.2 CALGARY PLANNING COMMISSION REPORTS

7.2.1 Land Use Amendment in Rangeview at 19610 – 72 Street SE (Ward 12),
LOC2023-0409, CPC2024-0465

This Item was dealt with following Item 7.3.1.

By General Consent, Council modified the lunch recess to start following
the conclusion of Item 7.2.1.

A presentation entitled "LOC2023-0409 / CPC2024-0465 Land Use
Amendment" was distributed with respect to Report CPC2024-0465.

The Public Hearing was called and Jeanie Gartly, Situated Consulting
Co., addressed Council with respect to Bylaw 172D2024.

Moved by Councillor Spencer
Seconded by Councillor Demong

That with respect to Report CPC2024-0465, the following be adopted:

That Council give three readings to Proposed Bylaw 172D2024 for the
redesignation of 0.21 hectares ± (0.53 acres ±) located at 19610 – 72
Street SE (Portion of NW1/4 Section 14-22-29-4) from Residential – Low
Density Mixed Housing (R-G) District to Direct Control (DC) District to
accommodate a Child Care Service, with guidelines (Attachment 2).

For: (15): Councillor Walcott, Councillor Dhaliwal, Councillor Chu,
Councillor Pootmans, Councillor Wong, Councillor Wyness, Councillor
Demong, Councillor Sharp, Councillor Penner, Councillor Chabot,
Councillor Spencer, Councillor Carra, Councillor McLean, Councillor
Mian, and Mayor Gondek

MOTION CARRIED

That Bylaw 172D2024 be introduced and read a first time.

MOTION CARRIED

That Bylaw 172D2024 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 172D2024 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 172D2024 be read a third time.

MOTION CARRIED

7.2.2 Outline Plan and Land Use Amendment in Yorkville (Ward 13) at 19515 Sheriff King Street SW, LOC2023-0309, CPC2024-0439

By General Consent, Council modified the lunch recess to start following the conclusion of Item 7.2.2.

A presentation entitled "LOC2023-0309 \ CPC2024-0439 Land Use Amendment" was distributed with respect to Report CPC2024-0439.

The Public Hearing was called and Oliver Prcic, B&A, addressed Council with respect to Bylaw 162D2024.

Moved by Councillor McLean
Seconded by Councillor Demong

That with respect to Report CPC2024-0439, the following be adopted:

That Council give three readings to Proposed Bylaw 162D2024 for the redesignation of 3.07 hectares ± (7.60 acres ±) located at 19515 Sheriff King Street SW (Portions of E1/2 Section 16-22-1-5) from Direct Control (DC) District, Residential – Low Density Mixed Housing (R-G) District and Special Purpose – School, Park and Community Reserve (S-SPR) District to Residential – Low Density Mixed Housing (R-G) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Direct Control (DC) District to accommodate residential development, with guidelines (Attachment 3).

For: (15): Councillor Walcott, Councillor Dhaliwal, Councillor Chu, Councillor Pootmans, Councillor Wong, Councillor Wyness, Councillor Demong, Councillor Sharp, Councillor Penner, Councillor Chabot, Councillor Spencer, Councillor Carra, Councillor McLean, Councillor Mian, and Mayor Gondek

MOTION CARRIED

That Bylaw 162D2024 be introduced and read a first time.

MOTION CARRIED

That Bylaw 162D2024 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 162D2024 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 162D2024 be read a third time.

MOTION CARRIED

Council recessed at 12:00 p.m. and reconvened at 1:18 p.m. with Mayor Gondek in the Chair.

ROLL CALL

Councillor Chabot, Councillor Chu, Councillor Demong, Councillor Mian, Councillor Penner, Councillor Rootmans, Councillor Spencer, Councillor Walcott, Councillor Wong, Councillor Wyness, and Mayor Gondek

Absent from Roll Call: Councillor Carra, Councillor Dhaliwal, Councillor McLean, and Councillor Sharp

7.2.3 Policy and Land Use Amendment in Bowness (Ward 1) at 6307 – 35 Avenue NW, LOC2023-0349, CPC2024-0422

The following documents were distributed with respect to Report CPC2024-0422:

- A presentation entitled “LOC2023-0349 / CPC2024-0422 Policy and Land Use Amendment”;
- A presentation entitled “6307 35 Av NW”;
- A document entitled “The City of Calgary – Council Hearing on June 4th 2024”; and
- A confidential Opinion Poll.

The Public Hearing was called and the following speakers addressed Council with respect to Bylaws 38P2024 and 163D2024:

1. Scott Kruse, CivicWorks
2. Sharon Iles
3. Alex Spence
4. Fionna Rouane

Moved by Councillor Spencer
Seconded by Councillor Mian

That with respect to Report CPC2024-0422, the following amendment be adopted:

1. That the words “three readings” in Recommendation 1 be deleted and replaced with the words “first reading”;
2. That the words “three readings” in Recommendation 2 be deleted and replaced with the words “first reading”;
3. That the period at the end of Recommendation 2 be replaced with “; and,”; and,
4. That a new Recommendation 3 be inserted, as follows:
“Withhold second and third readings of Proposed Bylaws 38P2024 and 163D2024 until a development permit is ready for approval.”

For: (9): Councillor Walcott, Councillor Chu, Councillor Pootmans, Councillor Penner, Councillor Chabot, Councillor Spencer, Councillor Carra, Councillor Mian, and Mayor Gondek

Against: (5): Councillor Dhaliwal, Councillor Wong, Councillor Wyness, Councillor Demong, and Councillor McLean

MOTION CARRIED

Moved by Councillor Carra
Seconded by Councillor Mian

That with respect to Report CPC2024-0422, the following be adopted, **as amended**:

That Council:

1. Give **first reading** to Proposed Bylaw 38P2024 for the amendment to the Bowness Area Redevelopment Plan (Attachment 2);
2. Give **first reading** to Proposed Bylaw 163D2024 for the redesignation of 0.07 hectares ± (0.17 acres ±) located at 6307 – 35 Avenue NW (Plan 4610AJ, Block 29, Lot 13) from Residential – Grade-Oriented Infill (R-CG) District to Housing – Grade Oriented (H-GO) District;
3. **Withhold second and third readings of Proposed Bylaws 38P2024 and 163D2024 until a development permit is ready for approval; and**
4. **Direct that the Confidential Distribution be held confidential pursuant to Section 17 (Disclosure harmful to personal**

privacy) of the *Freedom of Information and Protection of Privacy Act.*

For: (9): Councillor Walcott, Councillor Dhaliwal, Councillor Chu, Councillor Pootmans, Councillor Penner, Councillor Spencer, Councillor Carra, Councillor Mian, and Mayor Gondek

Against: (5): Councillor Wong, Councillor Wyness, Councillor Demong, Councillor Chabot, and Councillor McLean

MOTION CARRIED

That Bylaw 38P2024 be introduced and read a first time.

Against: Councillor Demong, Councillor McLean, Councillor Wyness, Councillor Chabot, and Councillor Wong

MOTION CARRIED

That Bylaw 163D2024 be introduced and read a first time.

Against: Councillor Demong, Councillor McLean, Councillor Wyness, Councillor Chabot, and Councillor Wong

MOTION CARRIED

7.2.4 Land Use Amendment in Bowness (Ward 1) at multiple addresses, LOC2023-0348, CPC2024-0496

The following documents were distributed with respect to Report CPC2024-0496:

- A presentation entitled "LOC2023-0348 / CPC2024-0496 Land Use Amendment"; and
- A presentation entitled "6412, 6416, 6420, 6424, 6428 Bowwood DR/NW".

The Public Hearing was called and the following speakers addressed Council with respect to Bylaw 175D2024:

1. Kalika Hoogstraten, CivicWorks
2. Vaughn Kachanoski
3. Cody Preeper
4. Fiona Rouane
5. Sharon Iles

Moved by Councillor Mian
Seconded by Councillor Spencer

That with respect to Report CPC2024-0496, the following be adopted:

That Council give three readings to Proposed Bylaw 175D2024 for the redesignation of 0.29 hectares ± (0.72 acres ±) located at 6412, 6416, 6420, 6424 and 6428 Bowwood Drive NW (Plan 4610AJ, Block 21, Lots 3 to 7) from Multi-Residential – Contextual Low Profile (M-C1) District to Housing – Grade Oriented (H-GO) District.

For: (11): Councillor Walcott, Councillor Dhaliwal, Councillor Pootmans, Councillor Wong, Councillor Wyness, Councillor Penner, Councillor Spencer, Councillor Carra, Councillor McLean, Councillor Mian, and Mayor Gondek

Against: (3): Councillor Chu, Councillor Demong, and Councillor Chabot

MOTION CARRIED

That Bylaw 175D2024 be introduced and read a first time.

Against: Councillor Chabot, Councillor Chu, and Councillor Demong

MOTION CARRIED

That Bylaw 175D2024 be read a second time.

Against: Councillor Chabot, Councillor Chu, and Councillor Demong

MOTION CARRIED

That authorization now be given to read Bylaw 175D2024 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 175D2024 be read a third time.

Against: Councillor Chabot, Councillor Chu, and Councillor Demong

MOTION CARRIED

7.2.5 Land Use Amendment in Bowness (Ward 1) at 3708 Bow Anne Road NW, LOC2023-0402, CPC2024-0330

A presentation entitled “LOC2023-0402 / CPC2024-0330 Land Use Amendment” was distributed with respect to Report CPC2024-0330.

The Public Hearing was called and Lei Wang, Horizon Land Surveys, addressed Council with respect to Bylaw 160D2024.

Moved by Councillor Chabot
Seconded by Councillor Wong

That with respect to Report CPC2024-0330, the following be adopted:

That Council give three readings to Proposed Bylaw 160D2024 for the redesignation of 0.06 hectares ± (0.15 acres ±) located at 3708 Bow Anne Road NW (Plan 4400HT, Block 2, Lot 13) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

For: (14): Councillor Walcott, Councillor Dhaliwal, Councillor Chu, Councillor Pootmans, Councillor Wong, Councillor Wyness, Councillor Demong, Councillor Penner, Councillor Chabot, Councillor Spencer, Councillor Carra, Councillor McLean, Councillor Mian, and Mayor Gondek

MOTION CARRIED

That Bylaw 160D2024 be introduced and read a first time.

MOTION CARRIED

That Bylaw 160D2024 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 160D2024 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 160D2024 be read a third time.

MOTION CARRIED

7.2.6 Land Use Amendment in Bowness (Ward 1) at 4535 – 70 Street NW, LOC2024-0009, CPC2024-0393

Mayor Gondek left the Chair at 3:05 p.m. and Deputy Mayor Penner assumed the Chair.

A presentation entitled “LOC2024-0009 / CPC2024-0393 Land Use Amendment” was distributed with respect to Report CPC2024-0393.

The Public Hearing was called and Devon Klingenberg, New Century Design, addressed Council with respect to Bylaw 161D2024.

Moved by Councillor Chabot

Seconded by Councillor Wong

That with respect to Report CPC2024-0393, the following be adopted:

That Council give three readings to Proposed Bylaw 161D2024 for the redesignation of 0.08 hectares ± (0.20 acres ±) located at 4535 – 70 Street NW (Plan 3881GS, Lot 10C) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

For: (11): Councillor Walcott, Councillor Dhaliwal, Councillor Pootmans, Councillor Wong, Councillor Wyness, Councillor Penner, Councillor Chabot, Councillor Spencer, Councillor Carra, Councillor McLean, and Councillor Mian

Against: (1): Councillor Chu

MOTION CARRIED

That Bylaw 161D2024 be introduced and read a first time.

Against: Councillor Chu

MOTION CARRIED

That Bylaw 161D2024 be read a second time.

Against: Councillor Chu

MOTION CARRIED

That authorization now be given to read Bylaw 161D2024 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 161D2024 be read a third time.

Against: Councillor Chu

MOTION CARRIED

Mayor Gondek resumed the Chair at 3:10 p.m.

7.2.7 Outline Plan and Land Use Amendment in Glacier Ridge (Ward 2) at 15505 Symons Valley Road NW, LOC2023-0383, CPC2024-0491

A presentation entitled "LOC2023-0383 / CPC2024-0491 Land Use Amendment & Outline Plan" was distributed with respect to Report CPC2024-0491.

The Public Hearing was called and Daniel MacGregor, Stantec, addressed Council with respect to Bylaw 179D2024.

By General Consent, Council modified the afternoon recess to begin following the conclusion of Item 7.2.7.

Moved by Councillor Wyness
Seconded by Councillor Chabot

That with respect to Report CPC2024-0491, the following be adopted:

That Council give three readings to Proposed Bylaw 179D2024 for the redesignation of 0.57 hectares ± (1.42 acres ±) located at 15505 Symons

Valley Road NW (Portion of NE1/4 Section 2-26-2-5) from Multi-Residential – At Grade Housing (M-G) District and Special Purpose – City and Regional Infrastructure (S-CRI) District to Residential – Low Density Mixed Housing (R-G) District and Special Purpose – Urban Nature (S-UN) District.

For: (13): Councillor Walcott, Councillor Dhaliwal, Councillor Chu, Councillor Pootmans, Councillor Wong, Councillor Wyness, Councillor Penner, Councillor Chabot, Councillor Spencer, Councillor Carra, Councillor McLean, Councillor Mian, and Mayor Gondek

MOTION CARRIED

That Bylaw 179D2024 be introduced and read a first time.

MOTION CARRIED

That Bylaw 179D2024 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 179D2024 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 179D2024 be read a third time.

MOTION CARRIED

Council recessed at 3:14 p.m. and reconvened at 3:48 p.m. with Mayor Gondek in the Chair.

ROLL CALL

Councillor Carra, Councillor Chabot, Councillor Chu, Councillor Dhaliwal, Councillor McLean, Councillor Mian, Councillor Penner, Councillor Wyness, and Mayor Gondek

Absent from Roll Call: Councillor Demong, Councillor Pootmans, Councillor Sharp, Councillor Spencer, Councillor Walcott, and Councillor Wong

7.2.8 Land Use Amendment in Greenview (Ward 4) at 4819 – 3 Street NE, LOC2023-0347, CPC2024-0450

A presentation entitled “LOC2023-0347 / CPC2024-0450 Land Use Amendment” was distributed with respect to Report CPC2024-0450.

The Public Hearing was called; however, no speakers addressed Council with respect to Bylaw 158D2024.

Moved by Councillor Walcott
Seconded by Councillor Penner

That with respect to Report CPC2024-0450, the following be adopted:

That Council give three readings to Proposed Bylaw 158D2024 for the redesignation of 0.05 hectares ± (0.12 acres ±) located at 4819 – 3 Street NE (Plan 6514HW, Block 2, Lot 1) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

For: (10): Councillor Walcott, Councillor Dhaliwal, Councillor Pootmans, Councillor Wyness, Councillor Penner, Councillor Spencer, Councillor Carra, Councillor McLean, Councillor Mian, and Mayor Gondek

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

MOTION CARRIED

That Bylaw 158D2024 be introduced and read a first time.

Against: Councillor Chu

MOTION CARRIED

That Bylaw 158D2024 be read a second time.

Against: Councillor Chu

MOTION CARRIED

That authorization now be given to read Bylaw 158D2024 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 158D2024 be read a third time.

Against: Councillor Chu

MOTION CARRIED

7.2.9 Land Use Amendment in Skyview Ranch (Ward 5) at 6086 Country Hills Blvd NE, LOC2023-0370, CPC2024-0400

A presentation entitled “LOC2023-0370 / CPC2024-0400 Land Use Amendment” was distributed with respect to Report CPC2024-0400.

The Public Hearing was called and Darrell Grant, Sky Pointe Landing Inc., addressed Council with respect to Bylaw 178D2024.

Moved by Councillor Dhaliwal
Seconded by Councillor Chabot

That with respect to Report CPC2024-0400, the following be adopted:

That Council give three readings to Proposed Bylaw 178D2024 for the redesignation of 1.91 hectares ± (4.72 acres ±) located at 6086 Country Hills Boulevard NE (Portion of Plan 1610366, Block 41, Lot 5) from the Commercial – Community 2 f3.0h26 (C-C2f3.0h26) District to Multi-Residential – High Density Medium Rise (M-H2) District.

For: (12): Councillor Walcott, Councillor Dhaliwal, Councillor Chu, Councillor Pootmans, Councillor Wyness, Councillor Penner, Councillor Chabot, Councillor Spencer, Councillor Carra, Councillor McLean, Councillor Mian, and Mayor Gondek

MOTION CARRIED

That Bylaw 178D2024 be introduced and read a first time.

MOTION CARRIED

That Bylaw 178D2024 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 178D2024 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 178D2024 be read a third time.

MOTION CARRIED

7.2.10 Land Use Amendment in Mount Pleasant (Ward 7) at 1016 – 19 Avenue NW, LOC2023-0374, CPC2024-0484

The following documents were distributed with respect to Report CPC2024-0484:

- A presentation entitled “LOC2023-0374 / CPC2024-0484 Land Use Amendment”; and
- A presentation entitled “1016 19 AV NW”.

The Public Hearing was called and Paul Needham, CivicWorks, addressed Council with respect to Bylaw 173D2024.

Moved by Councillor Wong
Seconded by Councillor Chabot

That with respect to Report CPC2024-0484, the following be adopted:

That Council give three readings to Proposed Bylaw 173D2024 for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 1016 – 19 Avenue NW (Plan 3150P, Block 20, Lots 8 and 9) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

For: (14): Councillor Walcott, Councillor Dhaliwal, Councillor Chu, Councillor Pootmans, Councillor Wong, Councillor Wyness, Councillor Demong, Councillor Penner, Councillor Chabot, Councillor Spencer, Councillor Carra, Councillor McLean, Councillor Mian, and Mayor Gondek

MOTION CARRIED

That Bylaw 173D2024 be introduced and read a first time.

MOTION CARRIED

That Bylaw 173D2024 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 173D2024 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 173D2024 be read a third time.

MOTION CARRIED

7.2.11 Land Use Amendment in Mount Pleasant (Ward 7) at 1024 and 1030 – 19 Avenue NW, LOC2023-0373, CPC2024-0483

The following documents were distributed with respect to Report CPC2024-0483:

- A presentation entitled “LOC2023-0373 / CPC2024-0483 Land Use Amendment”; and
- A presentation entitled “1024 and 1030 – 19 AV NW”.

The Public Hearing was called and Paul Needham, CivicWorks, addressed Council with respect to Bylaw 174D2024.

Moved by Councillor Wong
Seconded by Councillor Chabot

That with respect to Report CPC2024-0483, the following be adopted:

That Council give three reading to Proposed Bylaw 174D2024 for the redesignation of 0.11 hectares ± (0.28 acres ±) located at 1024 and 1030 – 19 Avenue NW (Plan 3150P, Block 20, Lots 12 to 15) from Residential –

Contextual One / Two Dwelling (R-C2) District and Residential – Grade-Oriented Infill (R-CG) District to Housing – Grade Oriented (H-GO) District.

For: (14): Councillor Walcott, Councillor Dhaliwal, Councillor Chu, Councillor Pootmans, Councillor Wong, Councillor Wyness, Councillor Demong, Councillor Penner, Councillor Chabot, Councillor Spencer, Councillor Carra, Councillor McLean, Councillor Mian, and Mayor Gondek

MOTION CARRIED

That Bylaw 174D2024 be introduced and read a first time.

MOTION CARRIED

That Bylaw 174D2024 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 174D2024 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 174D2024 be read a third time.

MOTION CARRIED

7.2.12 Land Use Amendment in Capitol Hill (Ward 7) at 1431 and 1435 – 23 Avenue NW, LOC2023-0132, CPC2024-0441

A presentation entitled “LOC2023-0132 / CPC2024-0441 Land Use Amendment” was distributed with respect to Report CPC2024-0441.

Mayor Gondek left the Chair at 4:27 p.m. and Deputy Mayor Penner assumed the Chair.

Mayor Gondek resumed the Chair at 4:29 p.m.

The Public Hearing was called and the following speakers addressed Council with respect to Bylaw 169D2024:

1. Nick Han, Calgreen Homes
2. Bryan Buell

Moved by Councillor Wong

Seconded by Councillor Walcott

That with respect to Report CPC2024-0441, the following be adopted:

That Council give three readings to Proposed Bylaw 169D2024 for the redesignation of 0.11 hectares ± (0.27 acres ±) located at 1431 and 1435

– 23 Avenue NW (Plan 3150P, Block 35, Lots 23 to 26) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CG) District.

For: (13): Councillor Walcott, Councillor Dhaliwal, Councillor Chu, Councillor Pootmans, Councillor Wong, Councillor Wyness, Councillor Demong, Councillor Penner, Councillor Chabot, Councillor Spencer, Councillor Carra, Councillor McLean, and Mayor Gondek

MOTION CARRIED

That Bylaw 169D2024 be introduced and read a first time.

MOTION CARRIED

That Bylaw 169D2024 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 169D2024 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 169D2024 be read a third time.

MOTION CARRIED

7.2.13 Land Use Amendment in Capitol Hill (Ward 7) at 1538 – 22 Avenue NW, LOC2023-0413, CPC2024-0421

The following documents were distributed with respect to Report CPC2024-0421:

- A presentation entitled “LOC2023-0413 / CPC2024-0421 Land Use Amendment”; and
- A presentation entitled “1538 – 22 AV NW”.

The Public Hearing was called and the following speakers addressed Council with respect to Bylaw 159D2024:

1. Scott Kruse, CivicWorks
2. Erin Gellhaus

Moved by Councillor Penner
Seconded by Councillor Walcott

That with respect to Report CPC2024-0421, the following be adopted:

That Council give three readings to Proposed Bylaw 159D2024 for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 1538 – 22

Avenue NW (Plan 2864AF, Block 7, Lots 19 and 20) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

For: (10): Councillor Walcott, Councillor Dhaliwal, Councillor Pootmans, Councillor Wyness, Councillor Demong, Councillor Penner, Councillor Chabot, Councillor Spencer, Councillor Carra, and Mayor Gondek

Against: (3): Councillor Chu, Councillor Wong, and Councillor McLean

MOTION CARRIED

That Bylaw 159D2024 be introduced and read a first time.

Against: Councillor Chu, Councillor McLean, and Councillor Wong

MOTION CARRIED

That Bylaw 159D2024 be read a second time.

Against: Councillor Chu, Councillor McLean, and Councillor Wong

MOTION CARRIED

That authorization now be given to read Bylaw 159D2024 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 159D2024 be read a third time.

Against: Councillor Chu, Councillor McLean, and Councillor Wong

MOTION CARRIED

7.2.14 Land Use Amendment in Capitol Hill (Ward 7) at multiple addresses, LOC2023-0405, CPC2024-0445

The following documents were distributed with respect to Report CPC2024-0445:

- A presentation entitled “LOC2023-0405 / CPC2024-0445 Land Use Amendment”;
- A presentation entitled “CAPITOL HILL APARTMENTS”;
- A presentation entitled “Land Use Redesignation”;
- A collection of site plans; and
- A confidential public submission.

The Public Hearing was called and the following speakers addressed Council with respect to Bylaw 170D2024:

1. Hans Koppe, Casola Koppe Architects
2. Scott Douglas, Casola Koppe Architects
3. Kirolos Kirolos
4. Manar Kirolos
5. Hani Kirolos

Councillor Sharp (Remote Member) joined the meeting at 5:02 p.m.

Mayor Gondek left the Chair at 5:31 p.m. and Deputy Mayor Penner assumed the Chair.

Mayor Gondek resumed the Chair at 5:34 p.m.

Moved by Councillor Wong

Seconded by Councillor Walcott

That with respect to Report CPC2024-0445, the following be adopted, **after amendment:**

1. That Council give **first reading** to Proposed Bylaw 170D2024 for the redesignation of 0.22 hectares \pm (0.54 acres \pm) located at 1820, 1824, 1828 and 1832 - 17 Avenue NW (Plan 2864AF, Block 31, Lots 9 to 16) from Multi-Residential – Contextual Low Profile (M-C1) District and Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – High Density Low Rise (M-H1) District; **and,**
2. **That Council withhold second and third readings of Proposed Bylaw 170D2024 until a development permit is ready for approval; and,**
3. **That Council direct that Confidential Attachment 6 and the Confidential Distributions be held confidential pursuant to Section 17 (Disclosure harmful to personal privacy) of the Freedom of Information and Protection of Privacy Act.**

For: (13): Councillor Walcott, Councillor Dhaliwal, Councillor Pootmans, Councillor Wong, Councillor Wyness, Councillor Demong, Councillor Sharp, Councillor Penner, Councillor Chabot, Councillor Spencer, Councillor Carra, Councillor McLean, and Mayor Gondek

Against: (1): Councillor Chu

MOTION CARRIED

That Bylaw 170D2024 be introduced and read a first time.

Against: Councillor Chu

MOTION CARRIED

7.2.15 Policy and Land Use Amendment in Downtown West End (Ward 7) 1215 – 9 Avenue SW, LOC2022-0228, CPC2024-0494

The following documents were distributed with respect to Report CPC2024-0494:

- A presentation entitled “LOC2022-0228 / CPC2024-0494 Policy and Land Use Amendment”; and
- A presentation entitled “Staples 9 Ave”.

The Public Hearing was called and the following speakers addressed Council with respect to Bylaws 45P2024 and 181D2024:

1. Jack Moddle, O2 Planning and Design
2. Patrick Briscoe, Manca Properties Inc.

Moved by Councillor Carra
Seconded by Councillor Penner

That Council modify the dinner recess to complete Item 7.2.15 and shorten the recess to 45 minutes.

For: (12): Councillor Walcott, Councillor Dhaliwal, Councillor Chu, Councillor Pootmans, Councillor Wong, Councillor Wyness, Councillor Demong, Councillor Sharp, Councillor Penner, Councillor Spencer, Councillor Carra, and Mayor Gondek

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

MOTION CARRIED

Mayor Gondek left the Chair at 6:09 p.m. and Deputy Mayor Penner assumed the Chair.

Moved by Councillor Carra
Seconded by Councillor Wong

That with respect to Report CPC2024-0494, the following be adopted:

That Council:

1. Give three readings to Proposed Bylaw 45P2024 for the amendments to the West Village Area Redevelopment Plan (Attachment 2); and
2. Give three readings to Proposed Bylaw 181D2024 for the redesignation of 0.74 hectares ± (1.83 acres ±) located at 1215 – 9 Avenue SW (Plan 1423LK, Block 43) from Direct Control (DC) District to Direct Control (DC) District to accommodate mixed-use development, with guidelines (Attachment 3).

For: (13): Councillor Walcott, Councillor Dhaliwal, Councillor Chu, Councillor Pootmans, Councillor Wong, Councillor Wyness, Councillor Demong, Councillor Sharp, Councillor Penner, Councillor Chabot, Councillor Spencer, Councillor Carra, and Councillor McLean

MOTION CARRIED

That Bylaw 45P2024 be introduced and read a first time.

MOTION CARRIED

That Bylaw 45P2024 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 45P2024 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 45P2024 be read a third time.

MOTION CARRIED

That Bylaw 181D2024 be introduced and read a first time.

MOTION CARRIED

Councillor Chabot rose on a Point of Order.

The Chair ruled on the Point of Order.

Moved by Councillor Wong
Seconded by Councillor Walcott

That Proposed Bylaw 181D2024 be amended by amending Schedule B, Section 16(1)(a)(ii) to read as follows:

“(ii) 1.0 stalls per **unit** where the total number of **units** equals or exceeds 20; and”

For: (9): Councillor Walcott, Councillor Dhaliwal, Councillor Pootmans, Councillor Wong, Councillor Wyness, Councillor Sharp, Councillor Spencer, Councillor Carra, and Councillor McLean

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

MOTION CARRIED

That Bylaw 181D2024 be read a second time, **as amended**.

Against: Councillor Chu

MOTION CARRIED

That authorization now be given to read Bylaw 181D2024 a third time, **as amended.**

MOTION CARRIED UNANIMOUSLY

That Bylaw 181D2024 be read a third time, **as amended.**

Against: Councillor Chu

MOTION CARRIED

Council recessed at 6:25 p.m. and reconvened at 7:13 p.m. with Mayor Gondek in the Chair.

ROLL CALL

Councillor Carra, Councillor Chabot, Councillor Chu, Councillor Dhaliwal, Councillor McLean, Councillor Penner, Councillor Pootmans, Councillor Sharp, Councillor Spencer, Councillor Walcott, Councillor Wong, Councillor Wyness, and Mayor Gondek

Absent for Roll Call: Councillor Demong and Councillor Mian

7.2.16 Policy and Land Use Amendment in Beltline (Ward 8) 215 – 14 Avenue SW, LOC2023-0392, CPC2024-0431

A presentation entitled “LOC2023-0392 / CPC2024-0431 Policy and Land Use Amendment” was distributed with respect to Report CPC2024-0431.

The Public Hearing was called and Jennifer Dobbin, Dobbin Consulting, addressed Council with respect to Bylaws 44P2024 and 180D2024.

Moved by Councillor Walcott

Seconded by Councillor Penner

That with respect to Report CPC2024-0431, the following be adopted:

That Council:

1. Give three readings to Proposed Bylaw 44P2024 for the amendment to the Beltline Area Redevelopment Plan (Attachment 2); and
2. Give three readings to Proposed Bylaw 180D2024 for the redesignation of 0.13 hectares ± (0.32 acres ±) located at 215 – 14 Avenue SW (Condominium Plan 8110899, Units 1 to 55) from Direct Control (DC) District to Direct Control (DC) District to accommodate a Performing Arts Centre, with guidelines (Attachment 3).

For: (13): Councillor Walcott, Councillor Dhaliwal, Councillor Chu, Councillor Pootmans, Councillor Wong, Councillor Wyness, Councillor Sharp, Councillor Penner, Councillor Chabot, Councillor Spencer, Councillor Carra, Councillor McLean, and Mayor Gondek

MOTION CARRIED

That Bylaw 44P2024 be introduced and read a first time.

MOTION CARRIED

That Bylaw 44P2024 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 44P2024 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 44P2024 be read a third time.

MOTION CARRIED

That Bylaw 180D2024 be introduced and read a first time.

MOTION CARRIED

That Bylaw 180D2024 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 180D2024 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 180D2024 be read a third time.

MOTION CARRIED

7.2.17 Policy and Land Use Amendment in Bankview (Ward 8) at 1612 – 25 Avenue SW, LOC2024-0004, CPC2024-0306

A presentation entitled “LOC2024-0004 / CPC2024-0306 Policy and Land Use Amendment” was distributed with respect to Report CPC2024-0306.

The Public Hearing was called; however, no speakers addressed Council with respect to Bylaws 42P2024 and 176D2024.

Moved by Councillor Walcott
Seconded by Councillor Pootmans

That with respect to Report CPC2024-0306, the following be adopted:

That Council:

1. Give three readings to Proposed Bylaw 42P2024 for the amendment to the Bankview Area Redevelopment Plan (Attachment 2); and
2. Give three readings to Proposed Bylaw 176D2024 for the redesignation of 0.02 hectares ± (0.06 acres ±) located at 1612 – 25 Avenue SW (a portion of Plan 2714P, Block 2, Lots 11 and 12) from Multi-Residential – Contextual Grade-Oriented (M-CGd72) District to Housing – Grade Oriented (H-GO) District.

For: (13): Councillor Walcott, Councillor Dhaliwal, Councillor Chu, Councillor Pootmans, Councillor Wong, Councillor Wyness, Councillor Sharp, Councillor Penner, Councillor Chabot, Councillor Spencer, Councillor Carra, Councillor McLean, and Mayor Gondek

MOTION CARRIED

That Bylaw 42P2024 be introduced and read a first time.

MOTION CARRIED

That Bylaw 42P2024 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 42P2024 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 42P2024 be read a third time.

MOTION CARRIED

That Bylaw 176D2024 be introduced and read a first time.

MOTION CARRIED

That Bylaw 176D2024 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 176D2024 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 176D2024 be read a third time.

MOTION CARRIED

7.2.18 Policy Amendment and Land Use Amendment in South Calgary (Ward 8) at multiple addresses, LOC2023-0222, CPC2024-0343

The following documents were distributed with respect to Report CPC2024-0343:

- A presentation entitled “LOC2023-0222 / CPC2024-0343 Policy and Land Use Amendment”; and
- A presentation entitled “1500” by Sarina Homes”.

The Public Hearing was called and the following speakers addressed Council with respect to Bylaws 40P2024 and 165D2024:

1. Srimal Ranasinghe, Hive Developments
2. Nazim Virani, Sarina Homes

Moved by Councillor Walcott

Seconded by Councillor Pootmans

That with respect to Report CPC2024-0343, the following be adopted:

That Council:

1. Give three readings to Proposed Bylaw 40P2024 for the amendments to the South Calgary/Altadore Area Redevelopment Plan (Attachment 2); and
2. Give three readings to Proposed Bylaw 165D2024 for the redesignation of 0.29 hectares ± (0.72 acres ±) located at 1505, 1509, 1515, 1519, and 1523 – 33 Avenue SW (Plan 4479P, Block 64, Lots 29 to 38) from Residential – Contextual One / Two Dwelling (R-C2) District and Multi-Residential – Contextual Grade-Oriented (M-CGd72) District to Mixed Use – General (MU-1f3.6h24) District.

For: (12): Councillor Walcott, Councillor Dhaliwal, Councillor Pootmans, Councillor Wong, Councillor Wyness, Councillor Sharp, Councillor Penner, Councillor Chabot, Councillor Spencer, Councillor Carra, Councillor McLean, and Mayor Gondek

Against: (1): Councillor Chu

MOTION CARRIED

That Bylaw 40P2024 be introduced and read a first time.

Against: Councillor Chu

MOTION CARRIED

That Bylaw 40P2024 be read a second time.

Against: Councillor Chu

MOTION CARRIED

That authorization now be given to read Bylaw 40P2024 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 40P2024 be read a third time.

Against: Councillor Chu

MOTION CARRIED

That Bylaw 165D2024 be introduced and read a first time.

Against: Councillor Chu

MOTION CARRIED

That Bylaw 165D2024 be read a second time.

Against: Councillor Chu

MOTION CARRIED

That authorization now be given to read Bylaw 165D2024 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 165D2024 be read a third time.

Against: Councillor Chu

MOTION CARRIED

7.2.19 Policy and Land Use Amendment in Altadore (Ward 8) at 3701 – 14 Street SW, LOC2024-0027, CPC2024-0319

The following documents were distributed with respect to Report CPC2024-0319:

- A presentation entitled “LOC2024-0027 / CPC2024-0319 Policy & Land Use Amendment”; and

- A presentation entitled “3701 – 14 ST SW”.

Councillor Wong (Remote Member) left the meeting at 7:46 p.m.

Councillor Wong (Remote Member) joined the meeting at 7:46 p.m.

Councillor Demong (Remote Member) joined the meeting at 7:47 p.m.

The Public Hearing was called and Nathan Stelfox, CivicWorks, addressed Council with respect to Bylaws 39P2024 and 164D2024.

Moved by Councillor Walcott
Seconded by Councillor Penner

That with respect to Report CPC2024-0319, the following be adopted:

That Council:

1. Give three readings to Proposed Bylaw 39P2024 for the amendment to the South Calgary/Altadore Area Redevelopment Plan (Attachment 2); and
2. Give three readings to Proposed Bylaw 164D2024 for the redesignation of 0.06 hectares (0.14 acres) located at 3701 – 14 Street SW (Plan 1965P, Block A, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District to Housing – Grade Oriented (H-GO) District.

For: (12): Councillor Walcott, Councillor Dhaliwal, Councillor Pootmans, Councillor Wong, Councillor Wyness, Councillor Sharp, Councillor Penner, Councillor Chabot, Councillor Spencer, Councillor Carra, Councillor McLean, and Mayor Gondek

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

MOTION CARRIED

That Bylaw 39P2024 be introduced and read a first time.

Against: Councillor Chu

MOTION CARRIED

That Bylaw 39P2024 be read a second time.

Against: Councillor Chu

MOTION CARRIED

That authorization now be given to read Bylaw 39P2024 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 39P2024 be read a third time.

Against: Councillor Chu

MOTION CARRIED

That Bylaw 164D2024 be introduced and read a first time.

Against: Councillor Chu

MOTION CARRIED

That Bylaw 164D2024 be read a second time.

Against: Councillor Chu

MOTION CARRIED

That authorization now be given to read Bylaw 164D2024 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 164D2024 be read a third time.

Against: Councillor Chu

MOTION CARRIED

7.2.20 Policy and Land Use Amendment in Altadore (Ward 8) at 4104 – 20 Street SW, LOC2023-0407, CPC2024-0328

Councillor Sharp (Remote Member) left the meeting at 7:59 p.m.

Councillor Sharp (Remote Member) joined the meeting at 8:01 p.m.

A presentation entitled “LOC2023-0407 / CPC2024-0328 Policy and Land Use Amendment” was distributed with respect to Report CPC2024-0328.

The Public Hearing was called and the following speakers addressed Council with respect to Bylaws 36P2024 and 156D2024:

1. Ryan Cairns, Ellergodt Design
2. Selena Au

Moved by Councillor Walcott

Seconded by Councillor Penner

That with respect to Report CPC2024-0328, the following be adopted:

That Council:

1. Give three readings to Proposed Bylaw 36P2024 for the amendment to the South Calgary/Altadore Area Redevelopment Plan (Attachment 2); and
2. Give three readings to Proposed Bylaw 156D2024 for the redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 4104 – 20 Street SW (Plan 743AD, Block 1, Lots 23 and 24) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

For: (12): Councillor Walcott, Councillor Dhaliwal, Councillor Pootmans, Councillor Wong, Councillor Wyness, Councillor Demong, Councillor Sharp, Councillor Penner, Councillor Spencer, Councillor Carra, Councillor McLean, and Mayor Gondek

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

MOTION CARRIED

That Bylaw 36P2024 be introduced and read a first time.

Against: Councillor Chabot and Councillor Chu

MOTION CARRIED

That Bylaw 36P2024 be read a second time.

Against: Councillor Chabot and Councillor Chu

MOTION CARRIED

That authorization now be given to read Bylaw 36P2024 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 36P2024 be read a third time.

Against: Councillor Chabot and Councillor Chu

MOTION CARRIED

That Bylaw 156D2024 be introduced and read a first time.

Against: Councillor Chabot and Councillor Chu

MOTION CARRIED

That Bylaw 156D2024 be read a second time.

Against: Councillor Chabot and Councillor Chu

MOTION CARRIED

That authorization now be given to read Bylaw 156D2024 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 156D2024 be read a third time.

Against: Councillor Chabot and Councillor Chu

MOTION CARRIED

7.2.21 Land Use Amendment in Manchester (Ward 9) at 107 – 42 Avenue SW, LOC2023-0400, CPC2024-0409

A presentation entitled "LOC2023-0400 / CPC2024-0409 Land Use Amendment" was distributed with respect to Report CPC2024-0409.

Councillor Demong (Remote Member) left the meeting at 8:13 p.m.

Councillor Demong (Remote Member) joined the meeting at 8:13 p.m.

The Public Hearing was called and Stacy Sherlock, Secure Realty Inc., addressed Council with respect to Bylaw 166D2024.

Moved by Councillor Carra
Seconded by Councillor Chabot

That with respect to Report CPC2024-0409, the following be adopted:

That Council give three readings to Proposed Bylaw 166D2024 for the redesignation of 0.58 hectares ± (1.44 acres ±) located at 107 – 42 Avenue SW (Plan 5360AM, Block 1, Lots 1 to 14) from Industrial – General (I-G) District to Industrial – Commercial (I-C) District.

For: (14): Councillor Walcott, Councillor Dhaliwal, Councillor Chu, Councillor Pootmans, Councillor Wong, Councillor Wyness, Councillor Demong, Councillor Sharp, Councillor Penner, Councillor Chabot, Councillor Spencer, Councillor Carra, Councillor McLean, and Mayor Gondek

MOTION CARRIED

That Bylaw 166D2024 be introduced and read a first time.

MOTION CARRIED

That Bylaw 166D2024 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 166D2024 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 166D2024 be read a third time.

MOTION CARRIED

7.2.22 Policy and Land Use Amendment in Forest Lawn (Ward 9) at 1336 – 40 Street SE, LOC2024-0024, CPC2024-0443

A presentation entitled "LOC2024-0024 / CPC2024-0443 Policy and Land Use Amendment" was distributed with respect to Report CPC2024-0443.

The Public Hearing was called and Lei Wang, Horizon Land Surveys, addressed Council with respect to Bylaws 41P2024 and 167D2024.

Moved by Councillor Carra

Seconded by Councillor Dhaliwal

That with respect to Report CPC2024-0443, the following be adopted:

That Council:

1. Give three readings to Proposed Bylaw 41P2024 for the amendment to the Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan (Attachment 2); and
2. Give three readings to Proposed Bylaw 167D2024 for the redesignation of 0.06 hectares (0.14 acres) located at 1336 – 40 Street SE (Plan 5997HE, Block 20, Lot 9) from Residential – Contextual One / Two Dwelling (R-C2) District to Housing – Grade Oriented (H-GO) District.

For: (11): Councillor Walcott, Councillor Dhaliwal, Councillor Chu, Councillor Pootmans, Councillor Wong, Councillor Wyness, Councillor Sharp, Councillor Penner, Councillor Spencer, Councillor Carra, and Mayor Gondek

Against: (3): Councillor Demong, Councillor Chabot, and Councillor McLean

MOTION CARRIED

That Bylaw 41P2024 be introduced and read a first time.

Against: Councillor Chabot, Councillor Demong, and Councillor McLean

MOTION CARRIED

That Bylaw 41P2024 be read a second time.

Against: Councillor Chabot, Councillor Demong, and Councillor McLean

MOTION CARRIED

That authorization now be given to read Bylaw 41P2024 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 41P2024 be read a third time.

Against: Councillor Chabot, Councillor Demong, and Councillor McLean

MOTION CARRIED

That Bylaw 167D2024 be introduced and read a first time.

Against: Councillor Chabot, Councillor Demong, and Councillor McLean

MOTION CARRIED

That Bylaw 167D2024 be read a second time.

Against: Councillor Chabot, Councillor Demong, and Councillor McLean

MOTION CARRIED

That authorization now be given to read Bylaw 167D2024 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 167D2024 be read a third time.

Against: Councillor Chabot, Councillor Demong, and Councillor McLean

MOTION CARRIED

7.2.23 Policy and Land Use Amendment in Forest Lawn (Ward 9) at 2201 – 46 Street SE, LOC2024-0023, CPC2024-0510

A presentation entitled "LOC2024-0023 / CPC2024-0510 Policy & Land Use Amendment" was distributed with respect to Report CPC2024-0510.

The Public Hearing was called and Lei Wang, Horizon Land Surveys, addressed Council with respect to Bylaws 43P2024 and 177D2024.

Moved by Councillor Carra
Seconded by Councillor Dhaliwal

That with respect to Report CPC2024-0510, the following be adopted:

That Council:

1. Give three readings to Proposed Bylaw 43P2024 for the amendment to the Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan (Attachment 2); and
2. Give three readings to Proposed Bylaw 177D2024 for the redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 2201 – 46 Street SE (Plan 6587HM, Block 8, Lot 20) from Residential – Grade-Oriented Infill (R-CG) District to Housing – Grade Oriented (H GO) District.

For: (13): Councillor Walcott, Councillor Dhaliwal, Councillor Chu, Councillor Pootmans, Councillor Wong, Councillor Wyness, Councillor Demong, Councillor Sharp, Councillor Penner, Councillor Spencer, Councillor Carra, Councillor McLean, and Mayor Gondek

Against: (1): Councillor Chabot

MOTION CARRIED

That Bylaw 43P2024 be introduced and read a first time.

Against: Councillor Chabot

MOTION CARRIED

That Bylaw 43P2024 be read a second time.

Against: Councillor Chabot

MOTION CARRIED

That authorization now be given to read Bylaw 43P2024 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 43P2024 be read a third time.

Against: Councillor Chabot

MOTION CARRIED

That Bylaw 177D2024 be introduced and read a first time.

Against: Councillor Chabot

MOTION CARRIED

That Bylaw 177D2024 be read a second time.

Against: Councillor Chabot

MOTION CARRIED

That authorization now be given to read Bylaw 177D2024 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 177D2024 be read a third time.

Against: Councillor Chabot

MOTION CARRIED

7.2.24 Policy and Land Use Amendment in Forest Lawn (Ward 9) at 2401 – 47 Street SE, LOC2023-0272, CPC2024-0410

A presentation entitled "LOC2023-0272 / CPC2024-0410 Policy and Land Use Amendment" was distributed with respect to Report CPC2024-0410.

The Public Hearing was called; however, no speakers addressed Council with respect to Bylaws 37P2024 and 157D2024.

Moved by Councillor Carra
Seconded by Councillor Dhaliwal

That with respect to Report CPC2024-0410, the following be adopted:

That Council:

1. Give three readings to Proposed Bylaw 37P2024 for the amendment to the Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan (Attachment 2); and
2. Give three readings to Proposed Bylaw 157D2024 for the redesignation of 0.06 hectares ± (0.15 acres ±) located at 2401 – 47 Street SE (Plan 7273HN, Block 14, Lot 36) from Residential – Contextual One Dwelling (R-C1) District to Residential – Grade-Oriented Infill (R-CG) District.

For: (13): Councillor Walcott, Councillor Dhaliwal, Councillor Chu, Councillor Pootmans, Councillor Wong, Councillor Wyness, Councillor Demong, Councillor Sharp, Councillor Penner, Councillor Spencer, Councillor Carra, Councillor McLean, and Mayor Gondek

Against: (1): Councillor Chabot

MOTION CARRIED

That Bylaw 37P2024 be introduced and read a first time.

Against: Councillor Chabot

MOTION CARRIED

That Bylaw 37P2024 be read a second time.

Against: Councillor Chabot

MOTION CARRIED

That authorization now be given to read Bylaw 37P2024 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 37P2024 be read a third time.

Against: Councillor Chabot

MOTION CARRIED

That Bylaw 157D2024 be introduced and read a first time.

MOTION CARRIED

That Bylaw 157D2024 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 157D2024 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 157D2024 be read a third time.

MOTION CARRIED

7.2.25 Land Use Amendment in Residual Sub-Area 9P (Ward 9) at 3300 – 88 Street SE LOC2024-0003, CPC2024-0452

The following documents were distributed with respect to Report CPC2024-0452:

- A presentation entitled "LOC2024-0003 / CPC2024-0452 Land Use Amendment"; and
- A map.

The Public Hearing was called and Jennifer Duff, B&A, addressed Council with respect to Bylaw 171D2024.

Councillor Sharp (Remote Member) left the meeting at 8:43 p.m.

Councillor Sharp (Remote Member) joined the meeting at 8:43 p.m.

Councillor Demong (Remote Member) left the meeting at 8:47 p.m.

Councillor Demong (Remote Member) joined the meeting at 8:51 p.m.

Moved by Councillor Carra
Seconded by Councillor Chabot

That with respect to Report CPC2024-0452, the following be adopted:

That Council give three readings to Proposed Bylaw 171D2024 for the redesignation of 1.22 hectares ± (3.01 acres ±) at 3300 – 88 Street SE (Plan 0613934, Block 30, Lot 4) from Direct Control (DC) District to Direct Control (DC) District to reduce the minimum parcel size requirement, with guidelines (Attachment 2).

For: (13): Councillor Walcott, Councillor Dhaliwal, Councillor Chu, Councillor Pootmans, Councillor Wong, Councillor Wyness, Councillor Demong, Councillor Sharp, Councillor Penner, Councillor Chabot, Councillor Spencer, Councillor Carra, and Mayor Gondek

Against: (1): Councillor McLean

MOTION CARRIED

That Bylaw 171D2024 be introduced and read a first time.

Against: Councillor McLean

MOTION CARRIED

That Bylaw 171D2024 be read a second time.

Against: Councillor McLean

MOTION CARRIED

That authorization now be given to read Bylaw 171D2024 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 171D2024 be read a third time.

Against: Councillor McLean

MOTION CARRIED

7.2.26 Land Use Amendment in Mayland (Ward 10) at multiple addresses, LOC2023-0307, CPC2024-0384

Councillor Carra (Remote Member) left the meeting at 8:55 p.m.

The following documents were distributed with respect to Report C2024-0384:

- A presentation entitled "LOC2023-0307 / CPC2024-0384 Land Use Amendment";
- Revised Cover Report; and
- Revised Attachment 1.

The Public Hearing was called and the following speakers addressed Council with respect to Bylaw 168D2024:

1. Brittany Shewchuk, WSP
2. Kirandeep Kaur, WSP

Moved by Councillor Chabot
Seconded by Councillor Dhaliwal

That with respect to Report CPC2024-0384, the following be adopted, **after amendment:**

That Council give three readings to Proposed Bylaw 168D2024 for the redesignation of **5.58 hectares ± (13.79 acres ±)** located at 1790 – 3 Avenue SE, 215 and 315 – 16 Street SE (Plan 7811505, Block 3, Lots 1, 2, and 3) from Industrial – Business f1.0 (I-B f1.0) District to Industrial – Commercial (I-C) District.

For: (13): Councillor Walcott, Councillor Dhaliwal, Councillor Chu, Councillor Pootmans, Councillor Wong, Councillor Wyness, Councillor Demong, Councillor Sharp, Councillor Penner, Councillor Chabot, Councillor Spencer, Councillor McLean, and Mayor Gondek

MOTION CARRIED

That Bylaw 168D2024 be introduced and read a first time.

MOTION CARRIED

That Bylaw 168D2024 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 168D2024 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 168D2024 be read a third time.

MOTION CARRIED

Council then dealt with Item 7.3.2.

7.3 OTHER REPORTS FOR PUBLIC HEARING

7.3.1 Policy Amendment to the Beltline Area Redevelopment Plan, C2024-0620

This Item was dealt with following Item 10.1.

A presentation entitled "Item 7.3.1 Amendment to the Beltline Area Redevelopment Plan" was distributed with respect to Report C2024-0620.

The Public Hearing was called; however, no speakers addressed Council with respect to Bylaw 46P2024.

Moved by Councillor Sharp
Seconded by Councillor Wong

That with respect to Report C2024-0620, the following be adopted:

That Council give three readings to Proposed Bylaw 46P2024 to remove the location criterion of Policy 5.2 of the three or more-bedroom incentive policy to remove policy conflicts in the Beltline ARP.

For: (15): Councillor Walcott, Councillor Dhaliwal, Councillor Chu, Councillor Pootmans, Councillor Wong, Councillor Wyness, Councillor Demong, Councillor Sharp, Councillor Penner, Councillor Chabot, Councillor Spencer, Councillor Carra, Councillor McLean, Councillor Mian, and Mayor Gondok

MOTION CARRIED

That Bylaw 46P2024 be introduced and read a first time.

MOTION CARRIED

That Bylaw 46P2024 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 46P2024 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 46P2024 be read a third time.

MOTION CARRIED

Council then dealt with Item 7.2.1.

7.3.2 Charter Bylaw and Council Policy for Tax Corrections and Compassionate Penalty Relief, EC2024-0105

This Item was dealt with following Item 7.2.26.

The Public Hearing was called; however, no speakers addressed Council with respect to Bylaw 3H2024.

Moved by Councillor Penner
Seconded by Councillor Chabot

That with respect to Report EC2024-0105, the following be adopted:

That Council:

- a. Give three readings to Proposed Bylaw 3H2024 (Attachment 2) to amend Charter Bylaw 1H2018 to delegate authority to Administration to cancel, reduce, refund or defer taxes up to \$500,000 per taxation year in accordance with an approved Council Policy; and
- b. Adopt the proposed Council Policy on "Tax Relief Delegated to Administration" (Attachment 3), should the proposed Charter Bylaw be fully approved by Council.

For: (13): Councillor Walcott, Councillor Dhaliwal, Councillor Chu, Councillor Pootmans, Councillor Wong, Councillor Wyness, Councillor Demong, Councillor Sharp, Councillor Penner, Councillor Chabot, Councillor Spencer, Councillor McLean, and Mayor Gondek

MOTION CARRIED

That Bylaw 3H2024 be introduced and read a first time.

MOTION CARRIED

That Bylaw 3H2024 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 3H2024 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 3H2024 be read a third time.

MOTION CARRIED

Council then dealt with Item 12.

8. PLANNING MATTERS NOT REQUIRING PUBLIC HEARING

8.1 POSTPONED REPORTS NOT REQUIRING A PUBLIC HEARING

None

8.2 CONSENT AGENDA ITEMS SELECTED FOR DEBATE

None

8.3 CALGARY PLANNING COMMISSION REPORTS

None

8.4 BYLAW TABULATIONS

None

9. NON-PLANNING ITEMS GOING DIRECTLY TO COUNCIL

None

10. URGENT BUSINESS

This Item was dealt with following the Consent Agenda.

Councillor Dhaliwal declared a Pecuniary Interest, as a relative is employed with The City of Calgary, and abstained from discussion with respect to Confidential Verbal Report 10.1 Collective Bargaining Update (Verbal), C2024-0714.

Councillor Dhaliwal left the meeting at 9:48 a.m. and returned at 11:43 a.m. following the discussion with respect to Confidential Verbal Report 10.1 Collective Bargaining Update (Verbal), C2024-0714.

Moved by Councillor Mian
Seconded by Councillor Pootmans

That pursuant to Sections 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*, Council now move into Closed Meeting, at 9:49 a.m. in the Council Boardroom, to discuss confidential matters with respect to Item 10.1 Collective Bargaining Update (Verbal), C2024-0714.

For: (14): Councillor Walcott, Councillor Chu, Councillor Pootmans, Councillor Wong, Councillor Wyness, Councillor Demong, Councillor Sharp, Councillor Penner, Councillor Chabot, Councillor Spencer, Councillor Carra, Councillor McLean, Councillor Mian, and Mayor Gondek

MOTION CARRIED

Council reconvened in public meeting at 11:43 a.m. with Mayor Gondek in the Chair.

ROLL CALL

Councillor Carra, Councillor Chabot, Councillor Chu, Councillor Demong, Councillor Dhaliwal, Councillor McLean, Councillor Mian, Councillor Penner, Councillor Pootmans, Councillor Sharp, Councillor Spencer, Councillor Walcott, Councillor Wong, Councillor Wyness, and Mayor Gondek

Moved by Councillor Mian
Seconded by Councillor Chabot

That Council rise and report.

MOTION CARRIED

10.1 Collective Bargaining Update (Verbal), C2024-0714

Councillor Dhaliwal declared a Pecuniary Interest, as a relative is employed with The City of Calgary, and abstained from discussion and voting with respect to Confidential Verbal Report 10.1 Collective Bargaining Update (Verbal), C2024-0714.

Councillor Dhaliwal left the meeting at 11:44 a.m. and returned at 11:45 a.m. following the discussion with respect to Confidential Verbal Report 10.1 Collective Bargaining Update (Verbal), C2024-0714.

A Confidential Presentation was distributed with respect to Confidential Verbal Report C2024-0714.

Administration in attendance during the Closed Meeting discussions with respect to Confidential Verbal Report C2024-0714:

Clerks: K. Martin, J. Fraser, and M. A. Cario. Chief Administrative Officer: D. Duckworth. Law: J. Floen and R. Anderson. Advice: S. Dalglish, K. Black, D. Hamilton, M. Thompson, D. Morgan, C. Male, C. Anthurs, G. Juliano, L. Tochor, D. M. Hamilton, and F. Snyders.

Moved by Councillor Penner
Seconded by Councillor Wong

That with respect to Confidential Verbal Report C2024-0714, the following be adopted:

That Council direct that the Closed Meeting discussions and Confidential Presentation be held confidential pursuant to Sections 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 2026 June 3.

For: (13): Councillor Walcott, Councillor Pootmans, Councillor Wong, Councillor Wyness, Councillor Demong, Councillor Sharp, Councillor Penner, Councillor Chabot, Councillor Spencer, Councillor Carra, Councillor McLean, Councillor Mian, and Mayor Gondok

Against: (1): Councillor Chu

MOTION CARRIED

Council then dealt with Item 7.3.1.

11. BRIEFINGS

None

12. ADJOURNMENT

This Item was dealt with following Item 7.3.2.

Moved by Councillor Chabot
Seconded by Councillor Pootmans

That this Council adjourn at 9:14 p.m.

MOTION CARRIED

CONFIRMED BY COUNCIL ON

MAYOR

CITY CLERK

UNCONFIRMED

**Planning and Development Services Deferral Request to
Regular Meeting of Council
2024 June 18**

Item # 7.1.1
**ISC: UNRESTRICTED
C2024-0745**

**Deferral Request - Response to C2023-0762 Recommendation 1, from 2024 Q2 to
2024 July 30**

PREVIOUS COUNCIL DIRECTION

During the closed session of the 2023 July 4 Regular Meeting of Council, Council approved a confidential motion with respect to the report back on Boards, Commissions and Committees to be Considered for Disbandment (C2023-0762), directing administration to return to Council no later than the end of 2024 Q2.

STATUS UPDATE

With respect to the motion above, specifically Recommendation 1, consultation has occurred between Administration and members of the committees affected by this direction. Further discussions and clarification were also required with the motion's mover.

OUTSTANDING WORK

Administration has developed a recommended plan in response to the motion. However, further refinement is required to ensure it fully satisfies the direction and intent of the original motion.

REPORT BACK TIMELINES

Administration will report back to address Recommendation 1 at the 2024 July 30 Regular Meeting of Council

Author: Rehana Rajabali, Climate and Environment
Acting General Manager Debra Hamilton concurs with the information in this deferral request.

**Planning and Development Services Deferral Request to
Regular Meeting of Council
2024 June 18**

Item # 7.1.2
**ISC: UNRESTRICTED
C2024-0755**

**Deferral Request - Response to C2023-0762 Recommendation 2, from 2024 Q2 to
2025 Q1**

PREVIOUS COUNCIL DIRECTION

During the closed session of the 2023 July 4 Regular Meeting of Council, Council approved a Confidential motion with respect to the report back on Boards, Commissions and Committees to be Considered for Disbandment (C2023-0762), directing Administration to return to Council no later than 2024 Q2.

STATUS UPDATE

With respect to the motion above, specifically Recommendation 2, consultation has occurred between Administration and members of the committee affected by this direction.

OUTSTANDING WORK

Administration is developing an action plan to respond to this motion however, further engagement with the committee is required so Administration can complete a fulsome report.

REPORT BACK TIMELINES

Administration will report back to address Recommendation 2 no later than 2025 Q1.

Author: Mohamed, Aliyyah, Downtown Strategy
Acting General Manager Debra Hamilton concurs with the information in this deferral request.

Corporate Planning and Financial Services Deferral Request to
Regular Meeting of Council
2024 June 18

Item # 7.1.3
ISC: UNRESTRICTED
C2024-0756

Deferral Request – Tax Policy Tools and Resources in response to EC2022-0649, from Q2 2024 to Q2 2025

PREVIOUS COUNCIL DIRECTION

Council approved report [EC2022-0649](#) at the 2022 October 4 Combined Meeting of Council and carried a motion that included the following direction:

Direct Administration to develop additional tools and resources that reflect best practice, current Council direction, and provide further recommendations on how Council may exercise tax policy options in the future, in fulfillment of Financial Task Force Recommendations 20 and 34 and to report back to Council by Q2 2024.

The intent of this report is to provide additional information and recommendations to minimize and mitigate the impact of market volatility in Calgary's property tax system, such as those circumstances that gave rise to the "downtown tax shift" that significantly redistributed non-residential property tax responsibility in Calgary and prompted the creation of the Financial Task Force.

STATUS UPDATE

Administration has begun identifying additional tools, resources, and other opportunities to support Council in making tax policy decisions in the future pursuant [to Financial Task Force Recommendations 20 and 34](#). This may include proposed Council Policy that would consolidate previous Council direction, an evaluation of previous one-time mitigation tools (e.g. Phased Tax Program (PTP) and other one-time relief measures), additional recommendations for addressing low probability/high-impact (thin-tailed) events, and the development of publicly accessible resources, such as a 'tax policy handbook' to distill and explain property tax concepts, Alberta's legislative context and requirements, Financial Task Force findings, the outcomes of tax policy related recommendations, and best practices in plain language for reference by Council, Administration, and the public.

OUTSTANDING WORK

A deferral is required due to staff turnover and emerging priorities that have delayed this work. A deferral will provide the time required to complete the work for robust Council Policy and resource development and will enable Administration to align or integrate policy development with the upcoming review of the [Multi-Year Business Planning and Budgeting Policy](#), also planned for early 2025.

REPORT BACK TIMELINES

Administration will report to Executive Committee in Q2 2025.

Author: Jessica Park, Assessment & Tax

General Manager Carla Male concurs with the information in this deferral request.

Clerks Note to
Regular Meeting of Council
2024 June 18

ISC: UNRESTRICTED
CD2024-0417

RE: Summary of Current Regulatory Proceedings, CD2024-0417

RECOMMENDATION OF THE COMMUNITY DEVELOPMENT COMMITTEE, 2024 MAY 22:

That Council:

1. Receive this report for the Corporate Record; and
2. Direct that the report and attachments be held confidential pursuant to Sections 23 (Local public body confidences), and 24 (Advice from officials) of the *Freedom of Information and Protection of Privacy Act* to be reviewed by 2025 May 22.

Attachments:

1. Confidential Report and Attachment

Community Services Report to
Community Development Committee
2024 May 22

ISC: UNRESTRICTED
CD2024-0225

Home is Here: The City of Calgary's Housing Strategy 2024-2030 – 2024 Progress Update

PURPOSE

This report provides a progress update on the implementation of *Home is Here: The City of Calgary's Housing Strategy 2024-2030* that will improve housing outcomes for all Calgarians.

PREVIOUS COUNCIL DIRECTION

Home is Here: The City of Calgary's Housing Strategy 2024-2030 was approved by Council on 2023 September 16. Administration was directed to bring an annual progress update starting in 2024 Q2.

RECOMMENDATION:

That the Community Development Committee recommend Council receive this 2024 Progress Update on Home is Here: The City of Calgary's Housing Strategy 2024-2030 for information.

RECOMMENDATION OF THE COMMUNITY DEVELOPMENT COMMITTEE, 2024 MAY 22:

That Council receive the 2024 Progress Update on Home is Here: The City of Calgary's Housing Strategy 2024-2030 for the Corporate Record.

Excerpt of the Minutes from the Regular Meeting of the Community Development Committee, 2024 May 22:

“A presentation entitled "PROLONGED and CONTINUING apparent HOUSING MARKET DISFUNCTION in Calgary" was distributed with respect to Report CD2024-0225.

...

Moved by Councillor Penner

That with respect to Report CD2024-0225, the following be approved, **after amendment**:

That the Community Development Committee recommend **that** Council receive the 2024 Progress Update on Home is Here: The City of Calgary's Housing Strategy 2024-2030 for **the Corporate Record**.

For: (8) Councillor Carra, Councillor Sharp, Councillor Walcott, Councillor Pootmans, Councillor Penner, Councillor Chabot, Councillor Wong, and Councillor Dhaliwal

Against: (1) Councillor McLean

MOTION CARRIED”

Community Services Report to
Community Development Committee
2024 May 22

ISC: UNRESTRICTED
CD2024-0225

Home is Here: The City of Calgary's Housing Strategy 2024-2030 – 2024 Progress Update

CHIEF ADMINISTRATIVE OFFICER/GENERAL MANAGER COMMENTS

General Manager Katie Black concurs with this report. The Executive Leadership Team continues to provide the leadership required to implement the strategy and work together with Council to support Calgarians through this crisis.

HIGHLIGHTS

- *Home is Here: The City of Calgary's Housing Strategy 2024-2030* (the Strategy) outlines a comprehensive set of actions to address the housing crisis.
- The progress since the Strategy was approved demonstrates that The City is taking urgent action. A cross-corporate effort is underway to implement the actions. By the end of 2024, The City aims to have initiated approximately 80 per cent of the actions in the Strategy.
- Progress to date has included actions to:
 - Utilize City-owned land for affordable housing.
 - Secure funding for housing initiatives.
 - Make it easier to build housing.
 - Enhance support to the non-profit housing sector.

DISCUSSION

Attachment 2 provides a detailed summary of progress made to date, including metrics where possible. Many of the actions are in the early stages of implementation. More time is required to demonstrate key success measures towards the Strategy's outcomes.

Rapid implementation of the Strategy is critical to ensure a timely response to Calgary's housing crisis. Administration has been taking urgent, deliberate, and definitive action following Council's approval of the Strategy.

Key milestones achieved to date include:

Land for affordable housing:

- Two City-owned sites at Light Rail Transit stations were awarded to create approximately 100 units of transitional housing for families experiencing or at risk of homelessness.
- Work to identify a site for a high complexity supportive housing facility is underway.
- Five parcels of land, plus the addition of up to \$75,000 per door in capital funding, will be awarded to non-profit housing providers to create nearly 300 homes as part of the *Non-Market Housing Land Sale Program*.
- Approximately 200 new homes at Franklin Light Rail Transit station are expected to be at the building permit stage by 2027.

New funding secured for housing:

- During the 2023 November Adjustments to the 2023-2026 Service Plans and Budgets (C2023-1148), Council approved an additional \$90M in capital and \$135M in operating and one-time funding over three years (2024-2026) to support actions in the Strategy. This includes the *Secondary Suites Incentive Program*, the *Housing Land Fund*, *One Window*, *Downtown Calgary Development Incentive Program*, *Indigenous Affordable*

Community Services Report to
Community Development Committee
2024 May 22

ISC: UNRESTRICTED
CD2024-0225

Home is Here: The City of Calgary's Housing Strategy 2024-2030 – 2024 Progress Update

Housing Funding Program, programs to support equity-deserving populations, and support for the sector to leverage funding from other orders of government for the development of affordable housing. Since this funding was approved, programs have been initiated and implementation is planned for the latter part of 2024.

- \$228.5M from the federal Housing Accelerator Fund.

Making it easier to build housing:

- Of the various tools that can be leveraged to support housing supply growth, land use regulations rest solely within the jurisdiction of municipal governments. Council approved citywide rezoning with amendments on May 14, 2024. In addition to single detached houses, other types of low-density housing including semi-detached, rowhouses and townhouses are now allowed in new and established areas of the city, effective Aug 6, 2024.
- Developing the *Secondary Suites Incentive Program* which will create up to 400 legal suites per year with City funding.

Supporting the sector:

- Reboot of *One Window* is underway to facilitate a central intake process for people seeking affordable housing.
- Allocating grants to deliver programs and services to support successful tenancies through the *Home Program*.
- Funding to support non-profit housing providers through the refresh of the *Housing Incentive Program* and the *Indigenous Affordable Housing Funding Program*.
- Convened the non-profit housing sector to network, dialogue and inspire partnerships at a *National Housing Day Conference* in late 2023.

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 |

IMPLICATIONS

Social

At least one in five households cannot afford their housing. Calgary needs significantly more housing supply and diverse supply that is affordable to meet the needs of Calgarians. Based on the *Housing Needs Assessment* published in 2023, data indicates that housing affordability disproportionately impacts Indigenous people living in Calgary and equity-deserving populations such as youth and seniors. Implementation of the Strategy will help to slow the rate of housing need. Addressing housing affordability challenges takes time, progress in the first year of implementation demonstrates a running start.

Home is Here: The City of Calgary's Housing Strategy 2024-2030 – 2024 Progress Update

Environmental

The lack of affordable housing options may cause people to seek housing away from the centre of our community, and outside our city's boundaries, increasing our collective environmental footprint. Administration's progress thus far supports the development of a variety of housing types, including in established communities, near transit routes which leverage existing infrastructure, enable active mobility, and will contribute to reducing Calgary's greenhouse gas emissions.

Economic

Housing affordability is a key component for propelling economic growth and prosperity. Implementing the actions in the Strategy will ensure that Calgarians have access to housing options that meet their needs. This will contribute to each household's economic resiliency. As a city, Calgary has held an advantage over other municipalities such as Toronto and Vancouver because of its comparatively low housing costs, quality jobs, and a high quality of life. This competitive advantage will ensure Calgary can continue to attract and retain talent for generations to come.

Service and Financial Implications

No anticipated financial impact

Council approved an additional funding for 2024-2026 to support the implementation of several actions in the Strategy that were previously unfunded.

RISK

Council and The City's Executive Leadership Team have acknowledged that Calgary is in a housing crisis and across the organization there is a commitment to urgently address housing affordability. Principal risks to successfully implementing the Strategy include:

- The speed at which The City and its partners, including non-profit housing providers, can act considering capacity constraints, supply chain challenges, and increasing costs.
- The need for provincial and federal governments to partner effectively and provide significantly more predictable funding to preserve existing housing supply and significantly boost new supply to meet the demand.
- Anticipated population growth compounded by complex social challenges including addictions and mental health may further exacerbate the demand for housing and further widen the affordability gaps.
- Market conditions including low vacancy rates, higher than normal rent increases, escalating home prices, limited housing choice, rising inflation and interest rates will likely amplify housing insecurity.

These risks will be monitored and addressed through cross-corporate coordination and implementation of the Strategy. The City will continue to work with partners in the housing and non-profit sector to support collaboration, coordination and partnership. Finally, advocacy to

**Community Services Report to
Community Development Committee
2024 May 22**

**ISC: UNRESTRICTED
CD2024-0225**

Home is Here: The City of Calgary’s Housing Strategy 2024-2030 – 2024 Progress Update

other orders of government will continue to ensure funding and supports are targeted to the needs of Calgarians.

ATTACHMENTS

1. Background and Previous Council Direction
2. 2024 Progress Update
3. Presentation
4. **Public Submission Received at Committee**

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform
Katie Black	Community Services	Approve
Stuart Dalgleish	Chief Operating Office	Inform
Timothy Keane	Planning & Development Services	Inform
Michael Thompson	Infrastructure Services	Inform

Author: Partnerships business unit

City Clerks: C. Doi / J. Booth

Background and Previous Council Direction

Previous Council Direction

Date	Report Number	Direction/Description
2023 September 16	CD2023-0749	<p>Home is Here – The City of Calgary’s Housing Strategy 2024-2030 That with respect to Report CD2023-0749, the following be adopted:</p> <p>That Council</p> <ol style="list-style-type: none"> 1. Approve Home is Here: The City of Calgary’s Housing Strategy 2024-2030 (Attachment 2), as amended below, and rescind Foundations for Home – Calgary’s Corporate Affordable Housing Strategy (2016-2025): <ol style="list-style-type: none"> a. Amend the Objective 1A section as follows: <ol style="list-style-type: none"> i. Deleting Objective 1A wherever it appears and inserting the words “Make more City-owned real property assets (i.e., land, buildings, and strata) available for housing (market, non-market, subsidized, and housing co-op) in all communities.” in its place. ii. Deleting Action 1.A.1 from page 18 in its entirety and inserting the words “1.A.1. Dispose of City-owned real property assets as soon as possible within Transit-Oriented Development sites suitable for affordable market and non-market housing” in its place. b. Amending Section 1.A.1 on page 18 by inserting the following bullet after the words “HATF”: <ol style="list-style-type: none"> i. Dedicate two City-owned sites (at no cost) to develop an emergency housing program for families with children who are at risk of or are experiencing homelessness. In tandem with identifying the City- owned sites, work with modular or pre-fabricated housing providers, social service agencies, and government partners to explore the rapid establishment of temporary, transitional housing for these families. Administration will identify and support opportunities to expedite the approvals process and further investigate how the homelessness sector can work together to identify appropriate partners, budgets, clients supports and other important considerations required to see this project proceed and remain in place until the family homelessness crisis in Calgary is resolved. c. Deleting Action 1.A.2 on Page 18 in its entirety and inserting the following in its place: <ol style="list-style-type: none"> 1.A.2. Allocate an initial \$20M per year to the Housing Land Fund to acquire land, real estate, or provide existing City land for the creation of non-market and mixed-market housing and develop a strategy to progressively realize the Housing Land

Date	Report Number	Direction/Description
		<p>Fund's targeted \$100M per year balance. This strategy should include, but is not limited to:</p> <ul style="list-style-type: none"> I. Advocacy for matching funds from the Provincial and Federal Government; II. An exploration of municipal funding tools and sources; and III. Collaboration and consultation with market and non-market housing providers. <p>d. Amending Action 1.A.3 from page 18 by deleting the words "(minimum target of 1,000 units)"</p> <p>e. Deleting Action 1.A.6 from page 18 and inserting the following in its place:</p> <p>1.A.6. Allocate \$50M in funding, of which up to \$25 million is to be prioritized for post-secondary residential uses, to the Downtown Calgary Development Incentive Program as bridge funding until such time as additional funding is provided by the federal and provincial governments to make up the balance of the program requirements. Specifically, this funding requires:</p> <ul style="list-style-type: none"> I. Collaboration with post-secondary institution(s); II. Collaboration with federal and/or provincial governments; III. Delivery of non-market housing for qualifying post-secondary students; and IV. Creation of methodology by the partner post-secondary institution to ensure that international students have access to 25% of the non-market units created in this initiative. <p>The balance of the \$50 million in bridge funding not utilized by the post-secondary residential uses will be prioritized towards conversion incentives for post-secondary institutions, and residential conversion projects that include a meaningful amount of non-market housing for the general public as well as equity deserving and indigenous populations.</p> <p>f. Deleting Action 1.C.1 on Page 21 in its entirety and inserting the following in its place:</p> <p>Include policy in the Municipal Development Plan immediately that every community in Calgary should encourage a minimum of 15% of the total housing units to be non-market Affordable Housing (as defined by The City) to provide equal distribution across the city. This action does not mandate a minimum amount of non-market development. This is a signal to The City, public and Council that affordable housing is needed, wanted and acceptable throughout all communities.</p> <p>g. Inserting the following bullet "III" after bullet "II" in Action 1.C.4 on page 21:</p>

Date	Report Number	Direction/Description
		<p>III. Eliminate parking requirements for backyard suites.</p> <p>h. Amending Objective 1C section on Page 23 by inserting the following as Action 1.C.13:</p> <p>1.C.13 Commit to infrastructure upgrades, services and amenities related to increased housing opportunities by:</p> <p>I. Using existing tracking systems, and improving upon them as necessary, to identify which communities city-wide are receiving applications for land use change, development permits and building permits to facilitate more housing;</p> <p>II. Using the data from the tracking systems to understand the additional funding needed for these communities to have appropriate infrastructure, services and amenities to accommodate housing and population growth;</p> <p>III. Seeking opportunities to equitably share the costs and benefits of housing-enabling infrastructure (basic facilities, services, systems, and installations necessary or appropriate for the functioning of a housing community, including facilities, services, systems, and installations for water, sewage, power, communications, and transportation facilities such as roads, sidewalks, transit, and multimodal transportation options), services and amenities amongst impacted groups, including the public, the private sector, and the Provincial and Federal governments; and</p> <p>IV. Building upon Council approved investments in the amount of \$259 million made through the Citywide Growth Strategy (\$259 Million is based on 'Supporting Growth and Change Through City Programs' calculations which include: \$120M for Mainstreets, \$63M for Established Area Growth and Change programs, \$16M for Transit Oriented Development, \$20M for Local Area Planning, \$40M for 5A investments.), leverage the standing item on budget at Executive Committee to provide projected investment amounts reflective of anticipated acceleration of housing development and population growth, facilitating the need to deliver infrastructure, services, and amenities in growing communities.</p> <p>i. Inserting the following new Action 2.A.8 on page 26 under Action 2.A.7, as follows:</p> <p>2.A.8. Investigate options for expanded business licensing for residential landlords, including education requirements and a landlord registry, to improve landlords' awareness of their responsibilities and reduce rental accommodation fraud.</p>

Date	Report Number	Direction/Description
		<p>j. Deleting the Action 2.A.3 on page 25 in its entirety and inserting the following in its place:</p> <p style="padding-left: 40px;">2.A.3. Support tenants and government to address inadequate housing conditions by hosting a landlord-tenant forum to listen and understand to the challenges faced by landlords and tenants in Calgary’s rental market to develop and deliver a program that creates awareness of landlord and tenant rights through a similar to The City of Edmonton’s ‘Support for Tenants’ service.</p> <p>2. Direct Administration to:</p> <p style="padding-left: 20px;">a. Immediately begin work on implementing the Housing Strategy’s actions that do not need further Council direction or budget approval.</p> <p style="padding-left: 20px;">b. Prepare recommendations that have a budget implication to be included as part of the 2023 November Adjustments to the 2023-2026 Service Plans and Budgets.</p> <p style="padding-left: 20px;">c. Continue work progressing actions which, as indicated, require further public engagement, council deliberation and approval, and/or public hearing, and bring those forward to Council as work is ready for consideration;</p> <p>3. Direct Administration to provide annual progress updates on the Housing Strategy through the Community Development Committee starting in Q2 2024.</p> <p>4. Direct Administration to report to Community Development Committee annually, for the time duration of the current strategy that includes:</p> <p style="padding-left: 20px;">a. Updates on any new process costs or significant process changes for applicants resulting from the Housing Strategy’s implementation across the planning continuum;</p> <p style="padding-left: 20px;">b. Recommendations to:</p> <p style="padding-left: 40px;">i. mitigate any additional costs to applicants and ultimately to housing consumers;</p> <p style="padding-left: 40px;">ii. speed up approval processes as appropriate, in order to continue to support the construction of more housing;</p> <p style="padding-left: 20px;">c. Aggregated, third-party verified data points, sourced from both development industry and The City that demonstrate how savings are being passed onto consumers;</p> <p style="padding-left: 20px;">d. Relevant metrics on new housing starts and Planning & Development permit processing times, including City and Applicant times, alongside any related Measures of Success identified in the Housing Strategy;</p>

Date	Report Number	Direction/Description
		<p>5. Refer the report back on the Housing and Affordability Task Force Notice of Motion (EC2022-0638) item 1B regarding the Housing Security Commission to the 2023 October 31 Community Development Committee.</p> <p>6. Direct that three Confidential Distributions received by the City Clerk's Office up to the conclusion of the public submissions portion of the meeting be held confidential pursuant to Section 17 (Disclosure harmful to personal privacy) of the Freedom of Information and Protection of Privacy Act; and</p> <p>7. Direct that Confidential Distribution 1 be held confidential pursuant to Sections 16 (Disclosure harmful to business interests of a third party), Section 21 (Disclosure harmful to intergovernmental relations), Section 24 (Advice from officials) and Section 25 (Disclosure harmful to economic and other interests of a public body) of the Freedom of Information and Protection of Privacy Act until such time that all relevant agreements are executed or that The City agrees to disclose portions for communications purposes.</p>
2023 July 4	C2023-0688	<p>Housing and Affordability Task Force Recommendations Progress Update (Verbal)</p> <p>That with respect to Verbal Report C2023-0688, the following be adopted:</p> <p>That Council direct that Administration consider Council feedback to inform the Corporate Housing Strategy.</p>
2023 June 6	C2023-0415	<p>Housing and Affordability Task Force Recommendations</p> <p>That Council:</p> <ol style="list-style-type: none"> 1. Receive the Housing and Affordability Task Force Recommendations and Actions ("Recommendations") for information (Attachment 2); 2. Disband the Housing and Affordability Task Force and thank its members for their time and professional advice; 3. Direct Administration to incorporate the Housing and Affordability Task Force Recommendations and Actions into the revisions presently underway on the Corporate Affordable Housing Strategy, which is scheduled to return to Community Development Committee in September 2023; 4. Direct Administration, as part of the September 2023 Committee presentation, to clearly identify which Housing and Affordability Task Force Recommendations and Actions were incorporated into the Corporate Affordable Housing Strategy, the corporate-wide implications (including but not limited to changes to base land use district, parking requirements, or funding for the

Date	Report Number	Direction/Description
		<p>downtown incentive program), and the decisions required from Council as a result;</p> <ol style="list-style-type: none"> 5. Direct Administration to bring forward specific actions for further consideration and deliberation through committee to Council, including those that require additional budget resources to the monthly standing Executive Committee item "Strategic Discussion on Building and Delivering on Plans and Budgets". 6. Direct Administration to report on the status of the implementation of the updated Corporate Affordable Housing Strategy on a quarterly basis, through Community Development Committee to Council, commencing in Q4 2023
2023 June 06	CD2023-0239	<p>Indigenous Affordable Housing Recommendations</p> <p>That Council:</p> <ol style="list-style-type: none"> 1. Endorse Attachment 2 and direct Administration to begin immediate implementation of actions that have no new funding requirement. 2. Consider the recommendations of the Housing and Affordability Task Force (C2023- 0415) at the 2023 June 6 Regular Meeting of Council as they relate to and align with this report; and 3. Direct Administration to bring forward funding requests to the next four-year budget cycle, if required, to implement the medium- and long-term actions in Attachment 2.
2022 June 07	CD2022-0706	<p>Affordable Housing for Urban Indigenous Calgarians</p> <p>The City of Calgary's Affordable Housing division with the support of the Indigenous Relations Office, conducted extensive voluntary engagement from June 2020 to December 2021, to better understand affordable housing challenges for urban Indigenous people living in Calgary and how to begin addressing these needs. Results of the engagement were presented to Council on 2022 June 7.</p> <p>Council approved the What we heard: Community engagement and research report C2022- 0706 and directed Administration to, "engage relevant business units on the results of the What we heard report and; bring the Recommendations Report to Council for consideration and approval by Q2 2023".</p>
2022 May 17	EC2022-0638	<p>Housing and Affordability Task Force</p> <p>That Council Direct Administration to:</p> <ol style="list-style-type: none"> 1. a) Return to Council during the 2023-2026 budget discussions with a workplan and budget request to support the work for a report to Council by 2023 Q3 considering The development of a "Housing and Affordability Task Force," that would report to Council with advice and policy recommendations relating to increasing, measuring, and managing Housing Affordability and Affordable Housing along the entire

Date	Report Number	Direction/Description
		<p>housing continuum, including a survey/review of existing programs, policies, and solutions both locally and in other relevant jurisdictions;</p> <p>b) An exploration of models for the creation of a "Housing Security Commission" to work in collaboration with The City, supportive housing providers, non-market housing providers, Calgary Housing Company, attainable homeownership providers, emergency shelters, the provincial and federal governments, to increase equitable outcomes for Calgarians seeking safe, affordable, and supportive housing; and</p> <p>c) Address these considerations as a part of the refreshed Corporate Affordable Housing Strategy.</p> <p>2. Report back to Council by 2023 Q1 with</p> <p>a) A review of all City-owned parcels to ensure broad consideration for the Non-Market Land Sale, and modification of relevant corporate policies and practices, including the Non-Market Land Sale Policy, to ensure The City can capitalize on and leverage the Federal 2022 Budget commitments to Housing; and to better position The City to support the creation of more Affordable Housing; and</p> <p>b) Strategies to support non-profit and private sector efforts to better leverage the National Housing Strategy/Canada Mortgage and Housing Corporation affordable housing and missing middle programs.</p>
2022 April 27	CD2022-0478	<p>Corporate Affordable Housing Strategy Q2 2022 Update</p> <p>That the Community Development Committee recommend that Council:</p> <ol style="list-style-type: none"> 1. Endorse the investigation of the ideas presented in Attachment 2 – Affordable Housing Opportunities, and; 2. Direct Administration to develop a refreshed Corporate Affordable Housing Strategy to be brought to the Community Development Committee by 2023 Q3.
2016 June 28	PFC2016-0512	<p>Corporate Affordable Housing Strategy</p> <ol style="list-style-type: none"> 1. Approve the Corporate Affordable Housing Strategy and confirm affordable housing as a Council Priority; 2. Approve the Implementation Plan in principle and direct Administration to bring forward budget recommendations for 2017 and 2018 for Council consideration through Action Plan mid-cycle adjustments; 3. Direct Administration to provide a progress update on the Implementation Plan to Council through the Priorities and Finance Committee by Q2 in 2017 and 2018; 4. Rescind the 2002 Corporate Affordable Housing Strategy (Council Policy CS007).

Home is Here

The City of Calgary's
Housing Strategy
2024-2030

2024 Progress Update



Contents

Land Acknowledgement	3
Executive Summary	4
Housing Need in Calgary	5
Home is Here – The City of Calgary Housing Strategy	6
Summary of Progress	
Outcome 1: Increase the supply of housing to meet demand and increase affordability	8
Outcome 2: Support affordable housing providers to deliver services that make a positive impact	15
Outcome 3: Enable The City’s housing subsidiaries to improve service delivery	19
Outcome 4: Ensure diverse housing choice to meet the needs of equity-deserving populations	22
Outcome 5: Address the affordable housing needs of Indigenous people living in Calgary	25
Housing Accelerator Fund	32
Housing Strategy Reporting Requirements	34

Land Acknowledgement

The city of Calgary, where the Bow and Elbow rivers meet, was historically a place of confluence where the sharing of resources, ideas and opportunities naturally come together. Long before Scottish settlers named it Calgary, the original Indigenous Nations of this area had their own names for the land. In the Blackfoot language, it is called Moh-kins-tsis. The Îlethka Nakoda Wîcastabi First Nations refer this place as Wicispa Oyade and the people of the Tsuut'ina nation call it Guts-ists-I. The Métis call the Calgary area Otos-kwunee.

We would like to take this opportunity to appreciate and acknowledge that we are gathered on the ancestral and traditional territory of the Blackfoot Confederacy, made up of the Siksika, Piikani, Amskaapipiikani and Kainai First Nations; the Îlethka Nakoda Wîcastabi First Nations, comprised of the Chiniki, Bearspaw, and Goodstoney First Nations; and the Tsuut'ina First Nation. The city of Calgary is also homeland to the historic Northwest Métis and to the Otipemisiwak Métis Government, Métis Nation Battle River Territory (Nose Hill Métis District 5 and Elbow Métis District 6). We acknowledge all Indigenous people who have made Calgary their home.

Executive Summary

Calgary's housing crisis has continued to worsen due to a variety of socio-economic pressures. Since The Housing Strategy was approved in September 2023, as at the end of Q1 2024:

- Population increased by an estimated 35,000 people.
- Median residential housing price for all housing types escalated 11 per cent from \$503,000 to \$557,000.
- Average market rent for a 2-bedroom unit increased by 12 per cent from \$2,367 to \$2,653.

At minimum, 1 in 5 households in Calgary cannot afford where they currently live, and that number is likely under-estimated considering the drastic increases and strains on market housing factors.

Home is Here - The City of Calgary Housing Strategy 2024-2030 is delivering programs and policies to build more housing supply, support the non-profit housing sector, enable City-owned housing subsidiaries, and create more housing and supports for Indigenous people and equity-deserving populations.

We are four months into the first year of implementation and The City is making good progress.

Highlights of progress to date in 2024 include:



Eight parcels of City-owned land have been allocated for the development of approximately 440 new non-market homes.



City Council approved \$90M in capital and \$135M in operating and one-time funding for 2024-2026. In addition, The City secured \$228M from the Housing Accelerator Fund.



Approximately 80 per cent of the actions in the Housing Strategy will be initiated by the end of 2024.

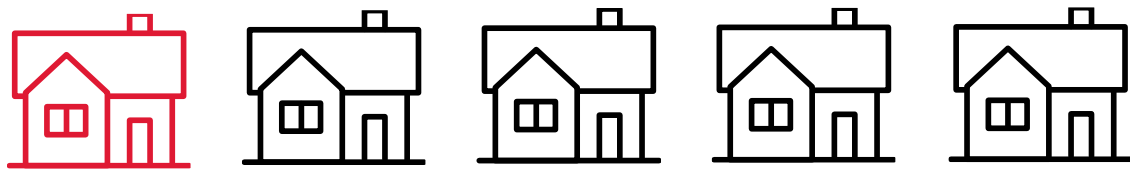


Housing Need in Calgary

According to The City of Calgary's definition, a household is in need of affordable housing when it earns less than 65 per cent of Calgary's median income and spends more than 30 per cent of that income on shelter.

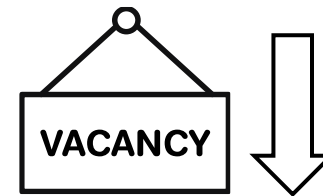
The 2023 Housing Needs Assessment used data from the 2021 Federal Census to determine housing need in Calgary. According to this data and in line with The City's definition at least 84,600 households are in need of affordable housing options. That number is likely under-estimated considering the drastic changes to market housing factors since 2021.

Based on Calgary's forecasted population growth and the historical rate of housing need, the number of households in need of affordable housing is expected to reach close to 100,000 by 2026.

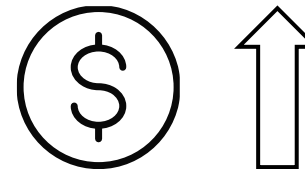


At least **one in five** households in Calgary cannot afford their housing.

Market housing conditions have worsened since our last report in September 2023:



Rental vacancy rates are forecasted to have declined to **1.1 per cent** in early 2024 according to CMHC.



Average rent for a two-bedroom unit has **increased 12 per cent** to over \$2,650.



Median residential housing price for all housing types **increased by 11 per cent**.

The median price for a single detached home is **\$718,400**.

Home is Here – The City of Calgary’s Housing Strategy

Vision: Everyone in Calgary has an affordable place to call home.



Outcome 1

Increase the supply of housing to meet demand and increase affordability.

Objectives

- A.** Make more City-owned real property assets (i.e., land, buildings, and strata) available for housing (market, non-market, subsidized, and housing co-op) in all communities.
- B.** Use The City’s funding tools to leverage partnerships with government and get more housing built.
- C.** Amend and streamline planning policy and process to allow for diverse housing.



Outcome 2

Support affordable housing providers to deliver services that make a positive impact.

Objectives

- A.** Advance City-led programs that support affordable housing providers and residents.
- B.** Conduct research and convene affordable housing providers to support the sector’s growth.
- C.** Advocate to other orders of government to ensure adequate supports for housing.



Outcome 3

Enable The City’s housing subsidiaries to improve service delivery.

Objectives

- A.** Leverage funding and land for the development and redevelopment of City-owned assets.
- B.** Support subsidiaries to deliver on their strategic plans.



Outcome 4

Ensure diverse housing choice to meet the needs of equity-deserving populations.

Objectives

- A.** Develop and implement programs that reduce barriers and increase housing supports.
- B.** Incentivize the creation or modification of housing to meet the needs of equity-deserving populations.



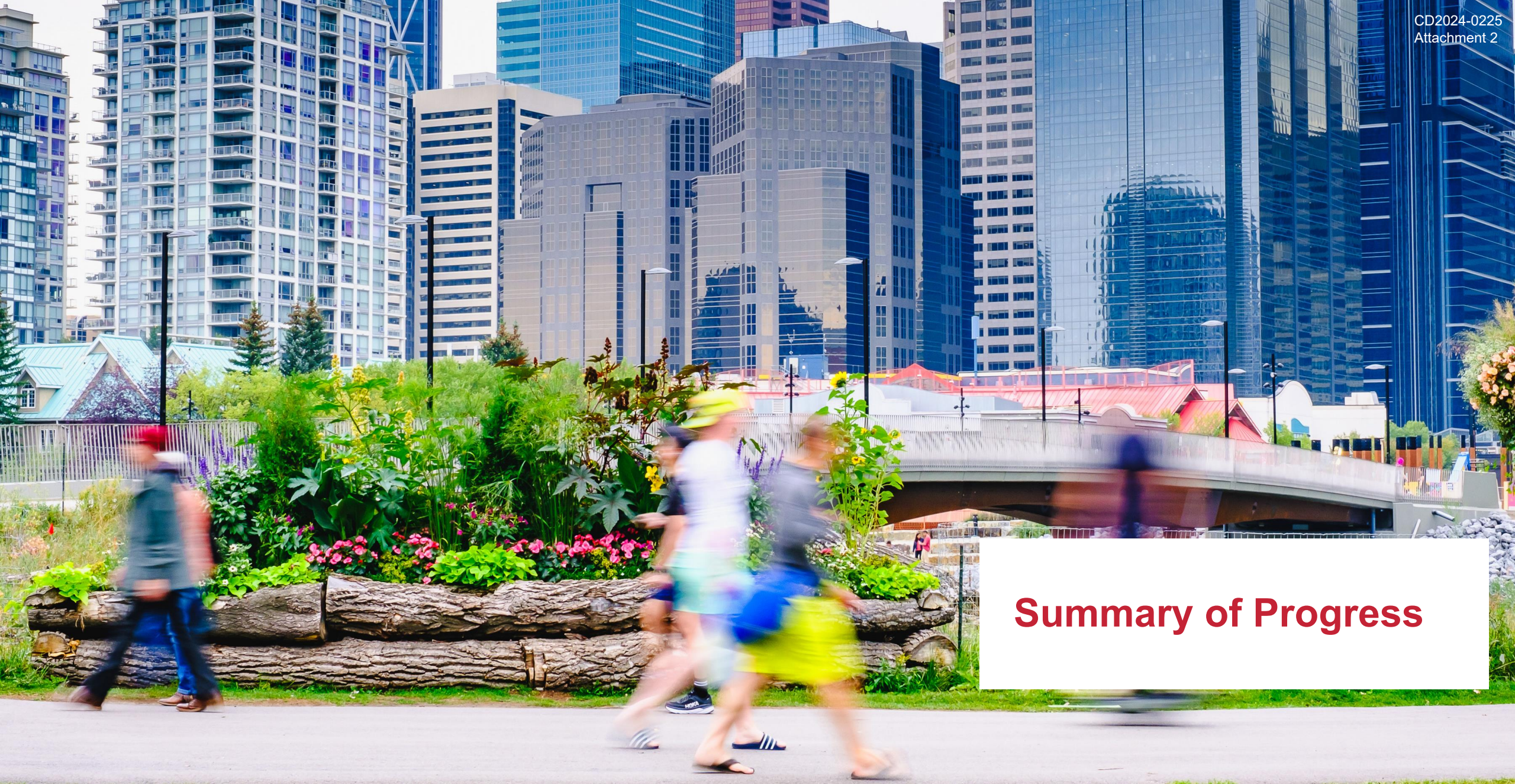
Outcome 5

Address the affordable housing needs of Indigenous people living in Calgary.

Objectives

- A.** Fulfill commitments to ReconciliACTION by implementing the actions within:
“The Ways Forward: Affordable Housing for Indigenous Calgarians Through a Holistic Plan.”





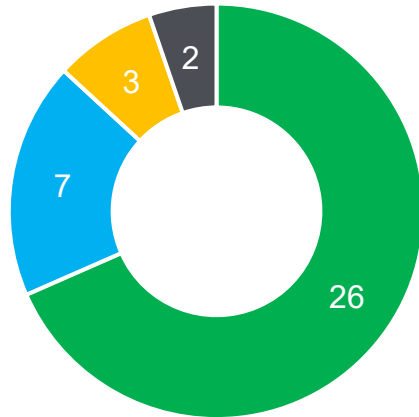
Summary of Progress



Outcome 1: Summary of Progress

Increase the supply of housing to meet demand and increase affordability.

38 Actions



- Progressing as planned
- Progressing ahead of schedule
- Not Started (planned for 2024)
- Next Action (planned for 2025)

Highlights

1. Approximately 100 family housing units on two parcels of City-owned land at Whitehorn and Fish Creek Lacombe LRT stations expected by the end of 2025.
2. A potential site for high complexity supportive housing facility has been identified and work is underway to determine the viability of the site.
3. Advancing Transit Oriented Development at Franklin Station to create approximately 200 new homes. **HAF**
4. Non-Market Land Sale #4 released five sites and up to \$75,000 per door funding. Expecting up to 290 homes by 2028. **HAF**
5. Secondary suites incentive program design is underway to create up to 400 legal suites per year with City funding. **HAF**
6. Council approved citywide rezoning to allow single family, semi-detached, rowhouses, and townhouses in new and established areas.
7. Implementation of the Housing Land Fund to acquire or prepare land and assets for affordable housing development is underway.

HAF This action is supported through City funding and Housing Accelerator (HAF) funding.



Outcome 1: Status of Actions

Increase the supply of housing to meet demand and increase affordability.

Progressing Ahead of Schedule

- 1.A.1.i. Dispose of City-owned real property assets as soon as possible within Transit-Oriented Development sites suitable for affordable market and non-market housing. Dedicate two City-owned sites (at no cost) to develop an emergency housing program for families with children who are at risk of or are experiencing homelessness. In tandem with identifying the City-owned sites, work with modular or pre-fabricated housing providers, social service agencies, and government partners to explore the rapid establishment.
- 1.A.8. In line with provider capacity, increase the amount of land provided to Indigenous housing providers through the Non-Market Housing Land Disposition Policy.
- 1.C.3. Enable diverse housing types by incorporating the full spectrum of Neighbourhood Urban Form categories in each Local Area Plan.
- 1.C.5.ii. In the new Land Use Bylaw: Make dwelling units in all multi-residential land use districts Permitted Use to enable simplified approvals processes.
- 1.C.6. Complete City-initiated land use redesignations by Q2 2024 to R-CG as the base residential district across Calgary.
- 1.C.7. Implement over time, City-initiated land use redesignations for Housing-Ground Oriented (H-GO) in completed Local Area Plans where appropriate.
- 1.C.8.i. Create incentives for more affordable non-market and market units: Establish an incentive program of at least \$10,000 per unit for secondary suites, to produce at least 400 net new secondary suites each year.

Progressing as Planned

- 1.A.2.i. Allocate an initial \$20M per year to the Housing Land Fund to acquire land, real estate, or provide existing City land for the creation of non-market and mixed-market housing and develop a strategy to progressively realize the Housing Land Fund's targeted \$100M per year balance. This strategy should include, but is not limited to: Advocacy for matching funds from the Provincial and Federal Government.
- 1.A.2.ii. Allocate an initial \$20M per year to the Housing Land Fund to acquire land, real estate, or provide existing City land for the creation of non-market and mixed-market housing and develop a strategy to progressively realize the Housing Land Fund's targeted \$100M per year balance. This strategy should include but is not limited to: An exploration of municipal funding tools and sources.
- 1.A.3. Identify City-owned parcels of land that collectively can be made shovel-ready for Affordable Housing. Business Units may need to rationalize future use of said lands that are not needed, in whole or in part, for their intended primary use.
- 1.A.4. Develop a program and framework to provide opportunities for land leasing or land trusts to non-profit housing providers, in addition to the Non-Market Housing Land Disposition Policy.



Outcome 1: Status of Actions

Increase the supply of housing to meet demand and increase affordability.

Progressing as Planned

11.A.6. Allocate \$50M in funding, of which up to \$25 million is to be prioritized for post-secondary residential uses, to the Downtown Calgary Development Incentive Program as bridge funding until such time as additional funding is provided by the federal and provincial governments to make up the balance of the program requirements. Specifically, this funding requires:

- i. Collaboration with post-secondary institution(s);
- ii. Collaboration with federal and/or provincial governments;
- iii. Delivery of non-market housing for qualifying post-secondary students; and
- iv. Creation of methodology by the partner post-secondary institution to ensure that international students have access to 25% of the non-market units created in this initiative.

The balance of the \$50 million in bridge funding not utilized by the post-secondary residential uses will be prioritized towards conversion incentives for post-secondary institutions, and residential conversion projects that include a meaningful amount of non-market housing for the general public as well as equity deserving and Indigenous populations.

1.A.7. Implement an ongoing pre-qualifying process for providers accessing City-owned land through the Non-Market Housing Land Disposition Policy program. This will eliminate duplication of time and effort with each round of land disposition, creating a more equitable process for providers.

Progressing as Planned

1.A.10. Continue to support the development of an urban Indigenous Community Land Trust through in-kind investment.

1.A.12. As part of the ongoing evaluation of City-owned land, place a high priority on the development of non-market housing.

1.A.13. Advance the Non-Market Housing Land Disposition Policy that provides city-owned land at below market value for non-market housing.

1.B.1.i. Advocate to: The provincial government to dedicate a portion of the Municipal Reserve for the purpose of establishing land banks in all new communities for Affordable Housing. (Example: 1/5 of the overall 10% dedication).

1.B.1.ii. Advocate to: The provincial and federal governments to allocate 1% of provincial and federal tax revenues to municipalities as funding specifically for the creation and maintenance of Affordable Housing.

1.B.2. Administer federal and provincial programs that provide funding through municipalities to get more housing built.

1.C.1. Include policy in the Municipal Development Plan immediately that every community in Calgary should encourage a minimum of 15% of the total housing units to be non-market Affordable Housing (as defined by The City) to provide equal distribution across the city. This action does not mandate a minimum amount of non-market development. This is a signal to The City, public and Council that affordable housing is needed, wanted and acceptable throughout all communities.

1.C.2. Rescind the Single Detached Special Policy Area in the Guide to Local Area Planning and relevant statutory plans, immediately.



Outcome 1: Status of Actions

Increase the supply of housing to meet demand and increase affordability.

Progressing as Planned

1.C.4.i. Prepare the necessary bylaws to immediately: Make the base residential district Rowhouse-Ground Oriented (R-CG) with guidance for single, semi-detached, row and townhouses into a single land use district.

1.C.4.ii. Prepare the necessary bylaws to immediately: Enable secondary suites and backyard suites on one parcel of land.

1.C.4.iii. Prepare the necessary bylaws to immediately: Eliminate parking requirements for backyard suites.

1.C.5.i. In the new Land Use Bylaw: Ensure parking minimums do not act as a barrier to affordability, including considering location and different residential land use districts in evaluating reducing or eliminating minimums.

1.C.8.ii Create incentives for more affordable non-market and market units: Amend city-wide, local and land use regulation to exempt non-market affordable housing from multi-residential and mixed-use density calculations, in particular non-market units with three or more bedrooms to accommodate large or multi-generational family units.

1.C.10. Ensure housing and housing affordability are considered when reviewing or updating City planning policies, bylaws, and legislation (such as the Municipal Development Plan, Land Use Bylaw, Local Area Plans, Station Area Plans, etc.) with the goal of increasing affordable housing supply and diverse housing options in every community.

1.C.11. Maintain and expand increased customer service and support to affordable housing developers and providers through dedicated planning resources, active from the predevelopment stage, to facilitate a shorter and easier planning approval process.

1.C.12. Continue participation in the next engagement process regarding development levies to ensure affordable housing impacts are considered and mitigation strategies are developed.

Progressing as Planned

1.C.13.i. Commit to infrastructure upgrades, services and amenities related to increased housing opportunities by: Using existing tracking systems, and improving upon them as necessary, to identify which communities city-wide are receiving applications for land use change, development permits and building permits to facilitate more housing.

1.C.13.ii. Commit to infrastructure upgrades, services and amenities related to increased housing opportunities by: Using the data from the tracking systems to understand the additional funding needed for these communities to have appropriate infrastructure, services and amenities to accommodate housing and population growth.

1.C.13.iii. Commit to infrastructure upgrades, services and amenities related to increased housing opportunities by: Seeking opportunities to equitably share the costs and benefits of housing-enabling infrastructure (basic facilities, services, systems, and installations necessary or appropriate for the functioning of a housing community, including facilities, services, systems, and installations for water, sewage, power, communications, and transportation facilities such as roads, sidewalks, transit, and multi-modal transportation options), services and amenities amongst impacted groups, including the public, the private sector, and the Provincial and Federal governments.

1.C.13.iv. Commit to infrastructure upgrades, services and amenities related to increased housing opportunities by: Building upon Council approved investments in the amount of \$259 million made through the Citywide Growth Strategy (\$259 Million is based on 'Supporting Growth and Change Through City Programs' calculations which include: \$120M for Mainstreets, \$63M for Established Area Growth and Change programs, \$16M for Transit Oriented Development, \$20M for Local Area Planning, \$40M for 5A investments.), leverage the standing item on budget at Executive Committee to provide projected investment amounts reflective of anticipated acceleration of housing development and population growth, facilitating the need to deliver infrastructure, services, and amenities in growing communities.



Outcome 1: Status of Actions

Increase the supply of housing to meet demand and increase affordability.

Not Started

1.A.2.iii. Allocate an initial \$20M per year to the Housing Land Fund to acquire land, real estate, or provide existing City land for the creation of non-market and mixed-market housing and develop a strategy to progressively realize the Housing Land Fund's targeted \$100M per year balance. This strategy should include, but is not limited to: Collaboration and consultation with market and non-market housing providers.

1.A.5. Collaborate with the Joint Use Coordinating Committee and the school boards, to review all Joint Use and surplus school sites to determine if land is available for housing.

1.C.9. Support co-op housing, co-housing and other alternative housing forms that create cooperative living options to be included in The City of Calgary's existing programs to support non-market housing.

Next Action – Planned for 2025

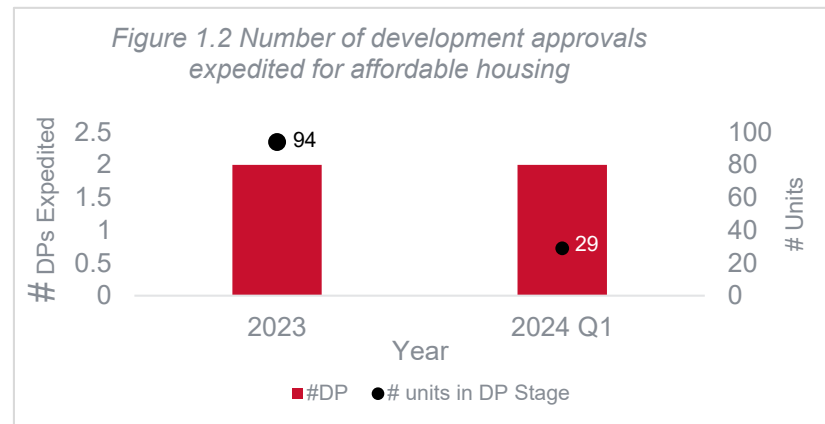
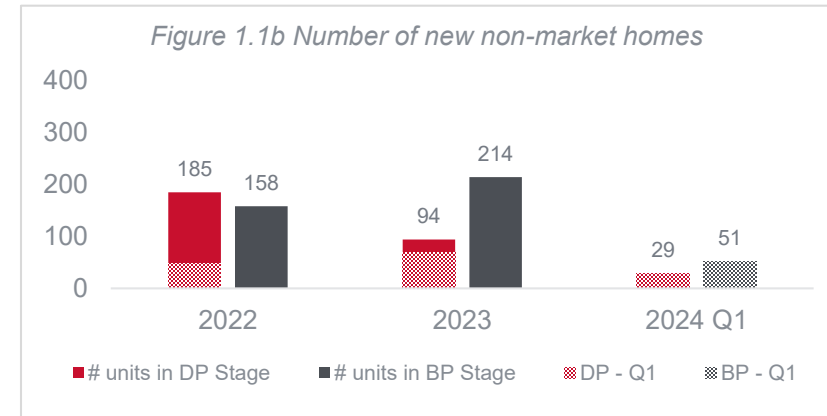
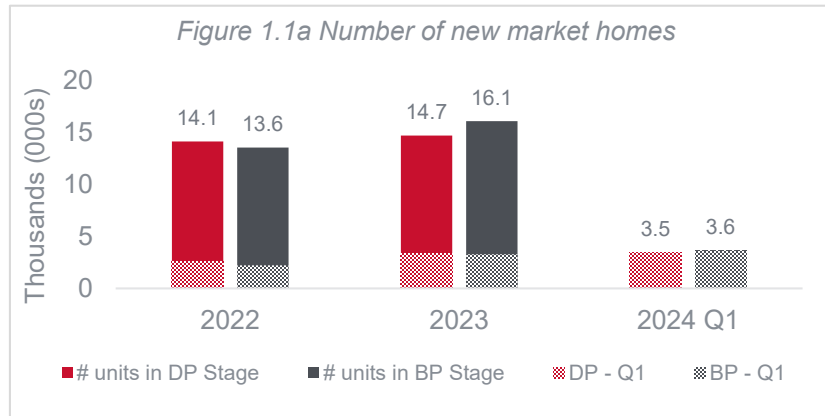
1.A.9. Utilize the Housing Land Fund to provide land to Indigenous housing providers at nominal value.

1.A.11. Develop and implement a new program by Q4 2024 to facilitate a private/public partnership where The City would provide City-owned land to the private sector and others to build affordable housing. Housing would be managed by qualified partners to operate and maintain for no less than 40 years.



Outcome 1: Key Success Measures

Increase the supply of housing to meet demand and increase affordability.



About the measures

Market Homes (Figure 1.1a)

Within the first quarter of 2024, Calgary is creating new market homes (which includes legal secondary suites) at a slightly higher pace when development and building permits issued are compared year over year.

Non-Market Homes (Figure 1.1b)

As of Q1 2024, 29 units are in the development permit stage. Considering the number of City-led initiatives, including to allocate eight parcels of land to non-profit providers to create over 400 non-market units, the number of units in the development permit stage is expected to increase throughout the rest of 2024.

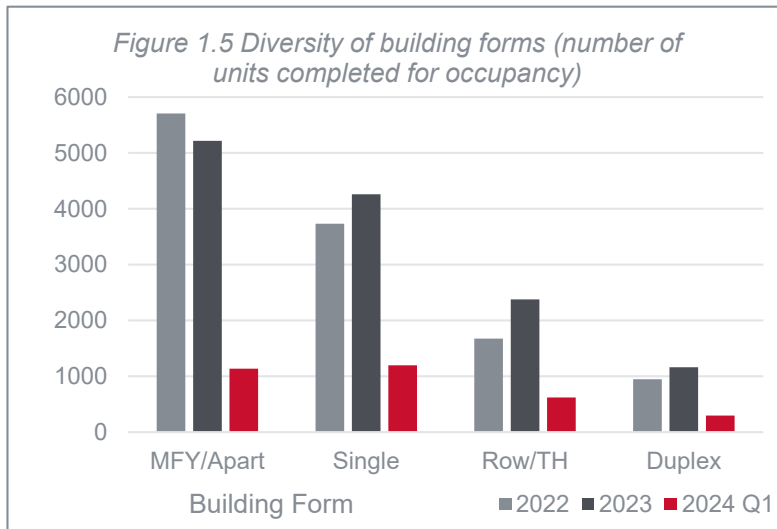
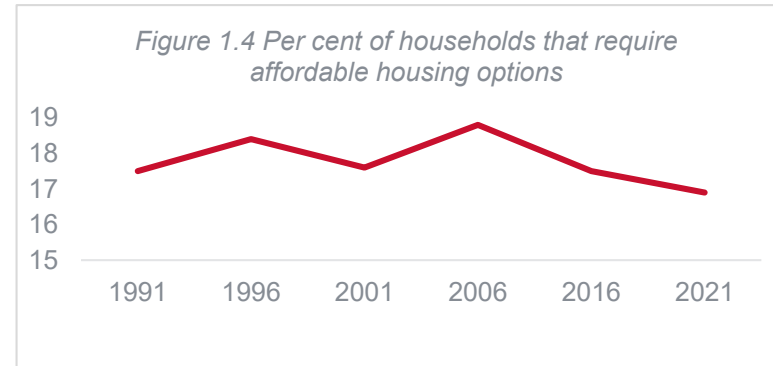
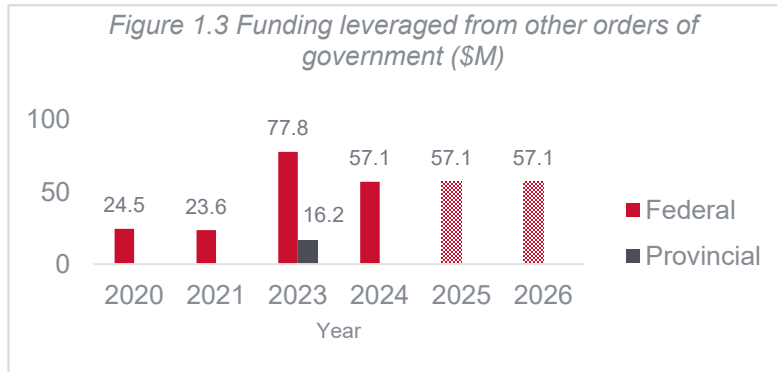
Number of development approvals expedited (Figure 1.2)

As of Q1 2024, there are two development approvals being expedited compared to two expedited in all of 2023. The City anticipates the number of development permit applications for affordable housing to increase throughout the remainder of 2024.



Outcome 1: Key Success Measures

Increase the supply of housing to meet demand and increase affordability.



About the measures:

Funding Leveraged (Figure 1.3)

Since 2020, The City has entered into funding agreements totaling over \$295M in federal funding for housing through the Rapid Housing Initiative and the Housing Accelerator Fund. \$16M has been leveraged through the Provincial Government's Affordable Housing Partnership Program.

Housing Need (Figure 1.4)

Housing need in Calgary has remained relatively constant between 17-18 per cent since 1991, however the total number of households in need has doubled as the population has grown. Considering Calgary's market housing conditions, particularly increases in housing prices and rent, the current level of housing need is expected to be higher. However, this will not be determined until the next federal census in 2026.

Housing Forms (Figure 1.5)

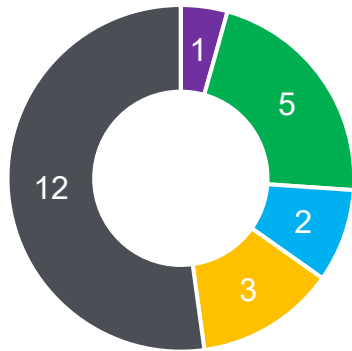
In 2023 apartment/multi-family as well as single family homes made up most of the new housing supply. There are several actions in the Housing Strategy that aim to increase the diversity of housing forms, including rowhouses, townhomes and duplexes so that Calgarians have choice and so that the increased supply can meet demand and increase affordability.



Outcome 2: Summary of Progress

Support affordable housing providers to deliver services that make a positive impact.

23 Actions



- Completed
- Progressing as planned
- Progressing ahead of schedule
- Not Started (planned for 2024)
- Next Action (planned for 2025)

Highlights

1. Reboot of One Window is underway to facilitate a central intake process for people seeking affordable housing.
2. In recognition of National Housing Day, a half day conference was organized that brought together over 200 participants in the sector to network, dialogue and inspire partnerships.
3. The Housing Incentive Program is being updated to better support the sector, including organizations developing affordable housing that serve Indigenous and equity-deserving populations.
4. Through partnership funding with the United Way of Calgary and the Calgary Homeless Foundation, a total of \$640K was provided to the Basic Needs Fund to pilot a program that supports households to access funding for first and last month rent obligations. The program supported approximately 450 households to secure housing to date.
5. Housing Dashboard will be launched in Q2 2024 on The City's website. Further efforts to expand research and data efforts are underway.



Outcome 2: Status of Actions

Support affordable housing providers to deliver services that make a positive impact.

Completed

2.A.5.i. Support existing programming and be a partner at collaborative funding tables to strategically plan, evaluate, and invest to improve services for those in affordable housing and experiencing homelessness. Specific programs could include: Partner and invest seed funding (\$600K) in existing community programs that support individuals in housing need to access funding for first/last rent obligations.

Progressing Ahead of Schedule

2.A.1. Update and fund the One Window proposal that facilitates all participating housing and service partners through one intake process for individuals to access.

2.A.2. Enact a municipal bylaw under s. 364 of the Municipal Government Act to exempt properties held by non-profit organizations providing non-market housing from the municipal portion of property tax.

Not Started

2.B.2.i. Convene a group of partners from the housing sector to: Collaborate and develop clear priorities for an advocacy plan for Calgary to improve housing that includes supports for organizations, non-profit employees, and those in need of housing.

2.B.2.ii. Convene a group of partners from the housing sector to: Create an awareness campaign that reduces stigma for affordable housing, permanent supportive housing, and regarding those experiencing homelessness.

2.B.2.iii. Convene a group of partners from the housing sector to: Identify innovative collaboration opportunities, that are based on the housing needs in Calgary, to ensure those with the highest need have housing.

Progressing as Planned

2.A.4. Amend the terms of reference for the Housing Incentive Program to create a separate funding stream dedicated to organizations prioritizing housing needs for specific populations.

2.A.7. Continue and expand programming and grant programs that support individuals in affordable housing.

2.B.3. Expand research efforts to support housing outcomes along the continuum, housing need, and affordability concerns.

2.C.1. Advocate to the Government of Alberta for legislative change to the Municipal Government Act to allow affordable housing to be defined in a manner that exempts it from certain planning process requirements such as public hearing, which increases certainty and reduces timelines for developers and providers.

2.C.5. Expand intergovernmental relations and advocate to other orders of government to support the affordable housing sector including but not limited to recommending legislative changes or providing City leadership regarding housing solutions that address Calgary's housing need.



Outcome 2: Status of Actions

Support affordable housing providers to deliver services that make a positive impact.

Next Action – Planned for 2025

2.A.3. Support tenants and government to address inadequate housing conditions by hosting a landlord-tenant forum to listen and understand to the challenges faced by landlords and tenants in Calgary’s rental market to develop and deliver a program that creates awareness of landlord and tenant rights through a similar program to The City of Edmonton’s ‘Support for Tenants’ service.

2.A.5.ii. Support existing programming and be a partner at collaborative funding tables to strategically plan, evaluate, and invest to improve services for those in affordable housing and experiencing homelessness. Specific programs could include: Provide seed funding for community programs that can prevent Calgarians from becoming unhoused such as landlords’ mediation, or support for rental arrears.

2.A.6. Develop and implement an Affordable Housing Sector Capacity Plan through collaboration and development with partners with the goal to strengthen the sector.

2.A.8. Investigate options for expanded business licensing for residential landlords, including education requirements and a landlord registry, to improve landlords’ awareness of their responsibilities and reduce rental accommodation fraud.

2.B.1. Create a program that connects developers and non-profit housing providers to develop partnerships when building new affordable homes, including for residents requiring deep subsidy.

2.C.2. Advocate to the province to exempt properties held by non-profit organizations that are providing non-market housing from the provincial portion of property tax.

Next Action – Planned for 2025

2.C.3.i. Advocate to the province to: Increase number of Public Health inspectors available to inspect properties allowing for inspections to be completed within 1 week.

2.C.3.ii. Advocate to the province to: Revise the Residential Tenancies Act to protect tenants from unfounded evictions if a complaint is made to Alberta Health Services or any other public serving agency.

2.C.3.iii. Advocate to the province to: Provide financial supports for alternative temporary accommodations, for tenants unable to find or afford alternative accommodations, while rental properties are being repaired from unsafe or inadequate conditions.

2.C.3.iv. Advocate to the province to: Review and enhance the Minimum Health and Housing Standards to ensure that tenants are protected from substandard housing, review and adjust the standard occupancy rates to accommodate culturally appropriate housing.

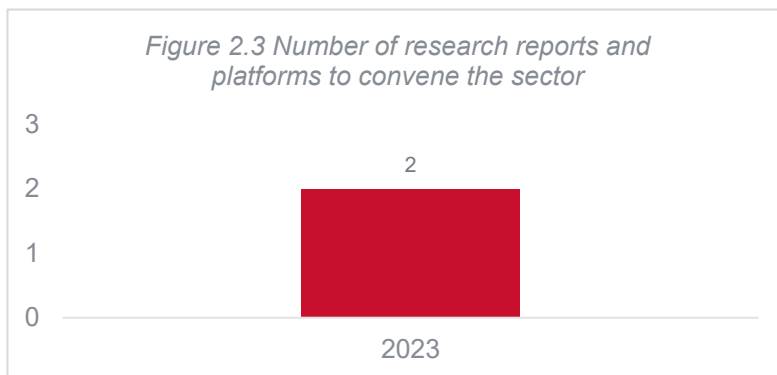
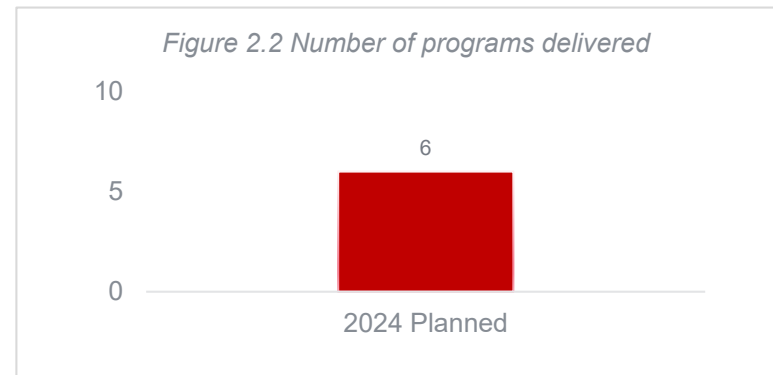
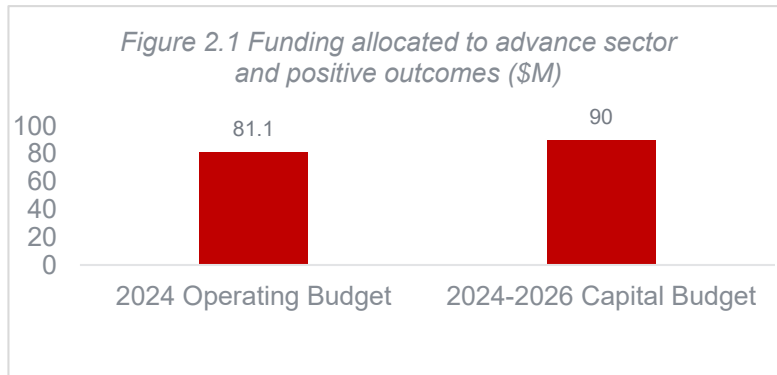
2.C.3.v. Advocate to the province to: Investigate and resolve non-contractual or legal complaints of discrimination, mistreatment, or substandard housing, through the creation of a Housing Ombudsperson that can serve all landlords operating and residents living in rental housing in Calgary.

2.C.4. To support residents in rental housing experiencing higher than normal increases in rent, investigate rent control models used in other jurisdictions, and provide The Government of Alberta with a summary of the findings.



Outcome 2: Key Success Measures

Support affordable housing providers to deliver services that make a positive impact.



About the measures:

City Funding and Programming (Figure 2.1 and 2.2)

In 2024, The City will provide \$81M in funding to support affordable housing providers and non-profits to increase supply, advance the sector and facilitate positive resident outcomes. This includes funding for the following programs: Home, Housing Incentive, Housing Land Fund, One-Window and Downtown Incentive. Also \$90M in capital funding has been allocated to support new affordable housing development throughout 2024-2026.

Reports and Platforms (Figure 2.3)

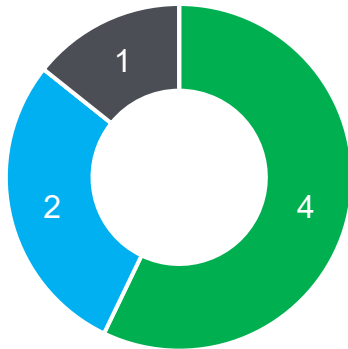
The City delivered the Housing Needs Assessment research report which provided critical data points on the housing need and the severity of the housing crisis. The City also hosted a housing conference which provided opportunities for networking, partnership and the exchange of best practice ideas. Additional opportunities to convene and support the sector are being explored throughout 2024.



Outcome 3: Summary of Progress

Enable The City's housing subsidiaries to improve service delivery.

7 Actions



- Progressing as planned
- Progressing ahead of schedule
- Next Action (initiated in 2025)

Highlights

1. Calgary Housing Company is advancing The City's affordable housing capital program with approximately 340 units currently under development.
2. Finalizing agreements between The City and Calgary Housing Company to support the creation of a real estate strategy and implementation of a strategic asset management program for City-owned housing assets.
3. Working with Attainable Homes to support delivery of affordable housing in alignment with its strategic plan.



Outcome 3: Status of Actions

Enable The City's housing subsidiaries to improve service delivery.

Progressing Ahead of Schedule

3.A.3. Continue to support Calgary Housing Company to carry out energy efficient retrofits, renovations, development and re-development of City-owned assets by leveraging funding programs from other orders of governments.

3.B.2. Guide discussions for City-owned housing assets transitioning from existing federal and provincial social housing agreements to mixed-income with the goal to preserve the existing supply.

Progressing as Planned

3.A.1. Identify opportunities for Attainable Homes Calgary Corporation to develop housing on behalf of The City of Calgary.

3.A.2. Continue to support Calgary Housing Company to deliver on The City of Calgary's Affordable Housing Capital Program by identifying land, funding and other supports.

3.A.4. Continue to support Calgary Housing Company to create a strategic asset management program for City-owned housing assets.

3.B.3. Support advocacy that results in City of Calgary subsidiaries and Silvera for Seniors being supported with adequate funding.

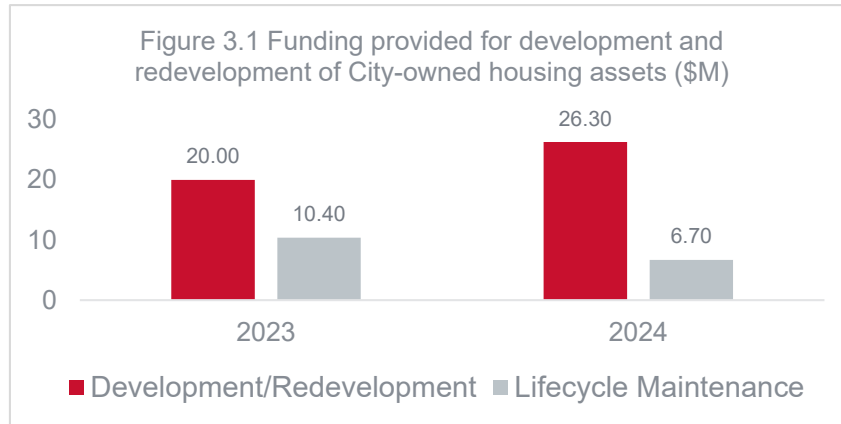
Next Action – Planned for 2025

3.B.1. Support the capital development programs for both City of Calgary housing subsidiaries, as appropriate and aligned with their respective strategic plans. This includes identifying land, funding and other tools.



Outcome 3: Key Success Measures

Enable The City's housing subsidiaries to improve service delivery.



About the measures:

Funding for Development and Redevelopment (Figure 3.1)

The City continues to provide funding for the creation of City-owned affordable housing projects. Funding is also allocated for maintenance to extend the life of existing City-owned affordable housing supply.

In 2024, The City allocated \$32.7M for City-owned and CHC-owned affordable housing supply.

Success Measure 3.2 Subsidiaries are Successfully Meeting their Goals:

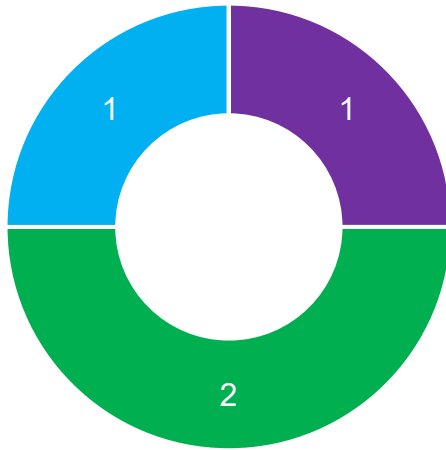
Actions to support this outcome are early in implementation. Data will be reported in future years.



Outcome 4: Summary of Progress

Ensure diverse housing choice to meet the needs of equity-deserving populations.

4 Actions



- Completed
- Progressing as planned
- Progressing ahead of schedule

Highlights

1. City Council approved \$30M in capital funding for 2024-2026 to build housing for Indigenous and equity-deserving populations.
2. Partnering with City departments to explore research topics that will contribute to reducing barriers to housing for equity-deserving populations.



Outcome 4: Status of Actions

Ensure diverse housing choice to meet the needs of equity-deserving populations.

Completed

4.A.1. Ensure that The City of Calgary's Housing Strategy has actions to address the housing needs of and reduce the barriers to housing for Indigenous people and equity-deserving populations.

Progressing Ahead of Schedule

4.B.1. Allocate \$10M per year in capital funding to organizations prioritizing specific housing needs to build housing for Indigenous and equity-deserving populations.

Progressing as Planned

4.A.2. Collaborate with City departments and external partners to research and implement programs and policies that reduce systemic barriers to housing for equity-deserving populations..

4.B.2. Explore incentives and opportunities for changes to the land use bylaw for visitable and adaptable built form of market and non-market housing units to support aging in community and the accessibility needs of tenants/owners and visitors over time.



Outcome 4: Key Success Measures

Ensure diverse housing choice to meet the needs of equity-deserving populations.

Actions to support this outcome are early in implementation. Data will be reported in future years on the following measures:

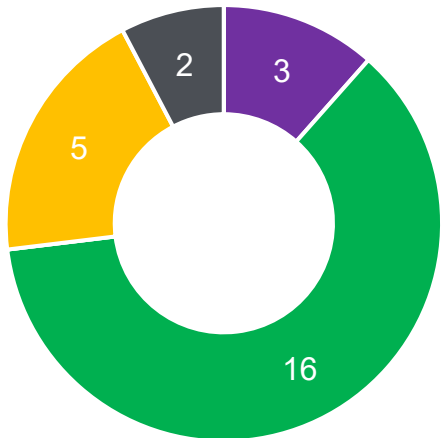
1. Number of homes created or modified through City of Calgary programming to support the housing needs of equity-deserving populations.
2. Amount of funding allocated to programs that reduce barriers and increase housing supports for equity-deserving populations.
3. The proportion of equity-deserving households in housing need decreases over time.



Outcome 5: Summary of Progress

Address the affordable housing needs of Indigenous people living in Calgary.

26 Actions



- Completed
- Progressing as Planned
- Not Started (planned for 2024)
- Next Action (planned for 2025)

Highlights

1. Indigenous non-profit organizations were prioritized in the fourth non-market land sale application process.^{HAF}
2. The Indigenous Affordable Housing Funding Program round 2 will launch September 2024.
3. Prioritized Home Program funding applications for projects led by and or supporting Indigenous peoples living in Calgary to have successful tenancies.
4. Council approved \$30M in capital funding for 2024-2026 to support projects for Indigenous and equity-deserving populations.
5. Initiated work on Indigenous Land Trust.

^{HAF} This action is supported through City funding and Housing Accelerator Fund (HAF) funding.



Outcome 5: Status of Actions

Address the affordable housing needs of Indigenous people living in Calgary.

Completed

5.A.0 Fulfill commitments to ReconcillACTION by implementing the 25 actions within: *The Ways Forward: Affordable Housing for Indigenous Calgarians Through a Holistic Plan*.

5.A.3. Revision of the 2023 Non-Market Land Disposition Policy: Adding Indigenous direction that will inform mid- and long-term actions such as the provisions for land to be sold at below market value specifically for Indigenous housing providers, and a commitment to working with Indigenous specific non-profit housing providers to arrange for the purchase of City-owned property and other assets that will be suitable for the creation or renovation of Indigenous specific non-Market housing. Communicate changes to Non-Market Housing Land Disposition Policy to community.

5.A.12. Prioritize Indigenous Applications: As part of the 2023 Home Program implementation, applications aligned to Indigenous outcomes and objective(s) will be prioritized during the evaluation process. Specifically, projects under the Home Program priorities of:

- Seeking to understand the root causes of housing instability for Indigenous peoples at a systems level.
- Seeking to change systems, policies and other legislation that maintains housing instability for Indigenous peoples at a systems level. Engagement with previously funded, current Home Program non-profit organizations (both eligible and funded organizations) as well as other Indigenous non-profit organizations operating within Calgary will be required to explore opportunities under these new objectives, and to track progress on advancing these objectives.

Progressing as Planned

5.A.1. Non-Market Land Sale: Facilitate conversations with Real Estate and Development Services around existing City-owned property that is suitable for Indigenous non-market housing and with the guidance of the City of Calgary Housing Solutions Elders Advisory Council to identify appropriate sites, including both surplus land and buildings that are deemed culturally suitable for the development and renovation of Indigenous Non-Market Housing.

Notify Nations, Indigenous housing networks and urban Indigenous housing and social service providers, such as the Aboriginal Standing Committee on Housing and Homelessness, Blackfoot Confederacy & G4, Métis Nation of Alberta, Calgary offices and housing departments of upcoming Non-Market Land Sale for potential participation.

Investigate financial options to support the sale of City-owned land & City-owned assets to Indigenous housing providers at nominal value.

5.A.2. Community Land Trust: Work with the Aboriginal Standing Committee on Housing and Homelessness and community-based groups to identify opportunities to build and resource an Indigenous community land-trust so that it can participate in open and transparent processes to secure land and housing inventory, including through existing City support programs.



Outcome 5: Status of Actions

Address the affordable housing needs of Indigenous people living in Calgary.

Progressing as Planned

5.A.4. Property Tax Relief: Consider development of a bylaw to exempt non-profit affordable housing providers, including those serving Indigenous peoples, from property tax. Continue to advocate to the provincial government for this exemption to be extended province-wide through amendments to the Municipal Government Act, its regulations or other legislation.

5.A.5. Create a separate Non-Market Housing Land Disposition Policy for Indigenous Housing: Incorporate changes with the current policy and create a separate policy addressing the specific needs of the Indigenous community. Work collaboratively to seek real estate, and other City-owned assets such as public buildings, gardens and parkland for Indigenous ceremonial, cultural, commemorative activities, as well as healing that are key to successful housing. This policy will address:

- Land designated through The City of Calgary's Non-Market Housing Land Sale has not been culturally relevant nor appropriate to accommodate the preferences of Indigenous built forms, such as large communal housing or housing close to significant land or cultural sites.
- Co-create with Indigenous communities opportunities to access the Non-Market Housing Land Sale program to reclaim City-owned lands for the purpose of affordable housing.

Progressing as Planned

5.A.6. Engagement: This change will involve engaging all Indigenous groups in Calgary including The City of Calgary's Housing Solutions Elders Advisory Council as it relates to changes to the Non-Market Housing Land Disposition Policy. This work will take a dedicated team to compile necessary information, so The City of Calgary is able to build an accurate representation of the requirements to ensure the success of the program Housing Solutions. The team will need to be prepared for future Non-Market Housing Land sales. Support will be required over the long term.

5.A.7. Planning & Development Services Equity Audit Framework and Assessment Tool (City and Regional Planning): Explore opportunities to implement the Planning & Development Services equity audit framework and assessment tool as part of all future planning initiatives with a specific lens on Indigenous planning and affordable housing. Note: The equity audit framework will highlight opportunities to review policy that will address this call to action. Implementing the equity audit tool and framework will require training and capacity building on Indigenous issues, intercultural competency, conflict resolution, human rights, and anti-racism. Pilot through the update of the Municipal Development Plan and Calgary Transportation Plan (the Calgary Plan), the Land Use Bylaw renewal, and Complete Streets program of work



Outcome 5: Status of Actions

Address the affordable housing needs of Indigenous people living in Calgary.

Progressing as Planned

5.A.8.

Indigenous Lens to the Calgary Plan Initiative: Use findings from the 2023 equity audit of the Municipal Development Plan and Land Use Bylaw to apply an Indigenous lens to the Calgary Plan initiative. The equity audit will provide an assessment of the Municipal Development Plan and highlight policy gaps to be addressed. This will include but is not limited to policy and/or land use bylaw regulatory changes to address considerations such as urban reserves, housing, and consideration of spaces for cultural and traditional practices possibly within parks and open space. No additional resources required. Engagement will be undertaken as part of the Calgary Plan project

5.A.9. Engagement: Undertake meaningful Indigenous engagement as part of City Building program (Calgary Plan, Land Use Bylaw renewal, Complete Streets are three projects being completed as a program) especially around housing topics. Engagement will allow Administration to better understand how best planning and policy, regulations and guidelines can be used to address this call to action. Planning & Development Services received funding as part of the 2023-2026 budget which includes money to hire a consultant to undertake engagement and communications for the program including Indigenous engagement.

As part of the on-going Local Area Planning initiative currently underway, Land Acknowledgements are included in all public engagement presentations as well as within the statutory local area plan documents. Other approaches that will be sustained include: i) sharing information about the history of the local area, including an emphasis on the Indigenous history; and ii) ensuring awareness and engagement with Indigenous Calgarians by promoting The City's work through channels such as Wind Speaker Radio.

Progressing as Planned

5.A.10. Review Triple Bottom Line: Undertake meaningful Indigenous engagement as part of the review of the 'Triple Bottom Line' Council policy and framework. This will explore potential opportunities to incorporate an Indigenous world view and Natural law into the policy. Engagement will allow Administration to better understand how best planning and policy regulations and guidelines can be used to address this call to action. Currently exploring opportunities to coordinate with the Calgary Plan on engagement

5.A.11. Recognize the Impacts of Planning Practices: Explore how to better incorporate acknowledgement and recognition of the impacts of planning practices on Indigenous peoples in and surrounding Calgary beyond the land acknowledgments included in the Municipal Development Plan and other planning documents today. This will include an interjurisdictional review/scan of how other municipalities are undertaking this work. Engagement will be undertaken as part of the Calgary Plan, Land Use Bylaw renewal, and Complete Streets program of work. Engagement will allow Administration to better understand how best planning and policy, regulations, and guidelines will be used to address this call to action. Pilot through the Calgary Plan, Land Use Bylaw renewal, and Complete Streets program of work.



Outcome 5: Status of Actions

Address the affordable housing needs of Indigenous people living in Calgary.

Progressing as Planned

5.A.15. Indigenous Affordable Housing Funding Program: Develop an Indigenous Affordable Housing Funding Program to support urban Indigenous housing providers. The program would award Indigenous housing providers up to 20 per cent of funding for their projects, subject to a regular open and competitive process.

5.A.16. Partnerships & Leveraging: Work with federal and provincial governments and Indigenous partners to leverage funds for Indigenous Affordable Housing projects. Ensure there is alignment between programs to support directing funds into Calgary to support For Indigenous-by-Indigenous projects.

5.A.17. Communication: Ensure there is a communication and partnership approach with Indigenous communities as it relates to the affordable housing programs within The City. Our regular business needs to ensure we are building community, building trust, and continuing to foster partnership with the urban Indigenous communities.

Progressing as Planned

5.A.20. Housing & Funding Advocacy. Advocate to the federal government for Calgary to receive proportionate funding from the Urban, Rural, and Northern Indigenous Housing Strategy so that Calgary-based Indigenous housing providers and organizations can create affordable housing options for Indigenous peoples. The City will continue to advocate for investments as outlined in the budget recommendation letters. Particularly, for enhanced Family & Community Support Services funding to allow for municipalities, like Calgary, to fund the wrap-around supports needed for Indigenous housing. Additional advocacy to address the need for capital to renovate current housing to allow for cultural practices, such as smudging and ceremony. This will require a narrative change on the part of The City which will be incorporated into future advocacy as it relates to affordable housing.

5.A.23. Work with The Aboriginal Standing Committee on Housing and Homelessness Continue to work on and support Aboriginal Standing Committee on Housing and Homelessness and other community and Nation affordable housing projects/ initiatives.

5.A.24. Engage with the Elders: With the guidance of The City of Calgary's Housing Solutions Elders Advisory Council, identify additional opportunities for City-owned buildings (Calgary Housing Company) to address systemic racism, policy gaps and building & neighborhood NIMBYISM (Not in my Backyard).



Outcome 5: Status of Actions

Address the affordable housing needs of Indigenous people living in Calgary.

Not Started

5.A.13. Explore Changes to the Home Program: Explore and implement changes to the Home Program to address the findings from the equity analysis project's Indigenous report and Home Program report, particularly related to the potential creation of an Indigenous stream of Home Program funding that builds on the pilot outcomes of opportunity #1 as well as emphasizing relationality and the experiences, perspectives and world views Indigenous peoples. *See Completed Action 5.A.12*

5.A.14. Create an Indigenous stream of the Housing Incentive Program: Co-create an Indigenous stream as part of the Housing Incentive Program refresh. Co-creation needs to occur with Urban Indigenous non-profit housing providers and elders to ensure program requirements accommodate needs, and barriers are removed. Connecting with Indigenous communities through Indigenous relations consultants to understand where we are at, and the needs and expectations, will be critical.

5.A.21.

Anti-Racism Program Contributions: Upon request, Housing Solutions and Indigenous and non-Indigenous staff will work with the Anti-Racism Program to:

- Review the programs, guideline, policies, and process in Calgary Housing Company, and/or not for profit Indigenous and non-Indigenous affordable housing complexes through an anti-racism lens
- Provide training to Calgary Housing Company, and/or not for profit Indigenous and non-Indigenous affordable housing complexes through an anti-racism lens.
- Provide training on anti-racism to Calgary Housing Company and City of Calgary employees.
- Create capacity for information sharing using mechanisms to hear from Indigenous service users; their lived and living experiences in affordable housing.

Not Started

5.A.22. Build Relationships with Private Sector Landlords. Participate in the 2023 Aboriginal Standing Committee on Housing and Homelessness Landlord Learning Series and other training being developed.

5.A.25. Work to Expand Opportunities for Smudging Work with partners to expand opportunities for smudging in:

- CHC-operated affordable housing buildings
- City owned buildings (e.g. Indigenous ceremonial meeting space in City Hall)
- Smudging in new affordable housing builds and renovations

Next Action – Planned for 2025

5.A.18. Research and Engagement Working with the Indigenous community and social service sector partners, identify and understand the wrap-around supports currently available, gaps and needs of Indigenous affordable housing residents.

5.A.19. Development: Based on the analysis and development work above, and with the guidance of The City of Calgary's Housing Solutions Elders Advisory Council, City business units and community partners:

- Develop solutions to the gaps and needs identified.
- Review community and City housing and funding programs and explore the possibility of a parallel Indigenous funding stream or changes to existing funding streams, that provides the identified wrap-around supports required for Indigenous residents.
- At the appropriate time, bring forward a funding request to Council to fund this work; including resources for a project lead connected to Housing Solutions and the Indigenous Relations Office.



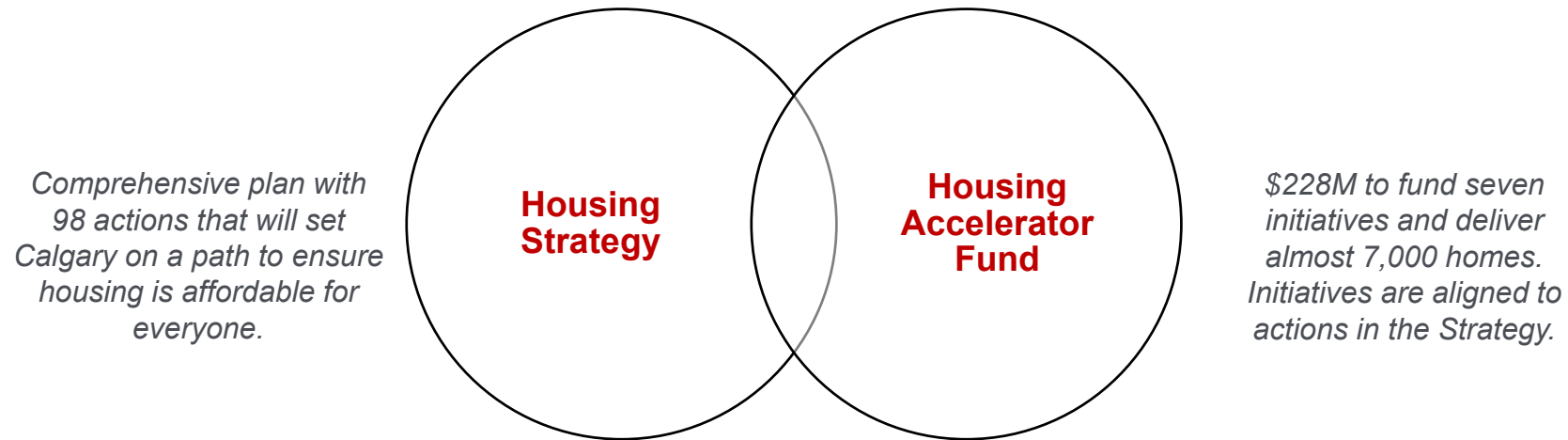
Outcome 5: Key Success Measures

Address the affordable housing needs of Indigenous people living in Calgary.

Actions to support this outcome are early in implementation. Data will be reported in future years on the following measures:

1. Number of new culturally relevant, affordable and supportive Indigenous homes created in Calgary.
2. Percentage of City of Calgary land allocated to Indigenous housing providers as per the policy.
3. Number of policy reforms to reduce barriers to building and operationalizing housing for Indigenous housing providers in Calgary.
4. The proportion of Indigenous People living in Calgary facing housing need and homelessness decreases over time.

Connection to the Housing Accelerator Fund (HAF)



Action updates that are aligned to HAF initiatives are marked in this report with this symbol: **HAF**

Housing Accelerator Fund Initiatives

1. Accelerate housing delivery in the downtown to support the conversion of surplus office space to residential units.
2. Streamline approvals to increase housing supply to promote housing development in all neighbourhoods throughout the city.
3. Missing middle land use districts to encourage the delivery of more missing middle housing by reducing barriers associated with on-site utility requirements by providing a stormwater incentive program in new communities.
4. Secondary suites incentive program to enable safe, legal homes for Calgarians of all income levels and support aging in place.
5. Enable housing growth in established areas by lowering barriers to development associated with infrastructure costs and requirements and investing in facilities and public realm improvements.
6. Invest in Transit Oriented Development to support new housing around transit stations that are well suited for development.
7. Build inclusive affordable housing programs by creating new funding programs to provide much needed financial resources to build capacity in the affordable housing sector, especially for Indigenous and equity-deserving groups.

Progress Reporting

When the Strategy was approved, Calgary City Council directed Administration to:

1. Provide annual Progress updates on the Housing Strategy through the Community Development Committee starting in Q2 2024.
2. Report to Community Development Committee annually, for the time duration of the current strategy that includes:
 - a. Updates on any new process costs or significant process changes for applicants resulting from the Housing Strategy's implementation across the planning continuum;
 - b. Recommendations to:
 - c. Mitigate any additional costs to applicants and ultimately to housing consumers;
 - a. Speed up approval processes as appropriate, in order to continue to support the construction of more housing;
 - d. Aggregated, third-party verified data points, sourced from both development industry and The City that demonstrate how savings are being passed on to consumers;
 - e. Relevant metrics on new housing starts and Planning & Development permit processing times, including City and Applicant times, alongside any related Measures of Success identified in the Housing Strategy.

Actions and measures for #2 will be brought forward in future years.



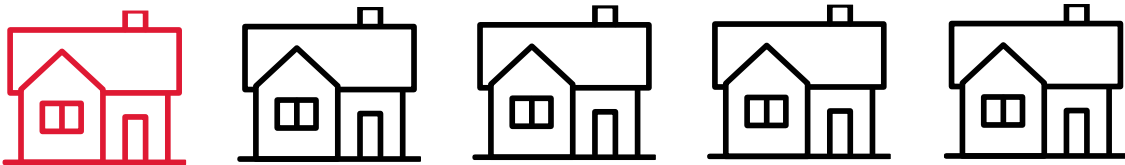


Home is Here: The City of Calgary's Housing Strategy 2024-2030 2024 Progress Update

CD2024-0225
2024 May 22

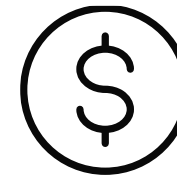
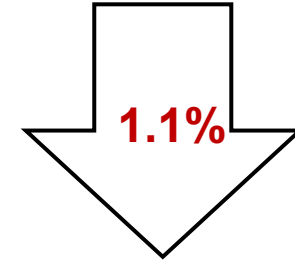


That the Community Development Committee recommend Council receive this 2024 Progress Update on Home is Here - The City of Calgary's Housing Strategy 2024-2030 for information.

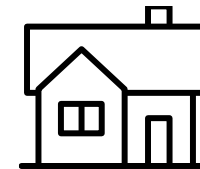
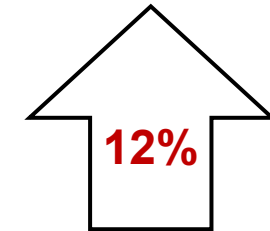


At least **one in five** households in Calgary cannot afford their housing.

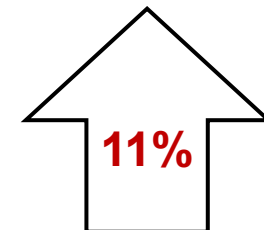
Market housing conditions have worsened since the Strategy was approved:



RENT



RESIDENTIAL
HOUSING PRICES



Vision: Everyone in Calgary has an affordable place to call home.



Outcome 1

Increase the supply of housing to meet demand and increase affordability.



Outcome 2

Support affordable housing providers to deliver services that make a positive impact.



Outcome 3

Enable The City's housing subsidiaries to improve service delivery.



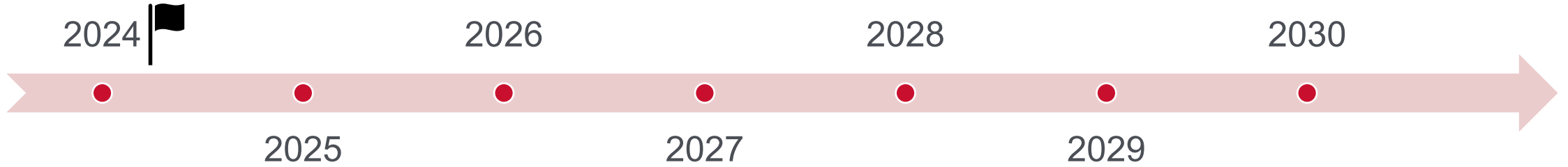
Outcome 4

Ensure diverse housing choice to meet the needs of equity-deserving populations.

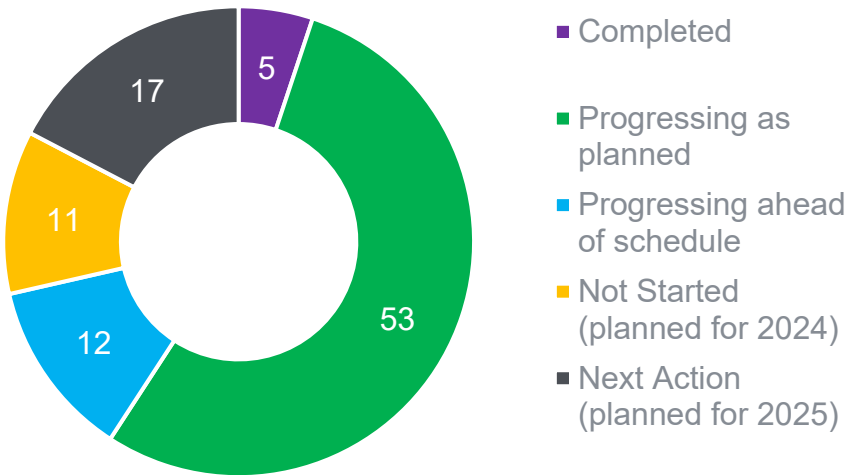


Outcome 5

Address the affordable housing needs of Indigenous people living in Calgary.



98 Actions



2024-2026 Funding:

- City of Calgary
 - \$90M in capital funding
 - \$135M in operating funding
- Government of Canada
 - \$228.5M from Housing Accelerator Fund



2024 Highlights to Date



Outcome 1

Increase the supply of housing to meet demand and increase affordability.

- 8 parcels of City-owned land
- Citywide rezoning
- Secondary suites
- \$20M Housing Land Fund



Outcome 2

Support affordable housing providers to deliver services that make a positive impact.

- One Window project reboot
- Strengthening funding programs
- Research & support for the sector



Outcome 3

Enable The City's housing subsidiaries to improve service delivery.

- Advancement of The City's affordable housing program
- Strengthening relationships



Outcome 4

Ensure diverse housing choice to meet the needs of equity-deserving populations.

- Research planned
- Funding secured



Outcome 5

Address the affordable housing needs of Indigenous people living in Calgary.

- Prioritized applications for Non-Market Land Sale #4 & Home Program
- Indigenous Affordable Housing Funding Program



That the Community Development Committee recommend Council receive this 2024 Progress Update on Home is Here - The City of Calgary's Housing Strategy 2024-2030 for information.

PROLONGED and CONTINUING apparent HOUSING MARKET DISFUNCTION in Calgary

Housing STARTS & COMPLETIONS are LESS than Net Migration + Household Formation: 2018 to 2028-2029

April 2023/October 2023 - <https://www.calgary.ca/research/economic-outlook.html>

(Fall 2023 Calgary and Region Economic Outlook 2023-2028 – yellow highlighting added)

City of Calgary							FORECAST					
FORECAST COMPLETED: April 2023		2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Demography												
Total Population ('000 Persons, as of April 1)		1,267.3	1,285.7	1,307.0	1,321.6	1,348.6	1,389.2	1,412.9	1,434.2	1,455.5	1,476.6	1,497.6
Total Population Growth (%)		1.7	1.4	1.7	1.1	2.0	3.0	1.7	1.5	1.5	1.5	1.4
Net Migration ('000 Persons, April - March)		11.7	9.6	12.3	6.1	19.7	33.1	15.8	13.7	14.1	14.4	14.7
Household Formation ('000 units, April - March)		11.6	6.3	7.7	5.6	10.4	15.6	9.2	8.3	8.3	8.3	8.2
FORECAST COMPLETED: October 2023												
Real Estate												
Housing Starts ('000 units)*		9.4	10.6	7.9	12.7	14.8	14.2	10.5	11.0	10.4	9.9	9.6
Average Residential MLS Sale Price Growth (%)**		-1.2	-4.2	-0.1	7.6	4.9	1.9	1.7	5.2	3.7	2.2	2.2
Benchmark Home Price Growth (%)**		-0.1	-3.8	-0.9	12.8	12.4	3.8	1.1	5.0	3.6	2.2	2.2
Total Building Permits (\$billions)		4.5	5.0	3.4	5.6	5.7	5.7	6.3	5.9	6.5	6.5	6.6

Numbers may not add up due to rounding.
Sources for historical data: * Canada Mortgage and Housing Corporation (CMHC) ** Calgary Real Estate Board (CREB)

NOT ENOUGH!

“The city saw over 12,400 homes completed in 2023, the highest on record...a 27.8 percent increase in 2023....”

- **2023 Net Migration – 33,100 people**
- **2023 Household formation – 15,600 households**

April 2024 - <https://www.calgary.ca/research/economic-outlook.html>

(Calgary and Region Economic Outlook 2024-2029) Fall Update yellow highlighting added - **Table 2 is MISSING Demography – Total Population, Total Population Growth, Net Migration, Household Formation. Please include the MISSING information.**

City of Calgary							FORECAST					
FORECAST COMPLETED: April 2024		2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Real Estate												
Housing Starts ('000 units)*		10.6	7.9	12.7	14.8	16.7	17.6	16.7	16.7	16.3	15.6	14.8
Average Residential MLS® Sale Price Growth (%)**		-4.2	-0.1	7.6	4.9	4.3	6.5	3.5	3.6	1.7	1.3	1.7
Benchmark Home Price Growth (%)**		-3.8	-0.9	12.8	12.4	5.2	7.6	2.4	3.2	1.2	0.7	1.1
Total Building Permits (\$billions)		5.0	3.4	5.6	5.7	5.9	6.3	5.2	5.7	5.7	5.7	5.7

Numbers may not add up due to rounding.
Sources for historical data: * Canada Mortgage and Housing Corporation (CMHC) ** Calgary Real Estate Board (CREB)



Housing Completions

The city saw over 12,400 homes completed in 2023, the highest on record. Prior to 2020, the average five-year number of completions was over 9,700 homes, a 27.8 per cent increase in 2023. The distribution of completions by housing type is highlighted below:

- Single-family (up from 31.0 per cent in 2022 to 34.0 per cent in 2023)
- Two-family (up from 8.0 per cent in 2022 to 9.0 per cent in 2023).
- Townhouse (up from 11.0 per cent in 2022 to 15.0 per cent in 2023)
- Apartment (down from 50.0 per cent in 2022 to 42.0 per cent in 2023)

Despite the growth in housing completions the pace of growth of housing demand has far exceeded supply thus constraining housing inventory to historical lows.

The City of Calgary Housing Review – Fourth Quarter 2023 - <https://www.calgary.ca/research/housing.html>

PROLONGED and CONTINUING apparent HOUSING MARKET DISRUPTION in Calgary

Housing STARTS & COMPLETIONS are LESS than Net Migration + Household Formation

2018 to 2028-2029

April 2024 - October 2023 - *(unofficially estimated)* - *(see page 10 for details)*
1st 2024 - *(unofficially estimated)* - *(see page 10 for details)*

NET HOUSING

77% of new over 15-19
houses completed in 2023, up
from 60% in 2022
Percent change in 2023

2023 Net Migration + Household Formation

2023 Housing Completions

Year	Net Migration + Household Formation	Housing Completions	Net Housing
2018	18	18	0
2019	18	18	0
2020	18	18	0
2021	18	18	0
2022	18	18	0
2023	18	14	4
2024	18	14	4
2025	18	14	4
2026	18	14	4
2027	18	14	4
2028	18	14	4
2029	18	14	4

Key Findings

1. Housing completions in 2023 were 77% of the net migration and household formation, a significant decrease from 60% in 2022.

2. The housing market disruption is expected to continue through 2029, with housing completions remaining significantly below net migration and household formation.

April 2024 - *(unofficially estimated)* - *(see page 10 for details)*
1st 2024 - *(unofficially estimated)* - *(see page 10 for details)*

Year	Net Migration + Household Formation	Housing Completions	Net Housing
2024	18	14	4
2025	18	14	4
2026	18	14	4
2027	18	14	4
2028	18	14	4
2029	18	14	4

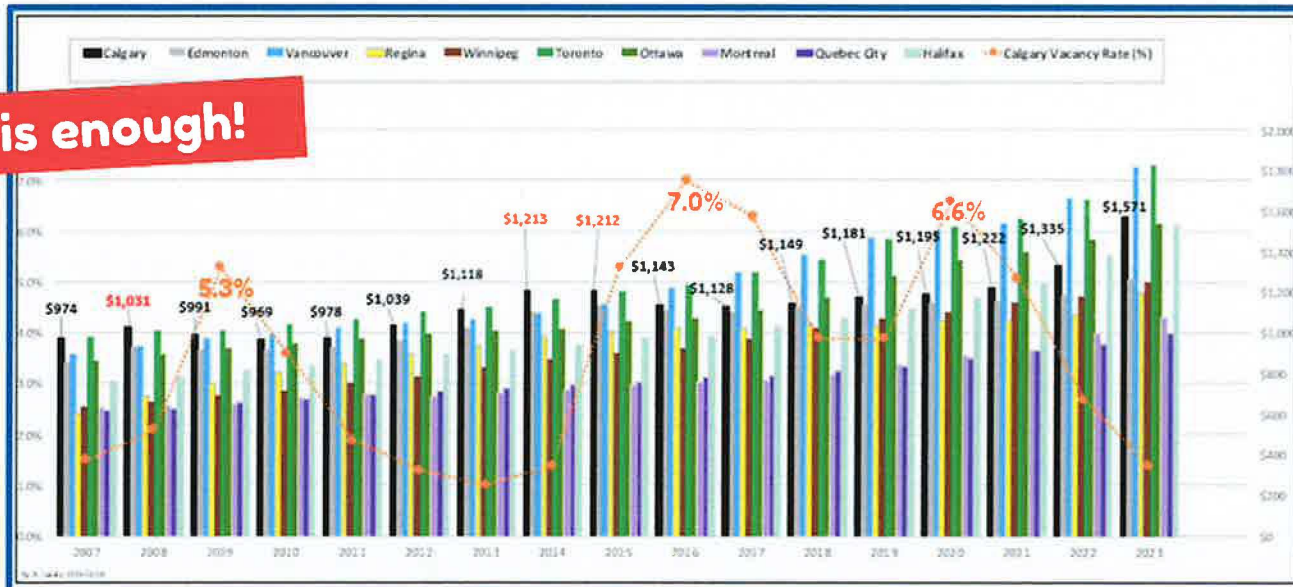
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

MAY 22 2024

ITEM: **7.1 CD2024-0225**
DISTRIB- PRESENTATION
CITY CLERK'S DEPARTMENT

Calgary had the **highest average monthly apartment rent** of key Canadian cities (CMAs) in **2008** and **2014-2015**, prior to recessions and decreases in average rent. In 2007: **92%** of tenants + **78%** home owners in Calgary, Edmonton **avored rent caps**.

Enough is enough!



HOUSING IS A HUMAN RIGHT.

Info@CalgariansForHousingRights.ca



Inflation Review April 2024

Hotaka Kobori Associate Economist | Mark Angelo Uy Corporate Research Analyst

May 21, 2024

HIGHLIGHTS

Headline Inflation Comparison*

April 2024



*Compared to the same month last year

Major Contributors to Alberta's Inflation Rate

April 2024



Inflation Rates

	Relative Importance (%)*	Year-over-year (%)		
		Apr-24	Mar-24	Feb-24
Calgary: All-items	100.00	3.6	4.2	5.1
Shelter	25.89	9.8	12.0	14.8
Rented accommodation	5.91	18.6	17.7	15.3
Owned accommodation	16.14	9.0	9.3	9.6
Water, fuel and electricity	3.85	1.0	13.8	35.1
Alberta: All-items	100.00	3.0	3.5	4.2
Alberta: All-items excluding food and energy	76.10	2.6	2.5	2.9
Canada: All-items	100.00	2.7	2.9	2.8
Canada: All-items excluding food and energy	76.57	2.7	2.9	2.8

* CPI basket weights are based on the 2022 expenditure data, modified in June 2023. Sources: Statistics Canada, Corporate Economics, May 21, 2024.

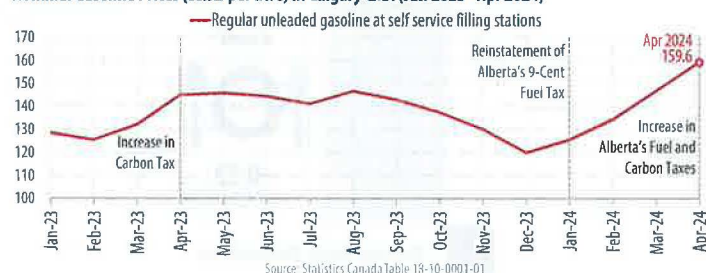
The inflation rate in Calgary further softened to 3.6 per cent, while Canada's inflation also eased to 2.7 per cent in April.

In April 2024, the Consumer Price Index (CPI) for the Calgary Census Metropolitan Area (CMA) saw a year-over-year (YoY) increase of 3.6 per cent, down from March's 4.2 per cent. This deceleration trend is expected to continue in the coming months as the base year effect of Alberta's energy rebate program, which artificially lowered electricity costs until April 2023, ceases. Additionally, Alberta's electricity prices have been declining. However, persistent inflation in shelter costs, particularly rent, kept Calgary's inflation the highest in the nation for the fourth consecutive month. The inflation rate for Alberta fell to 3.0 per cent in April, down from 3.5 per cent in March. The primary drivers of Alberta's inflation were increases in shelter and gasoline costs, which were partially offset by reductions in cellular service costs. Canada's national inflation rate slowed to 2.7 per cent from March's 2.9 per cent. The national rate has stayed below 3 per cent for four consecutive months ahead of the Bank of Canada's next policy meeting on June 5th. Core inflation, which excludes volatile items such as food and energy, dipped to 2.7 per cent from 2.9 per cent in March in Canada, while it rose to 2.6 per cent from 2.5 per cent in Alberta.

Gasoline prices accelerate with hikes in Alberta's fuel and carbon taxes ahead of the summer trip season.

As the summer road trip season approaches, changes in both provincial and federal policies have driven up gasoline costs, which have seen increases of 10.3 per cent YoY and 8.8 per cent month-over-month in Alberta. The YoY increase was the highest in the nation and solely contributed to 0.42 per cent of Alberta's overall annual inflation. Reintroduced in January 2024, Alberta's fuel tax has climbed to 13 cents per litre starting from April 2024, up from 9 cents. Additionally, the federal carbon tax has risen from \$65 per tonne to \$80 per tonne. According to the Canada Revenue Agency, this \$15 hike translates into about a 3-cent increase per litre. Factoring in the 5% GST, these policy shifts combined accounted for approximately 60 per cent of Calgary's monthly fuel price increase of 12.6 cents. Seasonal factors like changes in gasoline blends also play a role in fueling the price increase.

Nominal Gasoline Prices (cents per litre) in Calgary CMA (Jan 2023 - Apr 2024)



Source: Statistics Canada Table 19-10-0001-01

Calgary has experienced three of the top five highest rent inflations in Canada since 2000, all within the past five months.

Each month has brought another record-breaking rent increase as Calgary grapples with a supply imbalance and rising demand in the rental market. For instance, the April rent inflation rate of 18.6 per cent was the highest ever recorded in Canada, marking the seventh consecutive month where growth exceeded 10 per cent, with an average increase of 15 per cent. To put this in perspective, at this rate, it would only take about five years to double the rent index¹. The table below ranks the highest YoY increases in rental accommodation in Canadian CMAs this century. Notably, Calgary appears on the list three times, all of which occurred within the past five months.

Top Five Highest Year-Over-Year Rent Inflation Rates in Canadian CMAs Since 2000

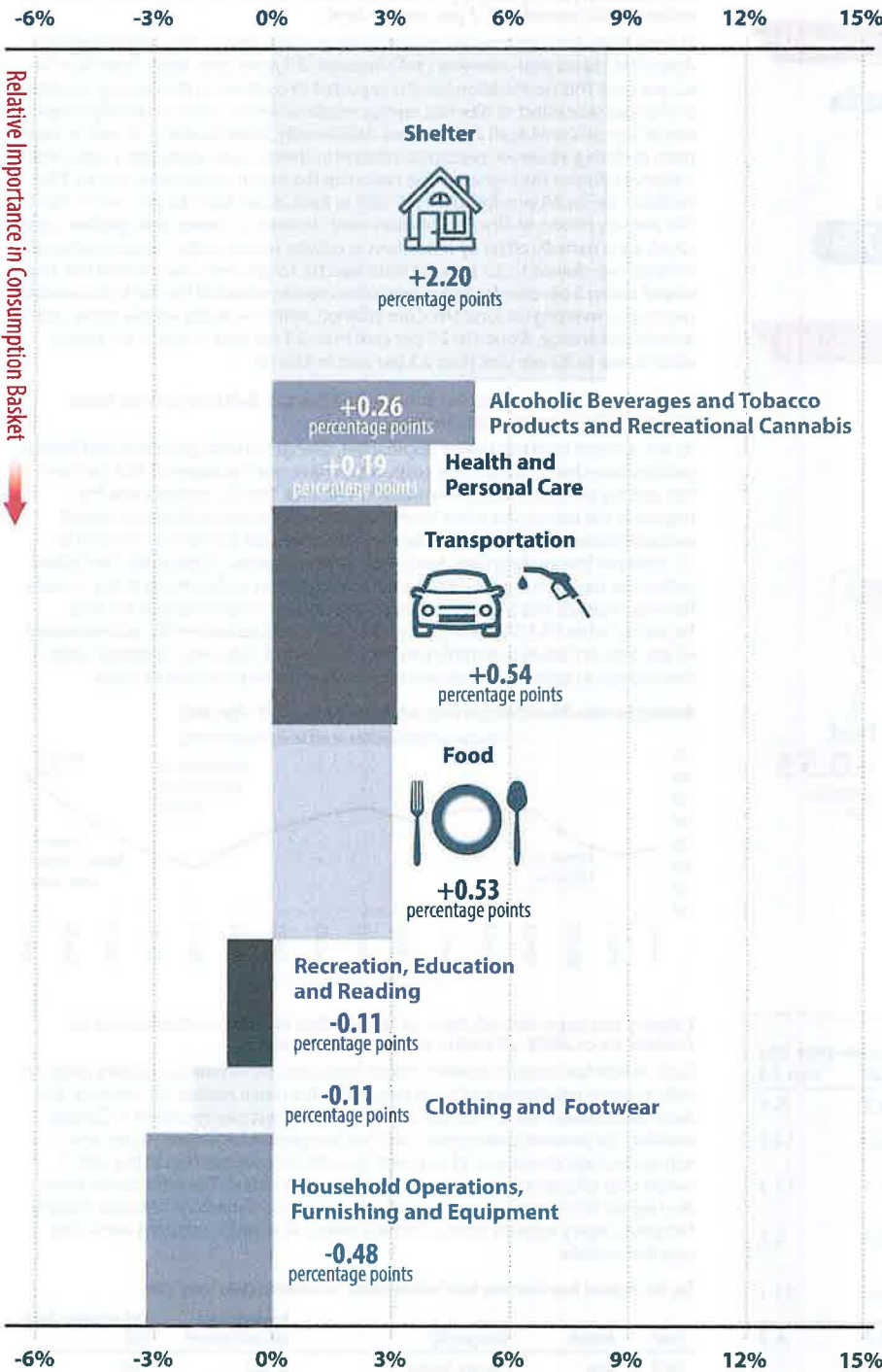
Year	Month	Geography	Products and product groups	YoY Inflation Rate (%)
2024	April	Calgary, Alberta	Rented accommodation	18.6
2023	December	Calgary, Alberta	Rented accommodation	18.4
2024	March	Calgary, Alberta	Rented accommodation	17.7
2020	October	St. John's, Newfoundland and Labrador	Rented accommodation	16.8
2022	August	Regina, Saskatchewan	Rented accommodation	15.7

¹ Calculated by deriving n from $2 = 1.15^n$, where n represents the number of years.

Contribution of Consumer Items to Inflation: Alberta

April 2024

Inflation Rate



The calculation for contribution incorporates the effects of changes in basket weight. The total contribution of each product component may not exactly add up to the overall inflation figure due to rounding.

Sources: Statistics Canada, Corporate Economics, May 21, 2024.

Next release: June 25, 2024

Who We Are

Corporate Economics provides services in four areas: forecasting, information provision, policy analysis and consulting. We also monitor the current economic trends which allows us to develop unique insights on how external events are impacting the local economy and the Municipal government. We are experienced at researching different economic topics and have developed reliable methods of forecasting and analysis.

For media inquiry, please contact:
The Media Line at 403.828.2954 or media.relations@calgary.ca

For the technical questions, please contact:

Stanley Kongnetiman
Manager,
Corporate Economics and Regulatory Affairs
stanley.kongnetiman@calgary.ca

Hotaka Kobori
Associate Economist
hotaka.kobori@calgary.ca

Mark Angelo Uy
Corporate Research Analyst
muy@calgary.ca

Many of our publications are available on the internet at www.calgary.ca/economy.

The City of Calgary provides this information in good faith. However, the aforementioned organization makes no representation, warranty or condition, statutory express or implied, takes no responsibility for any errors and omissions which may contained herein and accepts no liability for any loss arising from any use or reliance on this report.

Sources:
Bank of Canada, Statistics Canada,
Corporate Economics.

**Clerks Note to
Regular Meeting of Council
2024 June 18**

**ISC: UNRESTRICTED
CD2024-0649**

RE: Housing Accelerator Fund (Verbal), CD2024-0649

RECOMMENDATION OF THE COMMUNITY DEVELOPMENT COMMITTEE, 2024 MAY 22:

That Council receive the Verbal Report and presentation for the Corporate Record.

Opposition to Recommendation: Councillor McLean

Excerpt from the Minutes of the Regular Meeting of the Community Development Committee,
2024 May 22:

“A presentation entitled "Have a "HART"!" was distributed with respect to Verbal Report
CD2024-0649.”

Attachment:

1. Presentation
2. Public Submission Received at Committee



Housing Accelerator Fund Verbal Update

Community Development Committee – May 22, 2024

CD2024-0649

Recommendation

That the Community Development Committee recommend that Council receive the verbal report for the Corporate record.



Home is Here: The City's Housing Strategy

Vision: Everyone in Calgary has an affordable place to call home.



Outcome 1

Increase the supply of housing to meet demand and increase affordability.



Outcome 2

Support affordable housing providers to deliver services that make a positive impact.



Outcome 3

Enable The City's housing subsidiaries to improve service delivery.



Outcome 4

Ensure diverse housing choice to meet the needs of equity-deserving populations.



Outcome 5

Address the affordable housing needs of Indigenous people living in Calgary.



\$4 billion

until 2026-2027

100,000

Net new permitted
housing units
Canada-wide

Objectives and supported priorities



Implementation of
initiatives to get **more
homes built faster**



Speed up approvals
and building
processes



Development of
complete
communities



Development of
**affordable,
inclusive, equitable
and diverse**
communities



Development of **low-
carbon** and **climate-
resilient**
communities.



Contribution Agreement Highlights

Key Commitments



Submit a **housing needs assessment** (Complete).

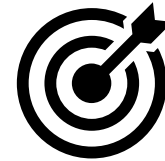


Complete **all 7 initiatives in the action plan**.



Commitment to achieve the Housing supply growth targets.

Key Funding Terms & Conditions



Achieve the overall housing supply growth targets of 41,858 units. HAF incented target of 6,825 units.

A+

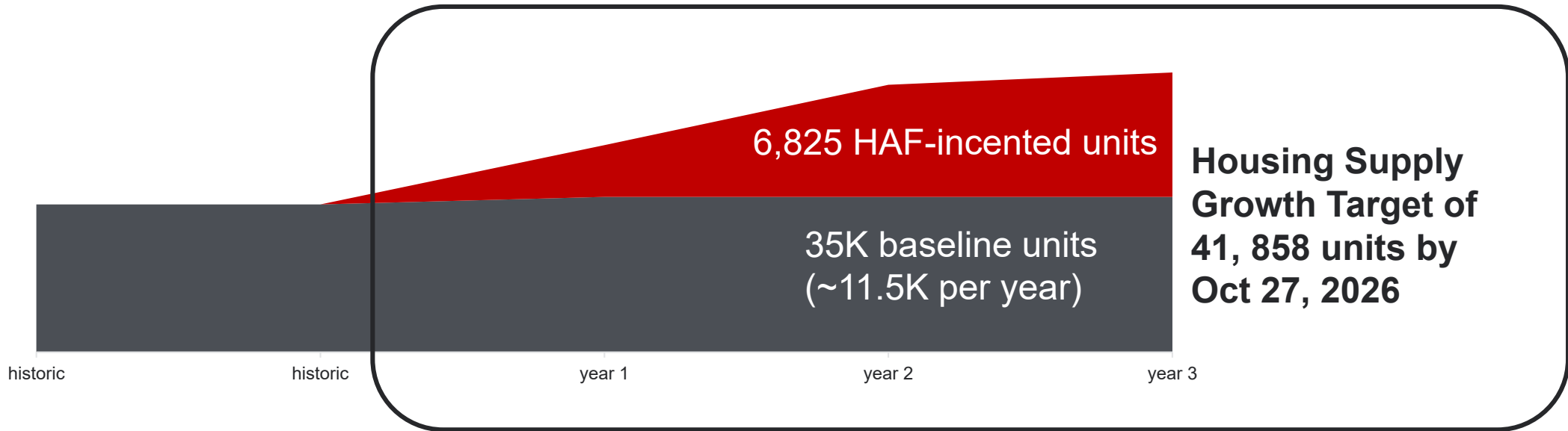
Submit **Progress reports twice a year acceptable** to Canda Mortgage & Housing Corporation standard.



Spend entire amount of funding on permitted uses by Oct 27, 2027.



Housing Supply Growth Targets



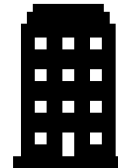
Additional Targets:



~10,000 multi-unit housing units near transit



~16,000 missing middle housing units



~4,000 other multi-unit housing units



1.77 per cent of growth target as affordable units (~ 740 units)



PHASE 1 – Create



Prepare & submit application



PHASE 2 - Develop



Develop process to allocate funds



PHASE 3 - Execute



Implementation & monitoring

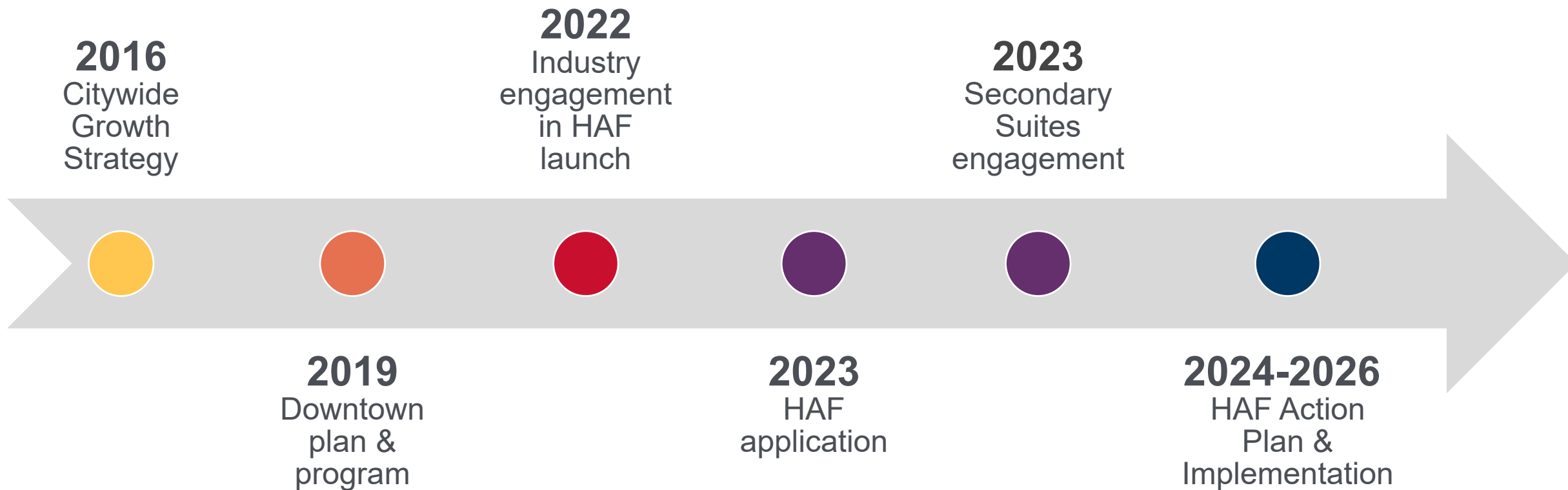
Timeline: March – June 2023

June – Dec 2023

Jan 2024 – Fall 2026



How we are working with Partners





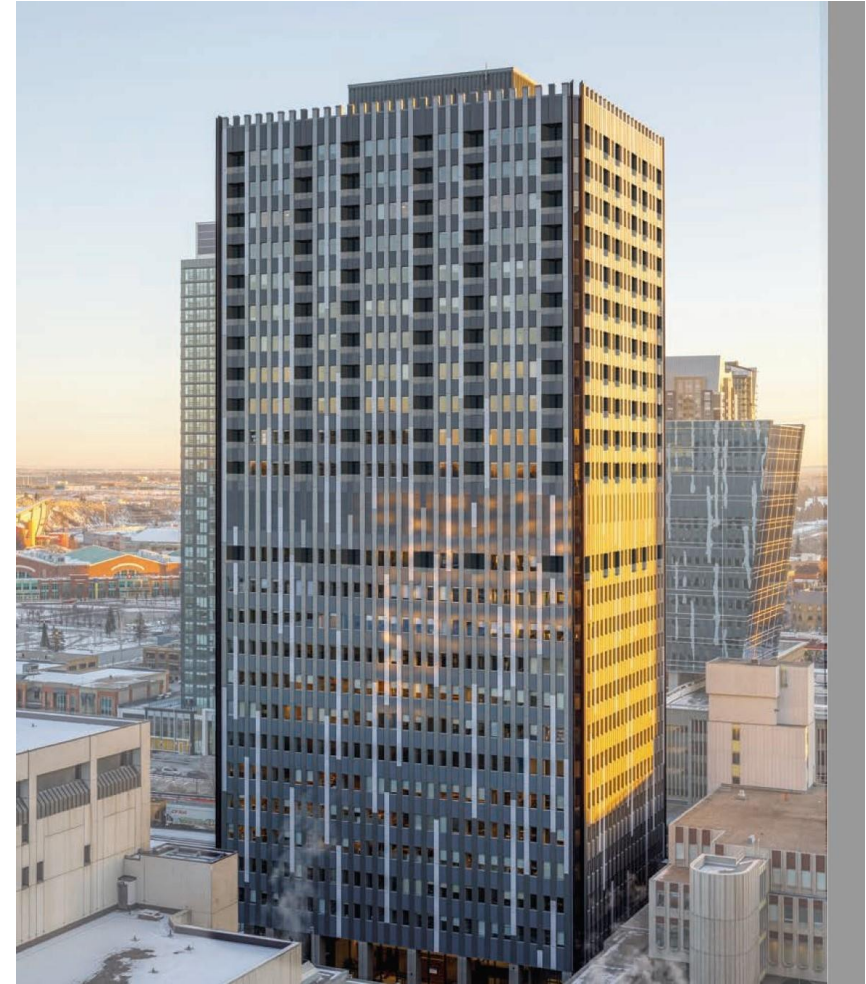
Initiatives

1. Accelerate housing downtown
2. Streamline approvals
3. Promote missing middle land use
4. Incentivize legal secondary suites
5. Enable growth in established areas
6. Invest in transit-oriented development
7. Build inclusive affordable housing programs

1. Accelerate housing downtown

- Downtown Calgary Development Incentive Program.
- Supporting the conversion of surplus office space to residential units.
- Terms of Reference & Program guide to launch in Summer 2024.

Led by Downtown Strategy



Palliser One Office to Residential Conversion Project

2. Streamline approvals to increase housing supply

- Undertake City initiated city-wide redesignations to allow for increased density and increase allowable building forms.
- Allow landowners to directly apply for a development permit.
- Approved by Council May 14, 2024.

Led by City & Regional Planning



Example of R-CG Home

3. Promote missing middle land use

- New H-GO land use district to increase a variety of housing options.
- Launch of a Stormwater Incentive Program to support storage requirements for four or more units of multi-residential development.

Led by City & Regional Planning



Example of a stormwater grate

4. Incentivize legal secondary suites

- Secondary Suites Incentive Program.
- Up to \$10,000 per suite, plus additional energy efficiency and accessibility funding.
- Joint funding from The City and HAF.

Led by Development Business & Building Services



Example of a Secondary Suite



5. Enable growth in established areas

- The launch of five programs will support:
 - reducing redevelopment barriers.
 - target investment programs.

Led by City & Regional Planning

Main Street Upgrades & Redevelopment



Established Area Growth & Change Funding



Stormwater & Housing Impacts Project



Established Area Linear Levy Pilot



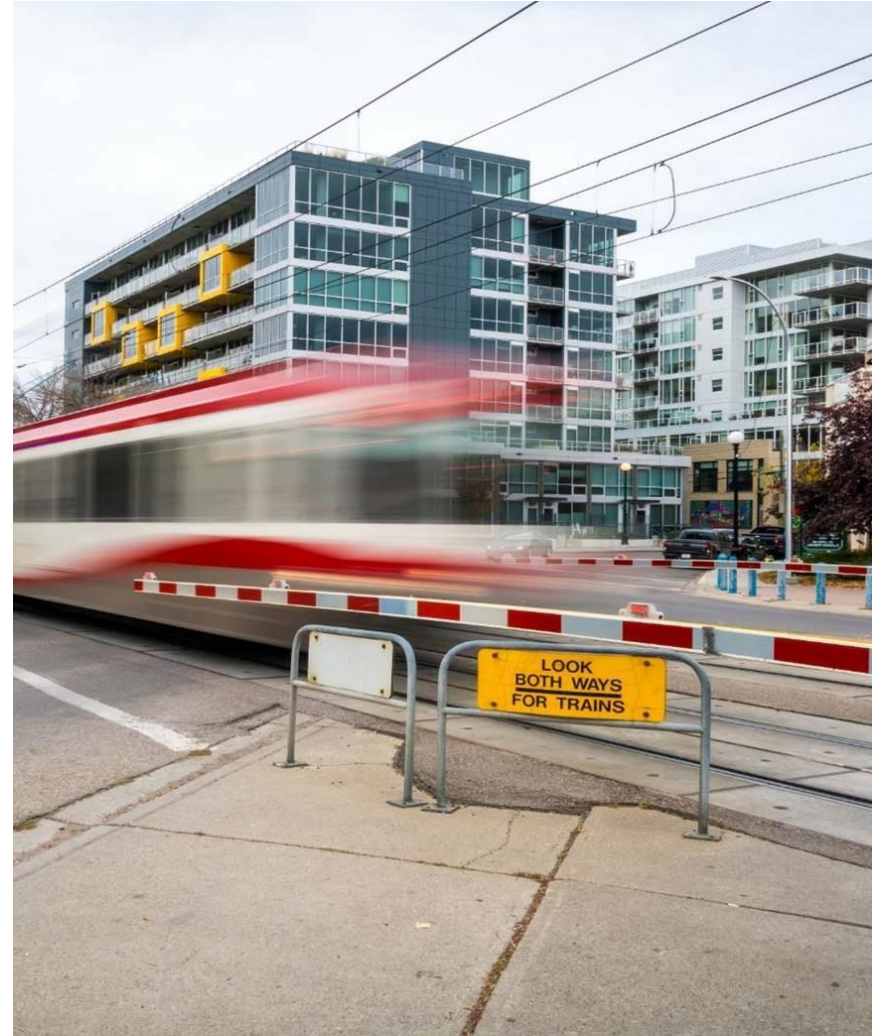
Shallow Utility Relocation Program



6. Invest in Transit-Oriented Development

- Supporting redevelopment adjacent to transit stations by removing policy barriers and preparing sites for disposition to industry and the sector.
- Two sites are selected to support new housing development around Ramsay-Inglewood & Franklin LRT stations.

Led by City & Regional Planning



Sunnyside Station
15

7. Build inclusive affordable housing programs

- New funding programs targeting the non-profit sector to increase number of housing and build capacity.
- E.g., Launch of up to \$75,000 per door as part of this round of the Non-Market land sale program.

Led by Partnerships



Example: ATCO Veterans Village by Homes for Heroes Foundation

Implementing The City's HAF Program



Private sector developers



Non-profit organizations



Homeowners

Recommendation

That the Community Development Committee recommend that Council receive the verbal report for the Corporate record.

Enough is enough!

Have a "HART"!

50,000+ households in Calgary, Alberta
need shelter costing **\$1,262/month** or LESS

STOP THE LOSS.
BUILD THE RIGHT HOUSING.
FOCUS on PRIORITY
POPULATIONS in
CORE HOUSING NEED
in Calgary (CD), Census 2021.
(HH = Households)



- Single mother-led HH (20.92%)
- HH Head over 85 (18.53%); HH over 65 (12.69%); HH under 25 (16.19%)
- Refugee-claimant-led HH (16.04%); NEW migrant-led HH (13.37%)
- Indigenous-led HH (13.40%); Women-led HH (12.59%)
- Black-led HH (15.09%); Visible minority HH (9.88%); HH with physical activity limitation (8.06%), HH with cognitive, mental or addictions activity limitation (7.94%)

Calgary (CD) 2021 Affordable Housing Deficit

Income Category	Affordable Shelter Cost (2015 CAD\$)	1 Person HH*	2 Person HH*	3 Person HH*	4 Person HH*	5+ Person HH*	Total
Very low income: <=\$20,200	<=\$505	5,810	1,230	420	115	55	7,630
Low income: \$20,200 - \$50,500	\$505 - \$1,262**	22,245	11,770	5,185	2,635	1,425	43,260
Moderate income: \$50,500 - \$80,800	\$1,263 - \$2,020	0	460	1,015	1,215	1,860	4,550
Median income: \$80,800 - \$121,000	\$2,020 - \$3,030	0	0	0	0	0	0
High income: >=\$121,000	>=\$3,031	0	0	0	0	0	0
Total		28,055	13,460	6,620	3,965	3,340	55,440

*HH = Household **\$1,262-\$1,263

HART (Housing Assessment Resource Tools)
Housing Needs Assessment Tool

<https://hart.ubc.ca/housing-needs-assessment-tool/>

Marie-Josée Houle, Federal Housing Advocate asked House of Commons "HUMA" Committee to call industry witnesses and their DATA



Federal Housing Advocate wants industry witnesses to account for their practices that undermine housing affordability, security of tenure and habitability.



HOUSING IS A HUMAN RIGHT.

Info@CalgariansForHousingRights.ca

2024-05-11-26

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
MAY 22 2024
ITEM: 7.3 CD2024-0649
DISTRIB-PRESENTATION
CITY CLERK'S DEPARTMENT



HOUSING is a HUMAN RIGHT is the LAW - NOT an option to be IGNORED. NOT a GAME to PLAY. We need REAL HELP – RIGHT NOW!

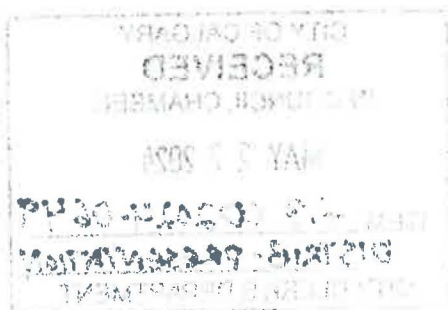
- Canadians have the right to adequate housing as per National Housing Strategy Act, 2019 and International Law (United Nations International Covenant on Economic, Social and Cultural Rights) and as upheld in the highest courts in CANADA - see [2020 SCC 5 (CanLII)] | Nevsun Resources Ltd. v. Araya | CanLII - "International human rights norms ...(are) moral imperatives and legal necessities".
- The right to adequate housing includes: affordability; accessibility; security of tenure – including protection against forced evictions, harassment and other threats; habitability – safe and healthy; availability of services, materials, facilities & infrastructure; location to provide access to key services; and cultural adequacy. See The Right to Housing 101 by the National Right to Housing Network.

Of course, RENT CAPS – HOUSING is a HUMAN RIGHT!

COVID-19 and The Right to Housing: Impacts and the way forward- A/75/148 – Mr. Balakrishnan Rajagopal, UN Special Rapporteur on the Right to Adequate Housing

LEAVE NO ONE BEHIND!

- Allocate sufficient resources.
- End forced evictions. End sweeping of encampments and house the homeless.
- Provide subsidies to renters and small landlords.
- Ensure no one pays more than 30 per cent of household income.
- Constrain private equity firms as landlords.
- Protect renters (with landlord licensing, public DATA tracking...).
- And MORE!



ISC: Unrestricted

Community Services Report to
Community Development Committee
2024 May 22

ISC: UNRESTRICTED
CD2024-0660

Vehicle-for-Hire Transitional Strategy

PURPOSE

Provide an opportunity for Council to approve the Vehicle-for-Hire Transitional Strategy that provides a framework for an evolving industry.

PREVIOUS COUNCIL DIRECTION

On 2024 April 30, Council directed Administration to report back with the Vehicle-for-Hire Transitional Strategy. In addition, on 2023 October 17, Council directed Administration to undertake a review of the Livery Transport Bylaw 20M2021. Background and Previous Council Direction is included as Attachment 1.

RECOMMENDATION:

That the Community Development Committee recommends that Council:

1. Approve the Vehicle-for-Hire Transitional Strategy as outlined in Attachment 2.
2. Direct Administration to draft proposed amendments to the Livery Transport Bylaw 20M2021 and report back to Council by Q4 2024.

RECOMMENDATION OF THE COMMUNITY DEVELOPMENT COMMITTEE, 2024 MAY 22:

That Council:

1. Approve the Vehicle-for-Hire Transitional Strategy as outlined in Attachment 2; and
2. Direct Administration to draft proposed amendments to the Livery Transport Bylaw 20M2021 and report back to Council by Q4 2024.

Excerpt from the Minutes of the Regular Meeting of the Community Development Committee, 2024 May 22:

“A package of Public Submissions was distributed with respect to Report CD2024-0660.”

GENERAL MANAGER COMMENTS

General Manager Katie Black endorses the transitional strategy as a foundation to modernize the services provided by the Vehicle-for Hire program and enable all Calgarians to live their lives to their full capacity with a sense of belonging and connection.

HIGHLIGHTS

- Rapid changes in the vehicle-for-hire industry require thoughtful and responsive solutions to a complex and evolving industry.
- This transitional strategy will provide a framework for planned policy changes that will help address opportunities for improvement.
- Administration is committed to continuing its engagement efforts in the vehicle-for-hire industry to ensure the needs and concerns of all interested parties are understood.

Vehicle-for-Hire Transitional Strategy

- The City of Calgary, in its role as the industry regulator, will continue to foster a mobility system that is safe, accessible, connected and responsive.

DISCUSSION

The development of the Vehicle-for-Hire Transitional Strategy (Attachment 2) was guided by Council direction, a review of the current Vehicle-for-Hire program, a jurisdictional scan of other municipalities (Appendix A of the transitional strategy), and feedback and engagement from the vehicle-for-hire industry (Appendix B of the transitional strategy). These findings help shape our vision, mission and the path for further improvements and modernization of the Vehicle-for-Hire program.

Over the past eight years the vehicle-for-hire industry has dramatically changed with the introduction of transportation network companies to the licensed market in 2016. Despite the recent review of the Livery Transport Bylaw in 2021, there is an increased desire to ensure The City of Calgary, as the regulator, provides a modernized approach to regulating a rapidly changing industry. This transitional strategy is Administration's plan for what we will do, how we will measure success and what we are continuing to watch. This is outlined through our three focus areas: Licensing, Safety and Accessibility.

- **Focus Area 1: Licensing**

As the regulator, The City of Calgary is committed to responsible and responsive regulation. The City will further modernize the Vehicle-for-Hire program by expanding the use of technology, using engagement feedback, monitoring data and measuring successes to continually improve service. Initiatives we can implement now include but are not limited to: coordinating licence renewals with plate renewals (as identified by Council on 2023 January 24); allowing drivers to virtually provide licensing documentation; and exploring potential pilot projects and funding opportunities that incentivize the use of electric vehicles.

- **Focus Area 2: Safety**

Paramount to any transportation network is the protection and well-being of both the traveling public and the vehicle-for-hire industry drivers. An education-first approach is embedded within the safety focus area and encourages safe, responsible and respectful behaviour. The safety focus area also promotes an equitable, anti-racist, inclusive and welcoming environment where people of all backgrounds, identities and experiences have access to safe, respectful and inclusive vehicle-for-hire services. Some examples of how The City will do this include: exploring options to streamline the police information check process to provide consistency for all vehicle-for-hire industry members; promoting respectful and inclusive behaviour through the expansion of education outreach in the community; and introducing upfront payment options for all industry service providers.

- **Focus Area 3: Accessibility**

Strengthening our accessibility program, advancing equity, and removing barriers for consumers with mobility challenges is at the forefront of this focus area. The City is committed to creating an environment that encourages accessible services to better meet the needs of consumers, while creating incentives for drivers to deliver accessible services. Some of the initiatives include: providing an online training module for drivers to become re-certified in providing wheelchair accessible services to consumers; exploring Wheelchair

Vehicle-for-Hire Transitional Strategy

Accessible Vehicle Calgary upgrades; and strengthening the partnership with The City's Advisory Committee on Accessibility.

Council's direction from 2023 January 24, which identifies seven areas for improvement to modernize the mandate of the Vehicle-for-Hire program, is included as Attachment 3 with the response by Administration related to each suggested area for improvement and where these responses fit within the transitional strategy.

Through its review, Administration has concluded that Council's recommendation #5 regarding the viability of creating a central dispatch model for taxis as vehicles-for-hire is not a feasible option. The reasons for this include the fact that the costs to initiate and operate a central dispatch model would require a significant increase to fees for drivers that might be passed on to the consumer. In addition, this would undermine the efforts of companies who have invested significantly to operate their own dispatch services.

As part of implementing this transitional strategy, the Vehicle-for-Hire program will continue to engage with all interested participants in the industry and our partners. This will allow The City to continue to improve and to be responsive to the needs of this complex and changing industry. The transitional strategy's implementation road map is in Appendix C of the transitional strategy and provides a timeline for each action.

EXTERNAL ENGAGEMENT AND COMMUNICATION

- | | |
|--|---|
| <input 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 |

Internal and external subject matter experts were consulted to provide multiple perspectives. Previous and current feedback from vehicle-for-hire industry surveys, open houses and other engagements provided insights into developing the transitional strategy's focus areas and key initiatives. The City is committed to continue working with industry participants through engagement to understand needs and concerns.

IMPLICATIONS

Social

Calgary's demographics and the needs of Calgarians are increasingly diverse and complex. Many Calgarians, especially those with mobility challenges, need the support of a robust vehicle-for-hire industry to assist them in achieving independence in their daily lives. To support these challenges, the Vehicle-For-Hire program provides all Calgarians with equitable and safe, connected, accessible, responsive and convenient alternatives to driving.

Environmental

The Vehicle-for-Hire Transitional Strategy supports the use of environmentally-friendly modes of personal transportation through an integrated network that does not require vehicle ownership. Many taxis and transportation network companies in Calgary have introduced low-emission vehicles into their fleets. In 2023, 40 per cent of Calgary's licensed taxis were hybrid and 11 per

Vehicle-for-Hire Transitional Strategy

cent of transportation network company vehicles were either hybrid or electric. The transitional strategy proposes actions to support net-zero goals including working with industry and The City's strategic partners, particularly the Calgary Climate Strategy – Pathways to 2050, to explore potential pilot projects and funding opportunities to incentivize the use of electric vehicles.

Economic

The vehicle-for-hire industry contributes to our city's economic development by encouraging Calgarians and visitors to explore all areas of our city, and to supporting local businesses using economically friendly modes of transportation. The City's Vehicle-for-Hire program supports employment opportunities for existing and new industry members. This transitional strategy supports our comprehensive mobility network, helping to ensure that Calgary continues to be one of the most livable cities in the world.

Service and Financial Implications

Existing operating funding - base

There is no anticipated impact to the operating budget from endorsing this transitional strategy. Costs associated with some of the actions listed in the transitional strategy that require bylaw amendments prior to implementation can be absorbed by the existing rates and fees collected through the Livery Transport Bylaw 20M2021. Any adjustments to rates and fees for 2026 will be considered through the regulatory review process.

RISK

As The City of Calgary prepares for changes to the Vehicle-for-Hire program, this transitional strategy would serve to guide Administration in organizing and prioritizing its work. In the absence of a Council-approved transitional strategy, there is a risk that Administration's work may not align with Council's priorities. In addition, if the transitional strategy is not approved, The City would miss out on an opportunity to clarify its regulatory role in relation to this complex, evolving industry. Approval of the Vehicle-for-Hire Transitional Strategy today would support The City to further enable improvement and modernization of the program in the future.

ATTACHMENTS

1. Background and Previous Council Direction
2. Vehicle-for-Hire Transitional Strategy
3. Council Direction from 2023 January 24 and Actions Taken
4. Presentation
5. **Public Submissions Received at Committee**

Community Services Report to
Community Development Committee
2024 May 22

ISC: UNRESTRICTED
CD2024-0660

Vehicle-for-Hire Transitional Strategy

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform
Iain Bushell	Director, Emergency Management & Community Safety	Approve
Erendira Cervantes-Altamirano	Director, Community Strategies	Consult
Linda Kongnetiman	Managing Lead, Anti-Racism Program	Consult
Jill Floen	City Solicitor, Law Department	Consult

Author: Lorna Kearnes, Community Strategies

City Clerks: C. Doi / J. Palaschuk

Background and Previous Council Direction

Background

The recommendations in the cover report and the attached Vehicle-for-Hire Transitional Strategy incorporate the direction from Council on 2023 January 24 and subsequent verbal updates. The Report and Attachments reflect the need for changes to the vehicle-for-hire industry and how The City of Calgary, as the regulator, can address the challenges facing this complex, evolving industry.

Previous Council Direction

DATE	REPORT NUMBER	DESCRIPTION
2024/04/30	CD2024-0387	<p>Vehicle-for-Hire Strategy (Verbal Update)</p> <p>That Council direct Administration to report back to the Community Development Committee with the Vehicle-for-Hire Transitional Strategy on 2024 May 22.</p>
2023/10/23	CD2023-1084	<p>Vehicle-for-Hire Program (Verbal Update)</p> <p>That Council:</p> <ol style="list-style-type: none"> 1. Direct Administration to report back to Community Development Committee with a strategy for improving the Vehicle-for-Hire program through regulatory review with a focus on further enabling equity by removing barriers for drivers, brokers, and private vehicle for hire companies by end of Q1 2024; and 2. Undertake a review of the Livery Transport Bylaw 20M2021.
2023/01/24	CD2023-0089	<p>Vehicle-for-Hire Update Presentation (Verbal)</p> <p>That Council:</p> <p>Direct Administration to undertake a review of Livery Transport Services to modernize the mandate of the business unit and identify areas for improvement, including, but not limited to:</p> <ul style="list-style-type: none"> • Viability and legality of creating equity through a driver-only plate system that removes plate ownership by brokers; • Coordination of licence renewals with plate renewals; • Creation of an Industry-City working group (similar to the Planning & Development model) to ensure that lived experience of drivers is incorporated into decision-making; • Strengthening the accessible vehicle model to further serve the needs of riders with mobility challenges; • Viability of creating a central dispatch model for taxis as vehicles for hire;

		<ul style="list-style-type: none"> • Addressing the gap between vehicle-for-hire options – specifically taxis and transportation network company (TNC) vehicles through ideas like dispatching models, technology systems, fare prices, upfront pricing or platform sharing; and, • Predictive modelling identifying the relationship between vehicle for hire providers (taxis, TNC vehicles, wheelchair accessible vehicles, Calgary Transit Access, specialized transportation providers) and The City of Calgary as a regulator; <p>returning to Community Development Committee with recommendations for improvement by end of Q3 2023.</p>
2021/03/22	CPS2021-0367	<p>Livery Transport Bylaw Review</p> <p>That Council give three readings to Proposed Bylaw 20M2021, Livery Transport Bylaw and replace Livery Transport Bylaw 6M2007.</p>
2020/07/28	CPS2020-0708	<p>Livery Regulatory Framework Options</p> <p>Council approved several regulatory framework recommendations for Administration to guide a detailed review and update of the Livery Transport Bylaw 6M2007, including:</p> <ol style="list-style-type: none"> a) Continue the current hybrid open/closed entry approach to livery fleet size; b) Investigate opportunities to streamline processes for issuing taxi plates that reduce Administration costs and Council involvement; c) Allow taxi companies the option to offer upfront pricing to all street hailed and dispatch customers, instead of the taxi meter rate; d) Create a unified taxi/limousine driver's licence and retain the separate Transportation Network Company driver's licence; e) Standardize the vehicle age limit to a maximum of 10 years for all livery vehicles subject to exceptions approved by the Chief Livery Inspector and standardize the inspection frequency to every 12 months for all livery industry vehicles; f) Allow more flexibility in vehicle marking requirements for taxis while still meeting safety requirements and require TNC vehicles to include a visible company decal on the rear windshield and a company decal or beacon in the front windshield; g) Add requirements for any livery vehicle with a camera to have visible notification to customers that camera footage is being recorded; and,

		<p>h) Explore the possibility of regulating Stand Rents for Taxi Plate-holders who affiliate with a Taxi Brokerage. Additionally, a Motion Arising was passed directing Administration to advance anti-racism initiatives into the Bylaw Review, as stated below:</p> <ul style="list-style-type: none">• Incorporate identification of systemic racism and advancement of anti-racism initiatives into the review/update of the Bylaw including but not limited to:<ol style="list-style-type: none">a) Industry engagement,b) Driver training,c) Related City licensing and enforcement practices, andd) Communication and awareness initiatives; and• Ensure approaches to discuss and address systemic racism align with the ongoing corporate-wide work to advance anti-racism.
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Calgary



CD2024-0660
Attachment 2



The City of Calgary

Vehicle-for-Hire Transitional Strategy

Contents

Land acknowledgement	1
Introduction	2
Engagement with the industry and opportunities for improvement	3
Strategic framework for Vehicle-for-Hire	4
Licensing	5
Safety	7
Accessibility	9
Appendix A: Jurisdictional scan	11
Appendix B: What we heard	13
Appendix C: Vehicle-for-Hire Transitional Strategy road map	14



Land acknowledgement



The Calgary area, where the Bow and Elbow rivers meet, is a place of confluence where the sharing of resources, ideas and opportunities naturally come together. Indigenous peoples have their own names that have been in use long before Scottish settlers named this place Calgary. In the Blackfoot language, they call this place, Moh-kins-tsis. The Îethka Nakoda Wicastabi First Nations refer to the Calgary area as Wicispa Oyade and the people of the Tsuut'ina nation call this area Guts-ists-l. The Métis call the Calgary area Otos-kwunee.

The Vehicle-for-Hire project team would like to take this opportunity to appreciate and acknowledge that we are gathered on the ancestral and traditional territory of the Blackfoot Confederacy, made up of the Siksika, Piikani, Amskaapipiikani and Kainai First Nations; the Îethka Nakoda Wicastabi First Nations, comprised of the Chiniki, Bearspaw, and Goodstoney First Nations; and the Tsuut'ina First Nation. Calgary is also homeland to the historic Northwest Métis and to the Otipemisiwak (Oti-pe-MES-se-wa) Métis Government, Métis Nation Battle River Territory (Nose Hill Métis District 5 and Elbow Métis District 6). We acknowledge all Indigenous people who have made Calgary their home.

We acknowledge all Indigenous community members as experts in their own lives and that those lives are impacted by the policies and structures we are creating with this transitional strategy. We further acknowledge the ongoing work required to collaborate with our Indigenous colleagues, neighbours and friends to address changes in a complex industry. We are committed to continuing to listen, learn and act.

Introduction

Vehicle-for-Hire is a program with diverse and integrated services, including licensing, inspections, public and industry education, industry training, and bylaw enforcement. The program works with other City services to help strengthen the mobility network and on-demand transportation service options which enables people to be well-connected in our city.

The vehicle-for-hire industry includes transportation network companies, brokers (taxi and limousine) and drivers. The City of Calgary is committed to working with all industry participants through continued engagement to understand their needs and concerns. The City is also committed to the protection and safety of the traveling public, which we do through responsive regulations and services that put people first.

The entry of licensed transportation network companies into the sector in 2016 has introduced more app-based services where drivers use their personal vehicles, has marked a significant shift in the vehicle-for-hire industry. Transportation network companies have become well-used and now provide more annual trips than taxis in Calgary. With the environment changing so dramatically, The City’s Vehicle-for-Hire program needs to evolve. This transitional strategy will provide a framework for planned policy changes that will help address opportunities for improvement. This includes identifying the opportunities, challenges, trade-offs and decisions that will enable us to be responsive to the evolving needs of Calgarians and the vehicle-for-hire industry.

As part of our journey to develop the transitional strategy, we completed a review of the Vehicle-for-Hire program. We assessed the current state, including strengths, gaps and improvement opportunities. We engaged with industry, employees and partners, and completed jurisdictional scans of other municipalities to better understand opportunities, challenges and leading practices to inform the strategy.

Through the actions presented in the strategy, The City will continue to regulate and enable on-demand vehicle-for-hire options that are safe and accessible, welcoming and responsive to the evolving needs of Calgarians. The transitional strategy outlines our path forward and builds on program successes, expands on current initiatives and creates new opportunities for improvement.

The strategic framework in the transitional strategy features **three focus areas**:



Licensing



Safety



Accessibility¹

The **Licensing Focus Area** outlines the Vehicle-for-Hire program’s commitment to responsible and responsive regulation. This focus area also emphasizes how we will modernize our services through innovation and continuous improvement.

The **Safety Focus Area** highlights our commitment to protect the safety and well-being of both the traveling public and the vehicle-for-hire industry drivers. In addition, this focus area demonstrates how the Vehicle-for-Hire program will foster an equitable anti-racist, inclusive and welcoming environment for the entire industry.

Lastly, our **Accessibility Focus Area** concentrates on how we are advancing equity for riders with mobility challenges by removing barriers to service while also providing drivers with incentives to deliver these services.

The framework emphasizes the alignment between vision, strategy and actions, as outlined in our implementation road map found in *Appendix C* ensuring the efforts of Vehicle-for-Hire and our partners contribute to achieving our vision.

¹ The Accessibility Focus Area in the transitional strategy will focus on increasing access for wheel-chair users to ramp-equipped vehicles-for-hire.

Engagement with the industry and opportunities for improvement

Engagement with the industry

What we did

The opportunity

The desired result

Enable further alignment in the vehicle-for-hire industry and opportunities that benefit drivers and the industry through review of the Livery Transport Bylaw.

Expand and improve access to virtual platforms and services to enhance driver experience and promote efficiency.

Ensure everyone can participate and provide feedback.

Completed jurisdiction scan of comparable municipalities to learn about services they offer, including virtual services, for the industry.

Conduct a bylaw and regulatory review with proposed options to respond to continued growth of the city and industry.

Expand virtual services in licensing and application submissions, while offering in-person service for drivers that require extra help.



Licensing

Responsible and responsive regulations.

Drivers have access to more virtual services, enhancing driver experience and promoting efficiency.

Ensure that all people who access and provide on-demand vehicle-for-hire services experience safety, security, respect, dignity and inclusion.

Reviewed program and safety initiatives to identify strengths and opportunities to build upon.

Completed jurisdictional scan of comparable municipalities to learn about safety initiatives and leading practices.

Engaged The City's Anti-Racism Program Team and Equity program to identify ways to further promote inclusion and equity and racial justice.

Expand education and communication to promote anti-racist, hate-free, welcoming and inclusive environments.

Align language in the Livery Transport Bylaw with the strategic actions in The City's Public Safety Anti-Racism Action Strategy to educate and ensure safe, responsible and respectful behaviours. Enforce stricter penalties for non-compliance.



Safety

Safety and well-being of all people who access and provide Vehicle-for-Hire services.

An inclusive community that honours and respects people of all backgrounds, identities and experiences.

Strengthen the accessibility program and encourage more drivers to provide wheelchair accessible service. Create more awareness of the Wheelchair Accessible Vehicles (WAV) Calgary platform.

Completed jurisdictional scan of comparable municipalities to learn about initiatives and leading practices for the accessible services they provide.

Reviewed the Accessible Taxi Incentive Program (ATIP) framework for opportunities to offer more monetary incentives to the industry.

Enhance accessibility training for drivers of wheelchair accessible vehicles to ensure all passengers are safe and secure.

Build on the successes of the Wheelchair Accessible Vehicle service offered through WAV Calgary by creating more awareness of the program.

Encourage more drivers to offer wheelchair accessible service through incentives, and cost-sharing for operating and fitting vehicles to be wheelchair accessible.



Accessibility

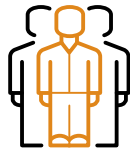
Consumers are aware of and connected to accessible on-demand vehicle-for-hire transportation options.

Further detail on our engagement with the industry are outlined more fully in *Appendix B*.

Strategic framework for Vehicle-for-Hire

Vision

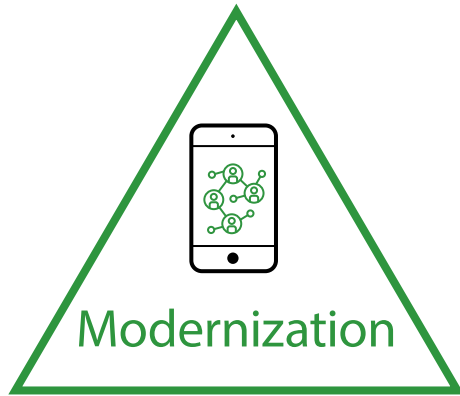
Responsible and responsive regulation of taxis, limousines and transportation network companies so Calgarians can access safe on-demand transportation.



Licensing

Licensing

We are committed to responsible and responsive regulation. We are committed to further modernizing the Vehicle-for-Hire program by expanding use of technology, using data and engagement feedback and monitoring and measuring success to continuously improve and add service value.



Modernization

Safety

We are committed to protecting the safety and well-being of the traveling public and vehicle-for-hire industry in the community. We use leading practices in education, training, communication, incident analysis and responsible enforcement to continually improve safety and encourage safe, responsible and respectful behaviour. We are committed to further building and fostering an equitable, anti-racist, inclusive and welcoming environment where people of all backgrounds, identities and experiences have access to a safe, respectful and inclusive vehicle-for-hire industry.



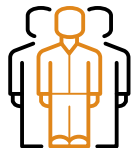
Accessibility



Safety

Accessibility

We are committed to strengthening the accessibility program and supporting riders with mobility challenges in our community. We will further improve programs and services by creating incentives for drivers to provide more accessible service for consumers with mobility challenges.



Licensing

As the regulator, The City of Calgary is committed to responsible and responsive regulation of the vehicle-for-hire industry. The City regulates the industry through effective implementation and compliance with the Livery Transport Bylaw, following exacting standards and operating procedures and through licensing services. The City is committed to reviewing and adapting its regulatory framework to be responsive to the evolving needs of Calgarians and the vehicle-for-hire industry.

We are committed to further modernizing the Vehicle-for-Hire program by expanding use of technology, using data and engagement feedback and monitoring and measuring success to continuously improve and add service value. We collaborate with internal and external partners to optimize processes, promote efficiencies, enhance consumer experience and continue to evolve our program.

Previous successes

2023

Six successful engagement sessions held with the vehicle-for-hire industry.



What we will do

- Conduct a regulatory review, including rates and fees, and propose amendments to the Livery Transport Bylaw.
- Begin the process to release more accessible taxi plate licences no later than 2025. This will increase the availability of wheelchair accessible taxis to service the clients who rely on accessible means of transportation.
- Introduce a new process, including virtual options, to coordinate licence renewals with plate renewals, provide licensing documentation online, and deliver online-proctored exams.
- Commit to have quarterly touchpoint engagement sessions with all interested parties in the sector to hear lived-experience and give opportunities to provide feedback on the Vehicle-for-Hire program.
- Explore potential pilot projects and funding opportunities that



Benefits

- Further enabling equity in the industry and opportunities that benefit consumers and the industry.
- Optimization of systems, processes and resources to promote efficiency.
- Ability to anticipate and respond to growth.
- Enhanced consumer access, satisfaction and experience.
- Improved industry-City relations and more opportunities for exchanging ideas and identifying challenges and opportunities.



Measuring success

- Consumer satisfaction with online licensing.
- Engagement opportunities are well attended.
- Industry participants can identify and use resources to experience safety, respect, dignity and inclusion.



What we're watching

Growth and the regulatory landscape

As the city and consumer demand grow, and the vehicle-for-hire industry evolves, we will continue to review our licensing and regulatory framework. We will monitor the supply and allotment of driver licences and taxi/limousine vehicle plates, and regulate Vehicle-for-Hire services to balance growth with demand.

Understanding that inflationary pressures impact the operating costs for drivers, we will continue to assess regulated meter-rates to ensure consistent availability of service.

Technology and virtual service advancements

We will continue to evaluate and review our online services and adoption, improve use of technology and promote awareness of online services, to increase operational efficiency, provide convenience for consumers, enhance consumer experience and further modernize our program.



Leading practices

We will continue to monitor practices in other jurisdictions as we review our regulatory framework (see *Appendix A*). Benefits, risks and trade-offs that are inherent in balancing city growth and consumer and industry demand must be considered to ensure we are developing solutions that are in the best interests of Calgarians. We will apply lessons learned, coupled with data analysis, to inform our regulatory review.





Safety

We actively promote and protect the safety and well-being of the traveling public through an integrated safety model that utilizes leading practices in education, training, communication, inspections and enforcement. Our model focuses on creating safety awareness for the traveling public through education outreach that encourages safe, responsible and respectful behaviour from the consumer.

We are committed to promoting and supporting a respectful, hate-free, inclusive and welcoming community that honours and protects everyone’s well-being. This means we will treat all industry participants fairly, objectively, respectfully and consistently in delivering our services. Working with City partners, we will promote a welcoming community by developing anti-racist safe spaces and processes and cultural diversity education campaigns and communications to promote equitable participation and reduce barriers.

Previous successes

Translated our industry surveys in 7 different languages (Punjabi, Arabic, Urdu, Somali, Hindi, Amharic and French).



What we will do

- Explore options to streamline the police information check process to provide consistency for all vehicle-for-hire industry members.
- Promote respectful and inclusive behaviour through the expansion of education outreach in the community.
- Continue to build partnerships, internally and externally, with Indigenous, Black and diverse Racialized Peoples to identify anti-racism actions.
- Align language in the Livery Transport Bylaw with the strategic actions in The City’s Public Safety Anti-Racism Action Strategy with expectations for practicing safe, responsible, respectful behaviours to promote inclusivity and address racism.
- Introduce upfront payment options for all industry service providers.



Benefits

- Increased awareness of safe behaviours and fewer safety incidents.
- People feel welcome and included.
- Racism is addressed in partnership with The City of Calgary’s Public Safety Anti-Racism Action Strategy.
- Decrease in fare-evasion incidents for drivers and enhanced payment convenience for consumers.



Measuring success

- Reduced safety incident response time.
- Drivers reporting fewer incidents of racism.
- Number of taxi fare-evasion incidents reduced.



What we're watching

Improved technical systems, coordination with our industry partners and effective resource management will support our efforts to continue to be responsive and address complaints in a timely manner. We are tracking safety incidents and complaints to ensure that safety campaigns, training and communications for consumers and the industry create awareness about common issues and reduce incidents.

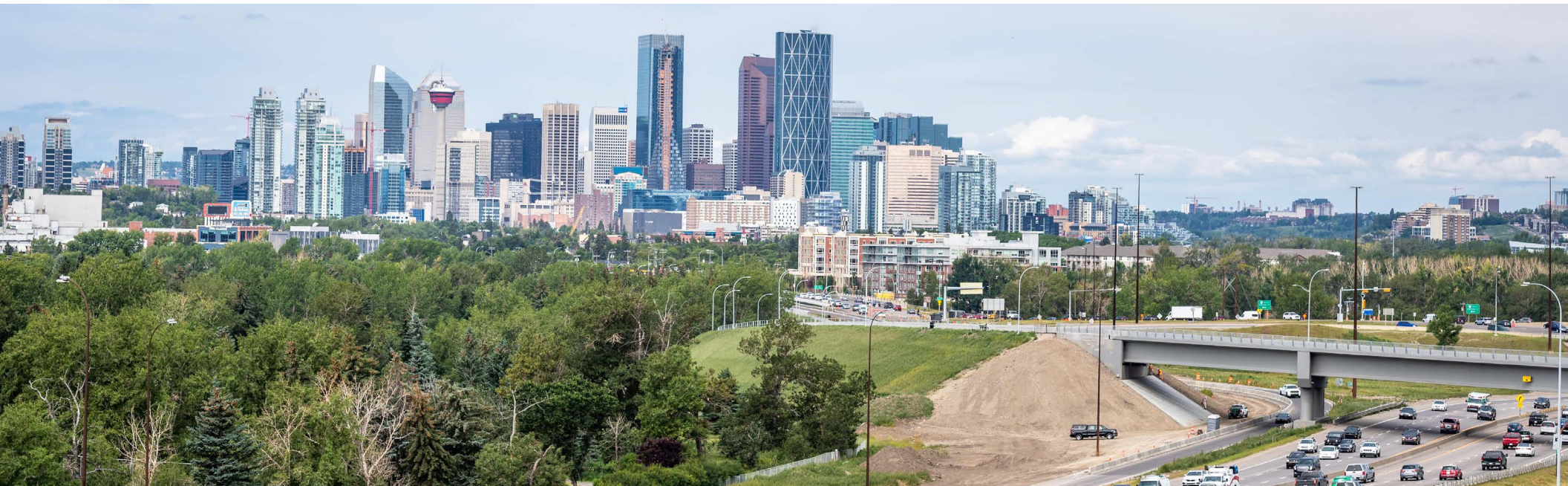
As we implement our strategy and modernize our program, we will use engagement feedback to identify topics for educational campaigns and develop tailored communications plans to further promote safe, respectful and inclusive behaviour.



Leading practices

Jurisdictional scans reveal that Canadian municipalities continue to evolve their enforcement practices. Resourcing requirements can differ based on internal organizational structures, regulatory frameworks and municipal priorities. We will continue to use an education-first approach to strengthen our incident prevention efforts and promote shared responsibility for safety. We will continue to enhance our safety practices by collecting input from the industry, our partners, Calgarians and external research on leading practices for safety and security measures in the vehicle-for-hire industry.

We will continue to research and implement leading practices from other jurisdictions, educational institutions and professional associations (such as the International Association of Transportation Regulators) to develop quality, responsive, inclusive and accessible engagement strategies. We will continue to use leading practices and The City of Calgary's Anti-Racism initiatives and resources to inform our educational initiatives, policies and bylaws to promote inclusion and address systemic racism. We are watching leading practices in engagement to reduce barriers to participation. Tactics include translation of surveys into multiple languages.





Accessibility

We are committed to strengthening our accessibility program, advancing equity and removing barriers for consumers with mobility challenges. We will do this through the Wheelchair Accessible Vehicle (WAV) Calgary program and advancing initiatives made possible through The City's Accessible Taxi Incentive Program (ATIP). We will leverage partnerships, expand our use of data, enhance our training and create incentives to encourage more drivers to deliver accessible vehicle services.

Previous successes

Calgary is a leader in the accessible vehicle industry. Our WAV Calgary program is a model for accessible vehicles services in the industry.



What we will do

- Provide an online training module for drivers to become re-certified in providing wheelchair-accessible services to consumers.
- Explore WAV Calgary upgrades to improve customer booking, enhance safety and maximize trips.
- Increase frequency of WAV Calgary awareness campaigns.
- Expand education and strengthen partnership with The City's Advisory Committee on Accessibility.
- Require all accessible vehicles be on the WAV Calgary platform.



Benefits

- Enhanced safety and practices for transporting riders with mobility challenges.
- Additional drivers will become providers of wheelchair-accessible services.
- Greater access to wheelchair-accessible service.
- Improved customer experience with increased service capacity and reduced wait times.
- Increased awareness of on-demand mobility options in the community.
- Leverage partnerships to increase awareness of on-demand mobility options in the community.



Measuring success

- Increase in the number of accessible trips provided through WAV Calgary.
- Increase in the number of accessible licences issued.
- Customer satisfaction with WAV Calgary.
- Consumer wait-time for trips.



What we're watching

Equity

Residents of Calgary and industry workers come from diverse backgrounds and may have multiple intersecting identities that impact their ability to access and benefit from programs designed to support them in using and providing on-demand transportation options. This strategy embeds a commitment to ensuring that needs of people from diverse backgrounds and mobility challenges are a priority in program design and initiatives as much as possible.

Licensing and service levels

As with our **Licensing Focus Area**, we will continue to monitor licence renewal volumes for accessible taxi licences and new licences issued, as well as trip data and subsequent impact on service levels.

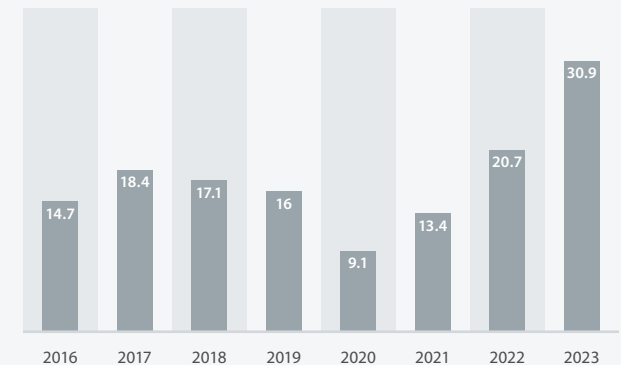
We will continue to collect and analyze customer data and use engagement feedback to enhance on-demand wheelchair accessible vehicle service and improvement opportunities for WAV Calgary.



Leading practices

Data from the jurisdictional review indicates that Calgary is a leader in providing accessible on-demand taxi service through WAV dispatched through Calgary's centralized dispatch platform. This platform offers convenient booking by calling one phone number, using the website or the WAV Calgary app. This service is important for consumers who require a vehicle to accommodate wheelchairs or other mobility devices. This service results in shorter consumer wait times and confidence that once booked, wheelchair accessible taxis will arrive when expected. Since the implementation of WAV Calgary, accessible taxi trips have grown substantially. This indicates that riders with mobility challenges are using WAV Calgary to book their trips more often.

Annual accessible taxi trips (thousands)



Appendix A: Jurisdictional scan

A comprehensive jurisdictional scan was completed as part of the strategy development process. The scan involved examining and analyzing the practices, initiatives and approaches of Vehicle-for-Hire programs in other Canadian jurisdictions and provided valuable insights into lessons learned. It enabled us to better understand program strengths as well as concerns facing Canadian municipalities and approaches being taken to address them.

Calgary, and other major municipalities included in this scan, are members of the International Association of Transportation Regulators. This non-profit, professional association of government officials is primarily an educational organization that shares best practices for the vehicle-for-hire industry.



Transportation network company regulation

To ensure the high level of safety for transportation network companies passengers, Calgary regulates transportation network companies more tightly than other Canadian municipalities. Calgary requires a licence for each individual driver, additional training and reporting requirements. These requirements are not mandatory for all Canadian municipalities.

Fees

Calgary's fee structure is in line with those of other municipalities that are running their own regulatory bodies such as Edmonton, Toronto, and Winnipeg.

Enforcement

Enforcement activities pertaining to the vehicle-for-hire industry vary by municipality. Some have dedicated enforcement teams, while others have vehicle-for-hire enforcement activities included in the duties of bylaw officers and some are handled at the provincial level. In Calgary, we have dedicated enforcement teams that utilize enforcement and education methods to ensure the success of the program, as outlined in our [Safety Focus Area](#).

Net-zero emission goals

Municipalities are working towards net-zero emission goals and this shift has a great impact on the vehicle-for-hire industry. Municipalities are looking at many options that include the utilization of only zero emission vehicles, and capping the number of drivers that operate for transportation network companies.

Appendix A: Jurisdictional scan

Comparative Analysis

Municipality	Population (millions)	Taxi plates capped	Taxi plates issued	Taxi plate fees	Taxi driver licence fee	Transportation Network Company (TNC) drivers capped?	TNC drivers fee	TNC driver numbers	Accessible plates capped?	Accessible plates issued	Accessible taxi plate fee	Accessible taxi incentive program
Vancouver	2.65M		1,041	\$ 171	\$ 271*	X	\$ 305	27,036	Provincially decided	146	\$ 0	Under development
Edmonton	1.1M	✓	1,291	\$ 423	\$ 64	X	\$ 64	Unknown	✓	65	\$ 423	No
Calgary	1.36M	✓	1,881	\$ 495	\$ 219	X	\$ 135	6,388	✓	189	\$ 0	Yes
Saskatoon	0.34M	✓	221	\$ 525	\$ 50	X	Collected by TNC	Unknown	✓	26	\$ 25	Yes
Winnipeg	0.75M	✓	600	\$ 600	\$ 70	X	Collected by TNC	Unknown	✓	130	\$ 130	Yes
Toronto	2.89M	✓	4,939	\$ 1,250*	\$ 216**	X	Collected by TNC	78,904	✓	327	\$ 0	Yes
Montreal	1.7M	X	3,654	\$ 171	\$ 171	X	\$ 171	12,155	X	250	\$ 171	No (provincial grants are available)

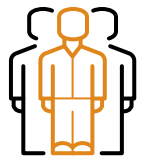
Provincially regulated Vehicle-for-Hire

* Reduced fees for zero-emission vehicle

** Reduced fee for accessible vehicle

Appendix B: What we heard

Learning from those who have lived experience working in the industry is integral to providing a modern and responsive Vehicle-for-Hire program that ensures the service is responsive to the people who provide it and the people in the Calgary community who rely on it. The Vehicle-for-Hire Project Team collaborated with The City of Calgary’s Engage Resource Unit and conducted two online surveys with vehicle-for-hire industry members. The members who participated included taxi drivers, transportation network company drivers, taxi and limousine brokers and transportation network company representatives. The surveys were conducted from September 11-24, 2023, and from December 28, 2023–January 12, 2024. Survey questions covered topics related to all three focus areas of the transitional strategy.



Licensing



Safety



Accessibility

Percentages shown below reflect the percentage of surveyed participants in the September and December surveys.



76%

would support coordinating licence renewals with plate renewals.



77%

support only one police information check being required for licences.



50%

think there are “too many” taxi plates available in Calgary.



79%

were in favour of supporting up-front taxi fare payment.



Safety concerns

from the drivers were outlined as follows (drivers were allowed to choose from multiple selections):

Aggressive behaviour from passengers (**59%**)

Operating in poor weather conditions (**53%**)

Fare-evasion (**40%**)

Racist behaviour from passengers (**37%**)



48%

believe stricter fines for unacceptable passenger behaviour would improve safety.



67%

were not aware of the incentives for being an accessible driver through WAV Calgary.



47%

would be interested in providing accessible trips through WAV Calgary if The City helped to cover some of the accessible vehicle costs.

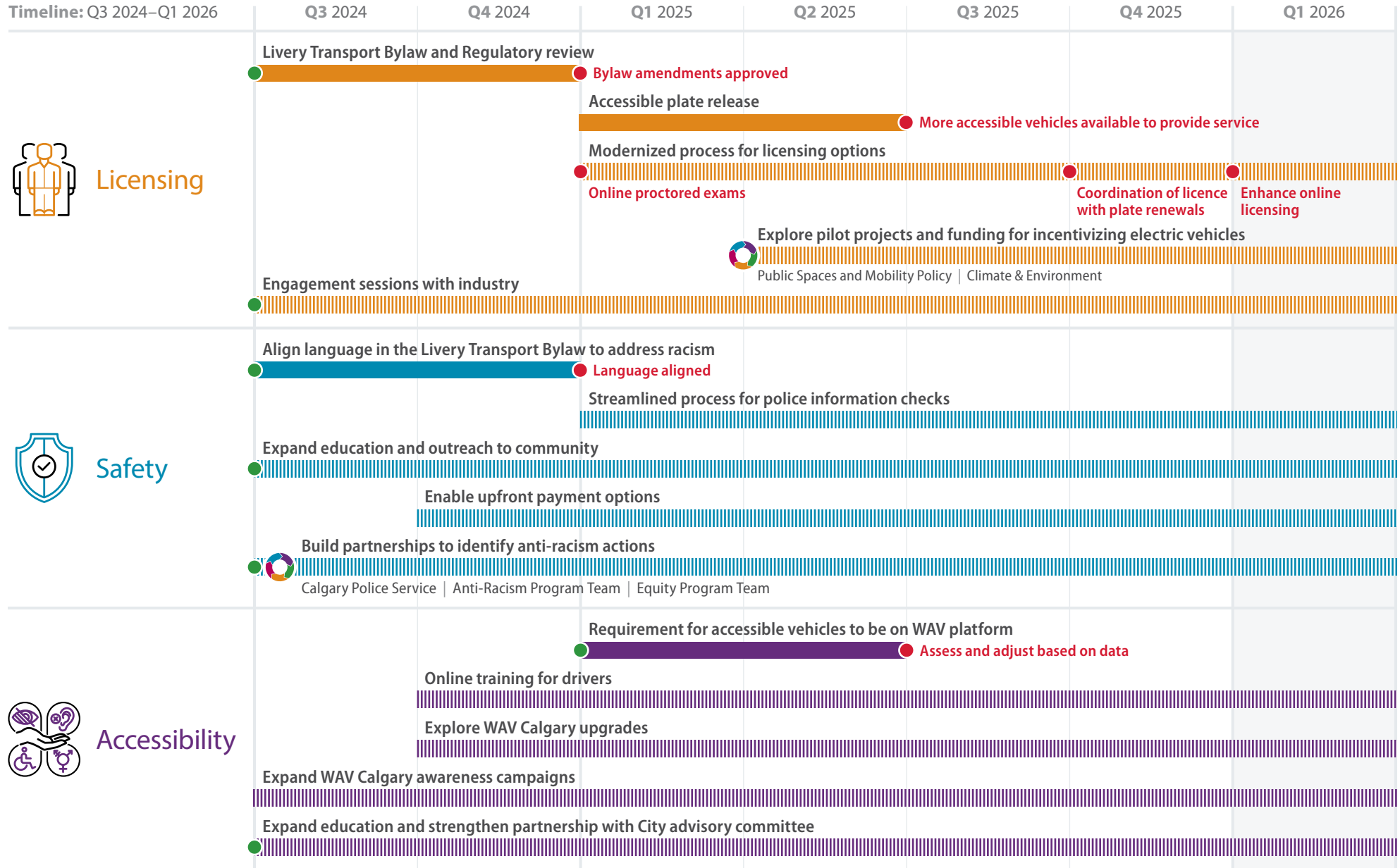


59%

are interested in becoming an accessible driver.

Appendix C: Vehicle-for-Hire Transitional Strategy road map

Timeline: Q3 2024–Q1 2026








LEGEND ■ Implementation | |||| Ongoing actions | ● Started | ● Partnership initiative | ● Milestone



Calgary






Council Direction from 2023 January 24 and Actions Taken¹

Area for Improvement	Response	Focus Area
1. Viability and legality of creating equity through a driver-only plate system that removes plate ownership by brokers.	Administration is currently already in a hybrid model where all new plate releases are released to drivers only as per sections 56 and 57 of the Livery Transport Bylaw 20M2021.	 Licensing
2. Coordination of licence renewals with plate renewals.	Administration is introducing a new process to coordinate licence renewals with plate renewals under the Licensing Focus Area of the Strategy. This process will be implemented in Q1 of 2025 and progress will be evaluated ongoing.	 Licensing
3. Creation of an Industry-City working group (similar to the Planning & Development model) to ensure that lived experience of drivers is incorporated into decision-making.	Administration is committed to continue having quarterly touchpoint engagement sessions with all interested parties in the sector to hear lived-experience and give opportunities to provide feedback on the Vehicle-for-Hire program. Implementation of this remains ongoing and is spotlighted in our Licensing Focus Area . Administration is committed to reporting back to Council on what we have heard from the industry during our proposed report back in Q4 of 2024.	 Licensing
4. Strengthening the accessible vehicle model to further serve the needs of riders with mobility challenges.	<p>There are several initiatives Administration will implement under the Accessibility Focus Area and our Licensing Focus Area to continue serving the needs of consumers who have mobility challenges. These include:</p> <p>Accessibility Focus Area <i>Can be implemented immediately:</i></p> <ul style="list-style-type: none"> • Provide an online training module for drivers to become re-certified in providing wheelchair accessible services to consumers. • Explore Wheelchair Accessible Vehicle (WAV) Calgary upgrades to improve customer booking, enhance safety and maximize trips. 	 Accessibility  Licensing

¹ This list is not exhaustive of the changes Administration will make to modernize and improve the Vehicle-for-Hire program. We have identified several other areas of improvement we are already making or intend to make that are listed more fully in the Vehicle-for-Hire Transitional Strategy (Attachment 2).

	<ul style="list-style-type: none"> • Increase frequency of WAV Calgary awareness campaigns. • Expand education and strengthen partnership with The City’s Advisory Committee on Accessibility. <p><i>Will need bylaw amendments to be implemented:</i></p> <ul style="list-style-type: none"> • Require all accessible vehicles be on the WAV Calgary platform. <p>Licensing Focus Area</p> <p><i>Can be implemented immediately:</i></p> <ul style="list-style-type: none"> • Begin process to release more accessible taxi plate licences no later than 2025. This will increase the availability of wheelchair accessible taxis to service the clients who rely on accessible means of transportation. <p>We are committed to reporting back to Council by Q4 2024 with an update on progress for all the above initiatives that can be implemented immediately.</p>	
<p>5. Viability of creating a central dispatch model for taxis as vehicles for hire.</p>	<p>Administration will not be moving forward with this recommendation. The feasibility of this recommendation is outlined more fully in the Report.</p>	
<p>6. Addressing the gap between vehicle-for-hire options – specifically taxis and transportation network company vehicles, through ideas like dispatching models, technology systems, fare prices, upfront pricing or platform sharing.</p>	<p>Administration has several initiatives we will be moving forward with under our Licensing Focus Area and our Safety Focus Area. These include:</p> <p>Licensing Focus Area</p> <p><i>Can be implemented immediately:</i></p> <ul style="list-style-type: none"> • Introduce a new process, including virtual options, to coordinate licence renewals with plate renewals, provide licensing documentation online, and deliver online-proctored exams. <p>Safety Focus Area:</p> <p><i>Will need bylaw amendments to be implemented:</i></p> <ul style="list-style-type: none"> • Explore options to streamline the police information check process to provide consistency for all vehicle-for-hire industry members. • Introduce upfront payment options for all industry service providers. 	 <p>Licensing</p>  <p>Safety</p>

<p>7. Predictive modelling identifying the relationship between vehicle-for-hire providers (taxis, transportation network company vehicles, wheelchair accessible vehicles, Calgary Transit Access, specialized transportation providers) and the role of The City of Calgary as a regulator.</p>	<p>Administration will expand the use of data, predictive modeling and performance measures to identify and understand the trends, forecast demand, and continue to evolve our program and respond to growth. With this Transitional Strategy we have captured the current state of the Vehicle-for-Hire industry in all three focus areas. We are committed to our continued work with our colleagues in demographics and evaluation to refine what is required in the industry and we will report back to Council with any updates in our proposed report-back schedule of Q4 of 2024.</p>	 <p>Licensing</p>  <p>Safety</p>  <p>Accessibility</p>
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Vehicle-for-Hire Transitional Strategy

CD2024-0660

2024 May 22

Previous Council Direction

2024 Apr 30:

- Report back with the Vehicle-for-Hire Transitional Strategy on 2024 May 22.

2023 Oct 23:

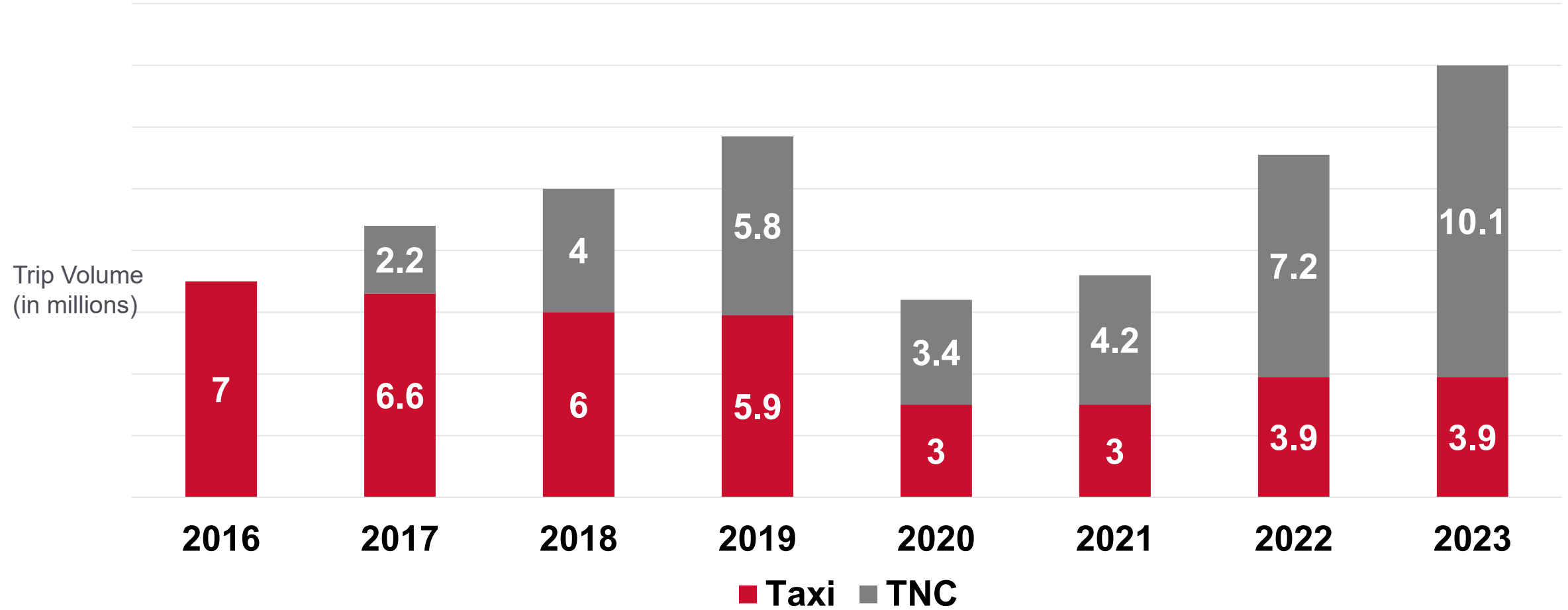
- Report back with a strategy for improving the Vehicle-for-Hire program through regulatory review with a focus on further enabling equity by removing barriers for drivers, brokers, and private vehicle for hire companies.
- To undertake a review of the Livery Transport Bylaw.

That the Community Development Committee recommends that Council:

1. Approve the Vehicle-for-Hire Transitional Strategy as outlined in Attachment 2.
2. Direct Administration to draft proposed amendments to the Livery Transport Bylaw 20M2021 and report back to Council by Q4 2024.

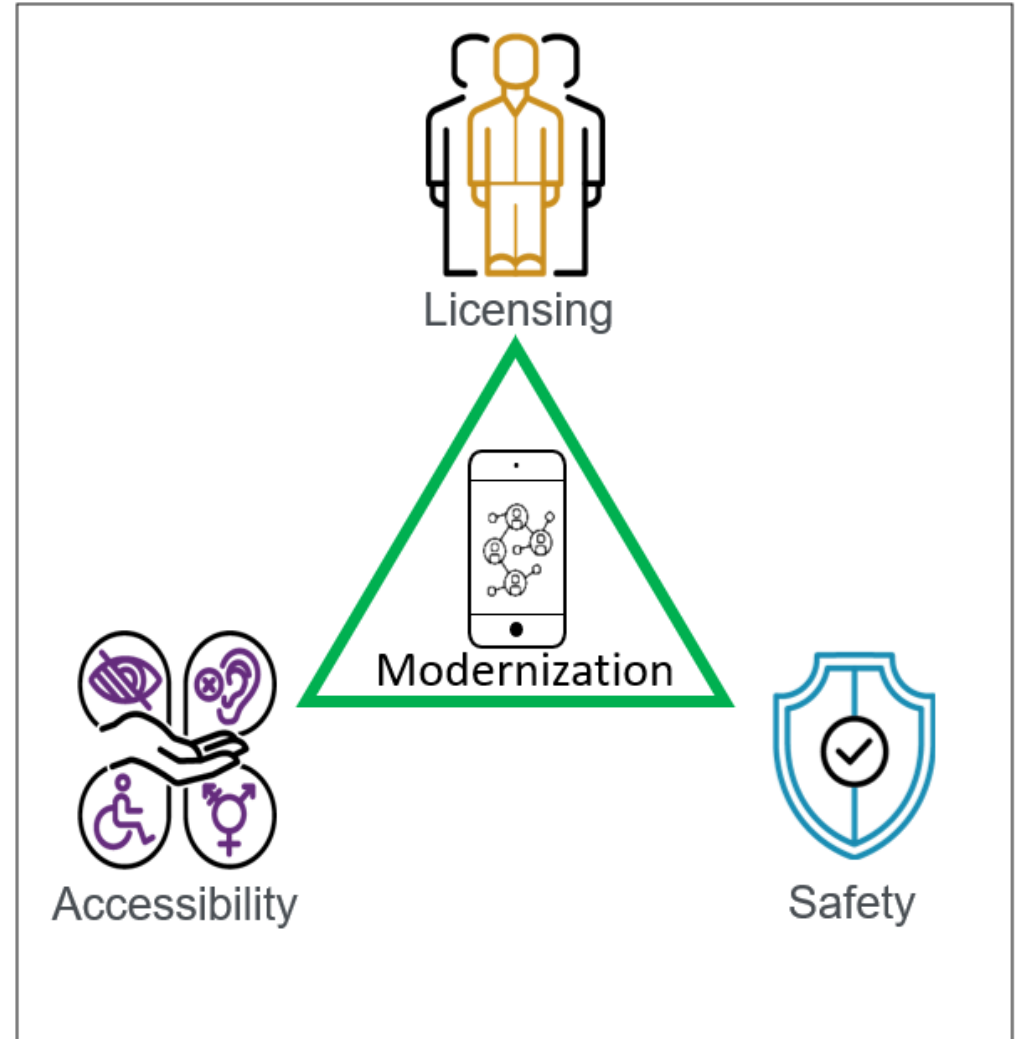


Vehicle-for-Hire Trip Volumes (in Millions)



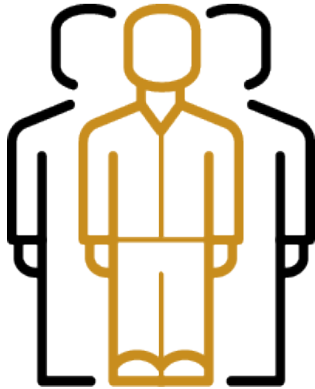


Strategic Framework for the Vehicle-for Hire Transitional Strategy



Ongoing Engagement and Opportunities for Improvement

Licensing



What We Heard:

Enable further alignment in the industry.

Safety



What We Heard:

Ensure everyone feels safe, secure, respected, and included.

Accessibility



What We Heard:

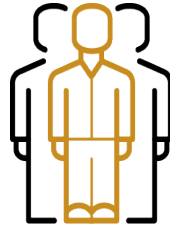
Strengthen the accessibility program.



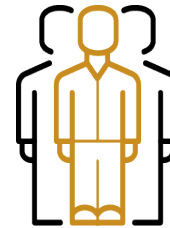
Council Direction from 2023 January 24



Changes to plate system



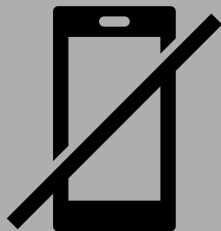
Coordination of licence and plate renewals



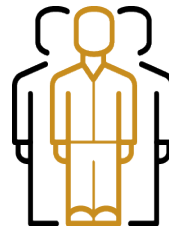
Continuous ongoing engagement



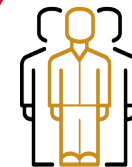
Strengthening accessibility



Centralized dispatch



Addressing gaps



Data-informed decision making

That the Community Development Committee recommends that Council:

1. Approve the Vehicle-for-Hire Transitional Strategy as outlined in Attachment 2.
2. Direct Administration to draft proposed amendments to the Livery Transport Bylaw 20M2021 and report back to Council by Q4 2024.



Public Submission

CC 968 (R2024-05)

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the *Freedom of Information and Protection of Privacy (FOIP) Act* of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making and scheduling speakers for Council or Council Committee meetings. **Your name and comments will be made publicly available in the Council or Council Committee agenda and minutes.** If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5

Please note that your name and comments will be made publicly available in the Council or Council Committee agenda and minutes. Your e-mail address will not be included in the public record.

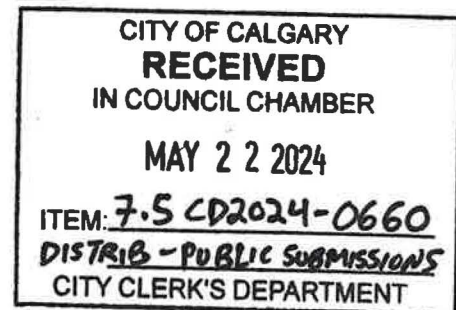
ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized people. It is expected that participants will behave respectfully and treat every one with dignity and respect to allow for conversations free from bias and prejudice.

First name [required] Pritpal

Last name [required] Dhaliwal

How do you wish to attend? In-person



You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Standing Policy Committee on Community Development

Date of meeting [required] May 22, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Taxi Industry should be allowed to work with RideSharing model

Are you in favour or opposition of the issue? [required] In favour



Public Submission

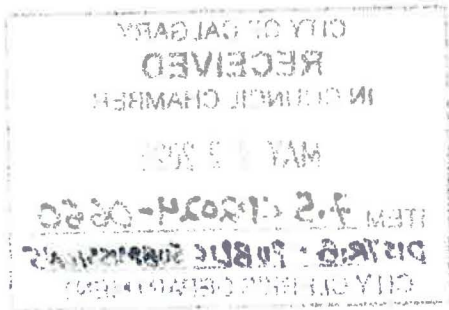
CC 968 (R2024-05)

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Review of Taxi Industry 22nd May 24.docx

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)



Review of Taxi Industry 22nd of May 2024

Good morning decision makers & administration of Taxi Industry:---I'm PritPal S Dhaliwal one of Cab drivers like to work upon Taxi Industry issues. Its very hard for Cab Drivers to raise their voices on regular base, that's why they make lot of noise once a while. Thousands of Cab Drivers front force do one of most dangerous, stressful, abusive & honest job, work longer hours to survive.

Respect start from home, we has too much unnecessary -ve attitude leading towards moderate & serious situations with in Taxi Industry. Decision makers attentions are getting towards has deep pockets to lobby politicians. Everyone protecting their own entrust, rather than identify problems or possible solutions of this major industry of this or any city.

Few people had influence in Taxi Industry fail to respect, protect drivers & fulfill public demand. It give room to Ride Sharing run over well trained, insured, experienced, dedicated 24 hours. Taxi Drivers invest their hard worked earning into Taxi Plates, value evaporate over night was their savings in hard time or if they were willing to explore something else in their life.

City has legal & moral rights & responsibilities to protect & respect public including drivers. In many cities courts recognizing abuse of Taxi Industry through lobbyists. Taxi Drivers doesn't believe is suing, they just worry or want to make day to day living.

Now RideSharing model is here part of public or this industry. We need to amend city or provincial Bylaws so Taxi Industry can work with RideSharing model. Need to communicate with Insurance Bureau of Canada (IBC) or provincial government so Insurance structure should be same. Taxi Industry's expenses are gone through roof their business is painfully shrinking.

Taxi Drivers has right to refuse intoxicated person for safety reasons, go out of their ways to contribute prevent "Stop Drink & Drive", is less expensive & more effective than through justice system can only involve after the fact. LTS, Mothers Against Drink & Drive (MAD), Insurance Companies, IBC & police should honor

drivers once a yr. to improve image in public & better insurance package.

Taxi fare or Industry is regulated I believe its already illegal to buy business pay hotels etc. for Taxi Stands, it never ending game costs are passed to Taxi Drivers pay for Taxi Stands just watching RideSharing taking away their business. If Shopping Malls can have free Parking for their customers why can't have couple Taxi parking for customer may has health issues to drive or can't afford cars. Dispatch companies should compete upon better service.

Cab Driver should be paid for unpaid fare:--- It's not huge problem anymore, but it doesn't let driver to serve public without worrying well get paid or not. Dispatch companies should pay for refused Taxi fare & keep record. If it's too much for companies, then charge little to drivers to compensate. If problem is bigger then we can ask decisions to amend Bylaw so Cab Drivers must get paid in advance from everyone regardless.

Cab Drivers should be protected by City Bylaws:--- How Taxi Industry's model is created by City of Calgary, Cab driver's basic rights to speak up or investment in Car is a major investment aren't protected by Labor Laws, Human Rights, meaningful Associations or Unions. Cab drivers are public as well their abuse within Taxi Industry or by abusive customers must be STOP; shouldn't part of anyone's job.

Bless u & ur. Looking forward...Thanks I'm PritPal



Public Submission

CC 968 (R2024-05)

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First name [required]

Jeff

Last name [required]

Garland

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required]

Standing Policy Committee on Community Development

Date of meeting [required]

May 22, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max: 75 characters

7.5

Are you in favour or opposition of the issue? [required]

Neither



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

2024_05_21_14_41_55_Bylaw_amendments.pdf

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

ASSOCIATED CAB ALTA. LTD.
307-41ST AVENUE NE, CALGARY, ALBERTA T2E 2N4

PH: 299-1 199 FAX: 299-1 188

Re: Proposed Amendments to the Livery bylaw.

Throughout the world today, a lack of regulations of TNC operators, and the over regulation of the taxi industry, has allowed TNCs to capitalize and monopolize the Livery Industry.

Most, if not all municipalities and law makers, have done little to nothing to ensure that the livery industry and the participants have a fair and level playing field to compete. The lack of regulations has allowed TNC operators to flood the streets with vehicles and drivers to the point they outnumber the controlled taxi operators on the streets by about six to one, and have in some areas, wiped-out taxi operators.

Who benefits?

It is not the environment that benefits. The world is screaming for more environmentally friendly technologies and demands for less vehicles on the road. More EV or lower emission vehicles are required to lessen the carbon footprint to the ozone layer. Instead, TNC operators have been allowed to flood the streets with their drivers and vehicles who are driving and/or idling 24/7/365.

It does not benefit TNCs, Taxis or Limousine drivers who are already struggling to make a living wage today. The over saturation of drivers and vehicles has resulted in most drivers making less than minimum wage. They would be better off flipping burgers or slinging coffee.

It does not benefit the economic infrastructure of Canada and its Municipalities, Provincial Governments, or the Federal Governments. Operators earn such a small amount of money, after they take off all their operating expenses, they do not earn above the minimum tax bracket.

We are certain that these app companies like Uber and Lyft do not pay similar taxes in Canada and/or contribute to the economic or social infrastructure as do taxi and limousine operations. We wonder why the government allow this to happen, when taxi and limousine operators pay municipal, provincial, and federal taxes.

We believe the proposed changes to the Livery bylaw, do not go far enough, or do anything in leveling the playing field and providing fair competition in the Vehicle for Hire Industry.

What is needed are policies that ensure sustainability within all sectors of the vehicle for hire industry, including, but not limited to, controls on how many TNCs are allowed to operate at any given time, and a fee structure that sees TNCs pay their fair share of the costs to operate the Vehicle for hire administration through licensing fees. These fees should be comparable to what taxi and limousine operators currently pay.

Councils' Direction to Administration.

With regards to the latest engagement, we support the proposed amendment to allow one Police check annually for TDLs. TNDL holders this licensing could be aligned so as there is no need for duplicate services and costs for drivers that hold both licenses and not have to come back at separate times of the year.

We do not take issue with combining Taxi Plate License (TPL) renewals with Taxi Driver License renewals (TDL). This would certainly streamline the license renewal process and save drivers and operators time dealing with this twice a year with each driver.

As for any notion of changing the licensing structure, where all TPLs are to be held by drivers only, we do not agree with this. The current structure of licensing allows for a majority of TPLs being held by individuals and all ATPLs being held by individuals. Brokers cannot buy TPLs that are held by individuals, these changes would further fracture the taxi industry. As seen elsewhere, when brokers become extinct the result is turmoil and additional costs to the traveling public as TNCs are left to charge whatever they want without any competition or control. This would also create a great deal of legal costs, not only for the industry but for taxpayers as well.

We recommend that the Vehicle for Hire bylaw be amended to have only two classes of taxi plate licenses and do away with the class 2 TPL' and ATPLs. These classes were only created to address a perceived taxi shortage during peak hours, prior to the inception of TNCs. Since TNCs have entered the vehicle for hire market the perceived shortage issue no longer exists. Currently, there are now 1881 taxi licenses either in use or on the shelf at the vehicle for hire office that can be utilized.

Since TNCs were licensed to enter the vehicle for hire market, there are now approximately ten thousand licensed Taxis and TNCs combined in the City of Calgary, which equate to one vehicle for hire vehicle for every 150 citizens. This superabundance equates to less than one fourth of the previous standards set out and adopted in the previous bylaws through Council and the numerous Hara reports done over the years.

The current TPL 2s and ATPL 2s should be reclassified and moved to become regular TPLs and ATPLs with the same requirements as the current TPLs and ATPLs. We recommend you do away with all the restrictions that currently exist in the bylaw on the class 2 TPL and ATPLs, including, but not limited to transferability.

The proposed amendments to the vehicle for hire bylaw should also include an amendment to the wording of section 9. (3) of the bylaw re: other surcharges related to cargo vans. This section should be changed and worded so that if a customer requests or requires a larger passenger vehicle i.e., a van, or an accessible van for the purpose of transporting more passengers than will legally fit in a normal taxi, or for the purpose of excess cargo, the surcharge of \$6.80 will be added to the meter. This should be written into the bylaw as either a customer request for a specialized vehicle to provide this service, or if the passenger loads or excess cargo meets the criteria, the driver would be required to communicate the fact that there is a surcharge applicable to the service.

Section 5. (1) Upfront pricing be amended so that taxi drivers can offer upfront pricing on street hails. This could be accomplished by our computerized dispatch systems, which would allow the driver to enter the customers destination, and have the system calculate a fix fare, (which the customer could pay in advance), similar to what consumers do today when purchasing gasoline, this would eliminate concerns for both the driver and the customer.

This would also resolve the issues of fare evasion for the drivers and the continuous burden of drivers needing to ask for deposits in advance. We believe it would also diminish customer complaints of drivers taking the “long way.”

Lastly, we strongly disagree with any plans of a Centralized Call Center for all taxis services in the City of Calgary and we would not support this type of an operation in anyway.

A Centralized Call Center for taxi operators would cause further harm to an already fractured transportation industry. This would discriminate against Brokers who have spent decades and millions of dollars in building and promoting their brands, reputation, driver training, computerized dispatch, phone systems and apps and to serve their clientele in the community. Most importantly a Centralized Dispatch Center would discriminate against the consumers’ rights to freedom of choice of which service or service provider they prefer.

The only ones who would benefit by a Centralized Call Center, are the service providers who do not provide dependable or proper customer service, nor train or supervise their drivers.

The only service providers which would benefit from Centralized Call Center, would be the TNC operators, as this would be the completion of their goal of interruption, dominance, and destruction of the livery industry.

If it is councils wish to “fix” the livery industry for the better, they need to start by correcting the negligence of the previous council, when they allowed TNCs into the market with no plan and little to no regulation. We believe current proposals will cause more harm to the transportation industry and resolve nothing. We are asking for fairness, not a Band-Aid solution.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jeff Garland', written over a horizontal line.

Jeff Garland
General Manager / Director
Associated Cab Alta. Ltd.

**Community Services Report to
Community Development Committee
2024 May 22**

**ISC: UNRESTRICTED
CD2024-0272**

Festival and Event Policy Update

PURPOSE

This report updates the Festival and Event Policy (CSPS032) (the Policy) to reflect changes in governance due to corporate realignment, eliminate outdated process descriptions, and improve alignment with existing City strategies.

PREVIOUS COUNCIL DIRECTION

The content of the Policy has remained mostly unchanged since first approved by Council on 2010 February 9 (CPS2010-07). The Policy was previously updated in 2016 with a minor administrative change to reflect the corporate structure at the time.

RECOMMENDATION:

That the Community Development Committee recommend that Council approve the updated Festival and Event Policy (Attachment 2).

RECOMMENDATION OF THE COMMUNITY DEVELOPMENT COMMITTEE, 2024 MAY 22:

That Council approve the updated Festival and Event Policy (Attachment 2).

CHIEF ADMINISTRATIVE OFFICER/GENERAL MANAGER COMMENTS

GM Katie Black concurs with the contents of this report.

HIGHLIGHTS

- Festivals and events showcase Calgary as a destination of choice and contribute to economic growth and diversity. The City's Arts & Culture service supports a program of nearly 300 festivals and events each year with \$3.3M annually enabling these festivals and events in our community.
- The updated Policy provides a stronger foundation for Administration's effective management of festivals and events in Calgary. It clarifies Administration's support for festival and event organizers by better defining the groups which qualify for subsidy funding and describing the grant program which sets the course for growth of more diverse festivals and events in Calgary.
- By ensuring equitable and consistent access to funding and services, the proposed Policy demonstrates continuous improvements in meeting the needs of organizers and supports a more vibrant festival and event community for Calgarians and visitors.

DISCUSSION

Festivals and events support Calgary being a vibrant place to live, work and play, and advance social equity, inclusion and belonging. Festivals and events animate and activate all corners of Calgary, and in particular support the revitalization of the downtown while promoting Calgary's global reputation.

Festival and Event Policy Update

The City's processes are key to supporting festival and event organizers, which is described in the Policy. Proposed updates to the Policy reflect process streamlining and improvements requested by festival and event organizers as part of Administration's ongoing research and engagement activities. Key Policy updates include:

- Aligned with the guiding principles of the *Eventful City Strategy*.
- Expanded policy statement and descriptions of the value of festivals and events to Calgary.
- Clarified definitions of a festival or event, and how to obtain support.
- Updated definitions of the external advisory group and the internal City group providing oversight.
- Expanded description of the *Festivals and Events Subsidy Program*.

Next steps will include implementing the new *Festivals and Events Subsidy Program* direction described in the updated Policy, which enable The City to provide more equitable, transparent, and sustainable support to festival and event organizers. Administration will communicate these changes and will work with festival and event organizers as appropriate to implement them.

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 |

External engagement and communication related to City support of the festival and event industry has been ongoing since 2020. This has included:

- 2023 - Festival and event organizers providing feedback on future priorities for festival and event administration during the Festivals and Events 101 networking event.
- 2023 - External consultant's report determining priorities of City support for festivals and events through interviews with service providers in comparable jurisdictions, local event organizations, and City service providers who contribute to festivals and events.
- 2021 - A survey of nearly 400 members of the public reviewing the *Festivals and Events Subsidy Program* conducted by an external consultant.
- 2021 - Two workshops with representatives from community-based organizations, including Civic Partners, completed to review and validate the *Eventful City Strategy's* vision, outcomes, goals and identify actions for implementation. The workshop participants later completed a validation survey to prioritize actions.
- 2020-2021 - Two citizen surveys providing insight on citizen behaviour, expectations and preferences related to winter activities and informing the *Winter City Strategy*. Close to 2,000 respondents participated.

IMPLICATIONS

Social

The proposed Policy enables a strategic, customer-focused approach to delivering festivals and events in Calgary. This reduces barriers for equity-deserving communities, and encourages

Festival and Event Policy Update

gathering and connection, which supports the development of community and social cohesion. The proposed Policy aligns with the Social Wellbeing Policy (CP2019-01) principles.

Environmental

The proposed Policy supports critical environmental issues detailed in the *Eventful City Strategy*, such as encouraging the reduction of the environmental impact of festivals and events, including effective waste management. Festivals and events follow City best practices and comply with environmental standards and requirements. The proposed Policy aligns with The City of Calgary's Environmental Policy (UEP001).

Economic

The proposed Policy supports the continued investment in festivals and events, which diversifies the economy by strengthening cultural industries, supporting local businesses and artists, and driving economic investment into the downtown. Festivals and events are key to the growth of tourism and improving Calgary's global reputation.

Service and Financial Implications

No anticipated financial impact

N/A

RISK

No significant risks identified.

ATTACHMENTS

1. Background and Previous Council Direction
2. Proposed Festival and Event Policy
3. Summary of Festival and Event Policy Changes
4. Rationale for Festival and Event Policy Changes
5. Presentation

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform
Katie Black	Community Services	Approve
Doug Morgan	Operational Services	Consult
Jill Floen	Law, Legislative Services & Security	Consult

Author: Partnerships business unit

City Clerks: C. Doi / J. Palaschuk

Background and Previous Council Direction

Background

There is a need to update the content of the Festival and Event Policy (CSPS032) as the governance groups are no longer in alignment with current practice due to corporate realignment. This need was confirmed through customer and staff engagement. Additionally, feedback from the Eventful City Strategy development indicated that the Guiding Principles need to be updated to align. Updated definitions are required to reflect recent trends and clarify scope of the policy.

Previous Council Direction

Previous versions of the Festival and Event Policy:

DATE	REPORT NUMBER	DIRECTION/DESCRIPTION
2016 February 01	N/A	Business unit name change Recreation changed to Calgary Recreation.
2010 February 09	CPS2010-07	Effective date of the policy The content has not been significantly updated since.

Council Policy

Policy Title: Festival and Event Policy
Policy Number: (City Clerk's will fill in)
Report Number: CD2024-0272
Adopted by/Date: 2010 February 09
Effective Date: 2010 February 09
Last Amended: 2024 June 18
Policy Owner: Arts & Culture

1. POLICY STATEMENT

1.1 The Festival and Event Policy (The Policy) provides a foundation for the effective development and management of festivals and events throughout Calgary. The Policy directs transparent allocation of City of Calgary resources and fosters the growth of vibrant and innovative festivals and events in Calgary.

1.1.1 The Policy aligns with The City's values for enhancing the quality of life by providing Calgarians and visitors with a vibrant place to live. It is achieved by being a vital ingredient in Calgary's ongoing development as an eventful city, as well as providing opportunities for people to enjoy an innovative, creative city through year-round art, sport, community and cultural festivals and events.

1.1.2 The Policy aligns with The City's values for inclusive communities by investing and facilitating a spectrum of cultural events which are accessible to all Calgarians and provide outlets for creative expression. The policy provides opportunities for new, emerging and established events to thrive.

1.1.3 The Policy supports Calgary's global reputation, which attracts tourism, new investment and new Calgarians. By supporting the delivery of year-round local festivals and events, while setting the stage to attract events of an international caliber. This includes City of Calgary investment in creative industries, strategic partners and civic infrastructure. It is also a driver of economic diversity, which enables a healthy creative and cultural sector.

2. PURPOSE

2.1 The Policy establishes a clear definition of Festivals and Events supported by The City of Calgary, as well as what activities are not considered a festival or event under this policy.

2.2 The Policy establishes procedures for how The City of Calgary provides support to the organizers of publicly accessible festivals and events, including identifying which City of Calgary requirements are applicable.

2.3 The Policy establishes procedures for a Festival and Event Subsidy Program (FESP). See also 3.8.

2.4 The Policy establishes procedures for the reduction of financial barriers for event organizers who meet the definition under 5.1.3.

2.5 The Policy does not establish procedures for evaluating, bidding and hosting “partner-bid events” for Calgary, and/or bids for events led by City Council or City Administration. The formal bid process is out of scope for The Policy. See also 3.11.

3. **DEFINITIONS**

3.1 “Appeal process” means a method for an organization to have a second assessment for event approvals and/or financial support. Details are outlined in the Management Framework.

3.2 “Arts & Culture” means the division in the Partnerships business unit with the authority for the administration and implementation of all elements of The Policy.

3.3 “Corporate Event Steering Committee” means a group within City Administration which provides oversight to The City of Calgary Festivals and Events process. The representation of the committee, as well as the related processes are detailed in the Management Framework.

3.4 “Corporate rates and fees” means the standard user fees City business units charge for services provided to the public. These rates may differ from the Fee Schedule for Festivals and Events. See also 3.6, 3.16 and 5.1.7, and the Management Framework.

3.5 “Cultural Leadership Council” (CLC) means an external advisory group to City Administration. The purpose of the CLC is to provide guidance and expertise on cultural development work at The City of Calgary to ensure diverse perspectives are represented and heard. The CLC is also a champion for the local cultural sector, to promote the advancement of arts and cultural plans, initiatives and strategies, along with the Cultural Plan for Calgary.

3.6 “Fee Schedule for Festivals and Events” means the list of user fees charged to Arts & Culture, by business units, for services provided to festival and event organizers. This may differ from the “Corporate rates and fees” schedule. See also 3.4, 3.16 and 5.1.7 and the Management Framework.

3.7 “Festival” or “Event” means an organized gathering of people for the primary purpose of supporting art, sport, community and/or cultural experience within a limited period of time, and which is available to the public.

3.7.1 The definition of festival or event includes a parade of people and/or animals, and/or vehicles which will travel in unison for the purpose of celebration.

3.7.2 To meet the definition of festival or event that must be approved through Arts & Culture as per this policy, a festival or event must (i) need the support and/or services from two or more City of Calgary business units, and/or (ii) have

a significant impact on public property, public facilities and/or public safety that triggers a review by the Interdepartmental Event Team, such as any one of the following:

- (a) serving alcohol and/or cannabis on public land, if permitted under the policies provided by provincial legislation for Alberta Gaming, Liquor and Cannabis (unless the activity falls within exception conditions defined by The City of Calgary);
- (b) using fireworks or other types of pyrotechnic displays on public land (note that there may be restrictions or permissions required for using fireworks or other types of pyrotechnic displays on private land, but this is out of scope for this policy);
- (c) setting up one or more temporary occupiable structures (such as tents or stages) on public land that require a Building Permit (note that requirements or permissions needed for setting up temporary structures on private land, only apply if there is more than one business unit involved, otherwise they are out of scope for this policy), or
- (d) utilizing roadways or sidewalks on public land that triggers the need for a review by the Interdepartmental Event Team.

3.7.2.1 If a festival or event organizer is unsure whether their proposed festival or event must be approved through Arts & Culture, it is recommended they follow the intake process described on The City's website (Calgary.ca) to obtain guidance.

3.7.3 Activities which are out of scope for this policy include protests and/or demonstrations. For clarity, protests include specified protests as defined in Bylaw 17M2023.

3.7.3.1 An activity meeting the definition for a festival or event may be evaluated to confirm if the festival or event actually held fell outside the scope of this policy. Such an event may be prevented from receiving support in the future, as outlined in The Policy. Refer to the Management Framework for details.

3.7.4 Festival or event applications from organizations who are not in good standing with The City of Calgary will not be accepted by Arts & Culture, as per the escalation processes listed in the Management Framework. These applicants can request permits and services directly through impacted business units.

3.7.5 Any conduct that is contradictory to the requirements for a festival or event approved through Arts & Culture may result in the event being asked to conclude their activities immediately and/or may be prevented from being an approved festival or event in the future.

3.7.6 The following non-commercial, film-related activities are compliant with this policy: presentation of a film as part of the program of events, film production activities that are accessible and for the benefit of the public, filming of a festival or event where the filming is secondary to the production of a public festival or event, and hosting of a festival focused on film.

3.7.6.1 Film industry movie and/or television productions and activities for commercial purposes are out of scope for The Policy.

3.7.7 Activities which are out of scope for Arts & Culture's approved festivals and events can still request services directly from other City of Calgary business units who will determine if permissions and/or permits are required.

3.8 "Festivals and Events Subsidy Program" (FESP) means the City Administration program, led by Arts & Culture, which ensures the reduction of City of Calgary financial barriers for event organizers to support a thriving festival and event industry. See also 5.1.

3.9 "Interdepartmental Event Team" (IET) means a group of subject matter experts who are requested to provide services, approvals and/or support to festivals and events in Calgary. This includes business unit representatives in City Administration and external partners. See also 5.3.3.

3.10 "Management Framework" means a document City Administration is responsible for developing that will contribute to the overall direction and priorities determined by Council and act as a blueprint for the implementation and administration of The Policy. The Management Framework will continue to evolve over time as practices, standards, administrative processes and outcome measures are developed and evaluated.

3.11 "Partner-bid events" means events that were successfully awarded to Calgary through a formal bid process. See also 2.5.

3.12 "Partnerships" means the business unit with the authority for administration and implementation of all elements of The Policy.

3.13 "Subsidized support" means the reduction or absorption of user fees for festival and event organizers who qualify. Subsidized support is reflected in the reduced amount of the invoice billed by Arts & Culture to festival and event organizers. See also 5.1.

3.14 "Subsidy" means the difference between the user fees charged to Arts & Culture by business unit service providers and the charge to event organizers who qualify for subsidized support. See also 5.1.

3.15 "Subsidy funding" means the budget dollars approved by Council used to reduce costs for festivals and events which qualify for subsidized support or grants. See also 5.1.

3.16 “User fees” means the cost of City of Calgary services related to the delivery of festivals and events which are charged to festival and event organizers. Depending on the service, user fees may be standard, as found on the Corporate Rates and Fees list, or may be reduced for festival and event organizers by the originating business unit. This reduction will be shown on the Fee Schedule for Festivals and Events and is in addition to any FESP subsidies provided by the Arts & Culture division. See also 3.4 and 3.6 and the Management Framework.

4. **APPLICABILITY**

4.1 The Policy applies to:

- (a) City departments and business units who provide support or services for festivals and events. See also 3.7;
- (b) all City departments and business units who could impact the efficient delivery of festivals and events in Calgary, including business units who could impact event sites, event infrastructure and/or access to event sites. See also 5.3.3;
- (c) all festival and event organizers who meet the definition in 3.7. See also 3.7.7.

5. **PROCEDURE**

5.1 “Subsidy funding” strategy

5.1.1 The Festivals and Events Subsidy Program (FESP) receives operating funds from Council each year as a result of the four-year Service Plans and Budgets cycle.

5.1.2 Subsidy funding will be used to cover costs related to the following:

- (a) Internal recoveries for business unit expenses specific to supporting City-approved festivals and events which qualify for subsidy. See 5.1.7 for exclusions.
- (b) Grants that support the festival and event industry.

5.1.3 Recipients who qualify for FESP financial support include event organizers who are registered not-for-profits, charitable organizations, or business improvement areas.

5.1.4 The City of Calgary will develop and maintain a fee schedule specifically for festivals and events which lists approved business unit expenses which qualify for internal recovery.

5.1.5 City business units that provide services to festivals and events will attempt to minimize fees charged to festival and event organizers, where possible.

5.1.6 Approved business unit expenses which qualify for internal recovery are listed on the Fee Schedule for Festivals and Events. Details are outlined in the Management Framework.

5.1.7 Certain user fees listed in the Corporate Rates and Fees schedule (for services provided by business units to festival or event organizers who qualify for the Festival and Event Subsidy Program (FESP)) are ineligible for internal recoveries via Arts & Culture. These fees are considered to be “waived” or “absorbed” by the related business unit.

(a) Business unit expenses which do not qualify for internal recovery as per 5.1.7 are detailed in the Management Framework. Examples include, but are not limited to, transactional fees (City processing fees which are not an additional cost to the business unit) including Parks and Open Spaces permitting fees, Street Use Permits, and City Administration fees, and Risk Management Fees.

(b) The related business unit cannot charge waived/absorbed fees directly to the festivals and events organizers who qualify for subsidized support.

5.1.8 Festivals and Events which qualify for subsidized support will only be charged a portion of the standard service user fees.

5.1.8.1 “Subsidized support” allocation process: the amount of subsidized support for each festival and event organizer who qualifies is dependent on Arts & Culture’s budget as approved by Council as per processes detailed in the Management Framework.

5.1.9 Festivals and Events which do not qualify for subsidized support will be charged all applicable service fees, as per processes detailed in the Management Framework.

5.1.9.1 Festivals and Events organizers who do not qualify for subsidized support can follow the appeal process.

5.2 Roles and responsibilities: festival and event organizers

5.2.1 Organizers of festivals and events approved by The City of Calgary are required to enter into appropriate legal agreements with The City.

5.3 Roles and responsibilities: City of Calgary

5.3.1 Arts & Culture division, Partnerships business unit

(a) Arts & Culture is the policy owner responsible for The Policy.

(b) Arts & Culture is responsible to lead the management of festivals and events as defined within this policy for The City of Calgary.

(c) Arts & Culture is responsible to develop the “Fee Schedule for Festivals and Events.”

(d) Arts & Culture is responsible to develop and maintain the Management Framework.

(e) The Cultural Leadership Council (CLC) provides guidance and expertise to Arts & Culture, including the implementation of The Policy and Management Framework. The CLC is responsible to ensure diverse perspectives are represented and heard.

5.3.2 Corporate Event Steering Committee (CESC)

(a) The Corporate Event Steering Committee is responsible to provide oversight to The City of Calgary Festival and Event process.

5.3.3 Interdepartmental Event Team

(a) Business units and external partners involved in providing support and services to festivals and events must participate in an Interdepartmental Event Team (IET).

(b) The IET will complete technical and tactical reviews of each festival and event application, as assigned. The reviews will determine the type and level of services and support required for each festival and event.

(c) The City of Calgary will assume the responsibility for providing or requiring appropriate services, equipment, facilities, safety requirements and sites for approved festivals and events which meet the definition in section 3.7.

(d) The IET is responsible to determine if the event application does not meet the standards for appropriate use of City venues or assets.

5.3.4 City departments and business units who could impact event sites, event infrastructure and/or access to event sites

(a) The City of Calgary will mitigate impacts that corporate projects or service changes have on event sites, infrastructure and/or access.

(b) Mitigating impacts to festivals and events will be incorporated into the corporate planning of service changes or capital projects. Arts & Culture will be included as an audience engaged in the planning phase.

(c) When impacts to festivals and events cannot be (or were not) mitigated, related costs will be the responsibility of the business unit initiating the impacts, or a cost-sharing plan will be negotiated with Arts & Culture.

5.6 Guiding Principles

- (a) The Policy aligns with the Guiding Principles developed as part of the Eventful City Strategy. See Schedule 1.

5.7 Management Framework. A Management Framework:

- (a) will be developed and stewarded by City Administration;
- (b) provides a list of current priorities for City Administration's role in festivals and events;
- (c) provides a list of guiding documents;
- (d) outlines day-to-day processes and procedures;
- (e) outlines process for "Open and Transparent Evaluation Process," as defined in Schedule 1
- (f) will be reviewed, at minimum, each time The Policy is reviewed.

6. SCHEDULE

Schedule 1 - Guiding Principles from the Eventful City Strategy

- (a) **Value:** The City of Calgary recognizes the contributions festivals and events make to our quality of life and in building complete communities through social, cultural and economic benefits.
- (b) **Open and Transparent Evaluation Process:** The City of Calgary will lead in developing event-friendly principles and processes to evaluate, assess, measure and support events and festivals. They will be guided by equitable and respectful decision-making.
- (c) **Tracking and Reporting:** The City of Calgary will work collaboratively to collect annual data to be evaluated against a comprehensive model of shared and aligned principles, policies and strategies to inform reports to Council and the community regarding key aspects of the industry. The City is committed to community consultation to monitor implementation, measure progress and commit to continuous improvement.
- (d) **Accessibility and Inclusion:** The City of Calgary will work to support an environment in which all people can participate in Calgary's cultural, social and economic life through the festivals and events The City supports, regardless of a person's geographic location, affiliation and demographics.
- (e) **Economic and Environmental Sustainability and Resilience:** The City of Calgary, in collaboration with community partners, will support events that meet community and

Council priorities and provide tools and education for those who are seeking support in order to see ongoing innovation and resilience in the industry.

8. AMENDMENTS

Date of Council Decision	Report/By-Law	Description
2016 February 01	N/A	Recreation became Calgary Recreation. The title was updated in the policy.
2024 June 18	CD2024-0272	Updated to current Council template. Key changes are related to updating definitions, defining scope and updating organizational structure.

9. REVIEW

Date of Policy Owner's Review	Description
2022 October 05	Arts & Culture review resulted in decision to amend Council Policy CSPS032.

SUMMARY OF FESTIVAL AND EVENT POLICY CHANGES

Highlights

- The scope of the policy was updated for what a festival or event is, and what is out of scope, including:
 - Partner-bid events
 - Film-friendly support
 - Specified protests
- Content specific to day-to-day operational activities was moved to the Management Framework.

Out-of-date procedures were corrected, including:

- Updated business unit to align with 2023 reorganization of City Administration.
- Changes to external advisory group – the Event Advisory Committee was replaced by the Cultural Leadership Council.

Edits to improve specificity and provide clarification for procedures that did not change:

- The Policy statement, including values.
- The name of the “Event Steering Committee” was updated to the “Corporate Event Steering Committee”.
- Definition for the “Festivals and Events Subsidy Program” (FESP).
- The definitions and procedures related to subsidy funding including what it will be used for and who qualifies to receive it.
- Fee schedule for Festivals and Events and its relation to the Corporate rates and fees schedule.
- Procedures for internal recovery of funds.
- Roles related to mitigating impacts to event sites.

Alignment to the Council-approved Eventful City Strategy:

- Guiding principles.

Content moved to the Management Framework:

- Appeals process.
- Service Standard Agreement.

Content added or deleted to align with the updated Council Policy Template (2023):

- Applicability (added).
- Purpose statement (updated).
- Background (deleted).

RATIONALE FOR FESTIVAL AND EVENT POLICY CHANGES

#	CURRENT FESTIVAL AND EVENT POLICY CSPS032	PROPOSED REVISIONS	ALIGNMENT TO INTENDED OUTCOMES & REASONING
1	Policy Title: Festival and Event Policy Policy Number: CSPS032 Report Number: CPS2010-07 Approved by: Council Effective Date: 2010 February 9 Business Unit: Calgary Recreation	Policy Title: Festival and Event Policy Policy Number: (City Clerk's will fill in) Report Number: CD2024-0272 Adopted by/Date: 2010 February 09 Effective Date: 2010 February 09 Last Amended: 2024 June 18 Policy Owner: Arts & Culture	Alignment to new Council Policy template Re. policy number – City Clerk's indicated a new policy number will be provided after Council's approval of the update. Re. policy owner – updated as per Administration reorganization.
2	BACKGROUND The City of Calgary has a long history of hosting festivals and events in sport, culture and entertainment.	<Deleted>	Alignment to new Council Policy template No background is to be included, as per the template.
3	Festivals and Events enhance the quality of life in Calgary and are an essential element in creating complete communities.	<Policy Statement> 1.1.1 The Policy aligns with The City's values for enhancing the quality of life by providing Calgarians and visitors with a vibrant place to live. It is achieved by being a vital ingredient in Calgary's ongoing development as an eventful city, as well as providing opportunities for people to enjoy an innovative, creative city through year-round art, sport, community and cultural festivals and events.	Improves specificity and provides clarification Alignment to Council-approved strategy Aligns with the Eventful City Strategy
4	These experiences are recognized to have significant value by citizens and visitors and are a vital ingredient in	<Policy Statement> 1.1.2 The Policy aligns with The City's values for	Improves specificity and provides clarification

	Calgary's on-going development as an active and creative city.	inclusive communities by investing and facilitating a spectrum of cultural events which are accessible to all Calgarians and provide outlets for creative expression. The policy provides opportunities for new, emerging and established events to thrive.	Alignment to Council-approved strategy Aligns with the Eventful City Strategy
5	City service support to events and festivals is part of core business for The City of Calgary. Events and festivals are integral to the implementation of many City initiatives.	<Deleted>	Eliminate extraneous or vague information.
6	This policy has been aligned with key City policies and priorities, including the Triple Bottom Line Policy, Fair Calgary principles, the Environmental Policy, the Civic Arts Policy, the Civic Sports Policy and the mandate of the Calgary Sport Tourism Authority.	<Moved to Management Framework>	Alignment to new Council Policy template No policy alignment section is included in the body of the document, as per the template.
7	PURPOSE This policy will contribute to fostering increased vibrancy in Calgary. Through this policy, The City of Calgary is committed to supporting: <ul style="list-style-type: none"> • an exciting and vibrant range of festivals and events; • our diverse cultural character and celebrating our living heritage; • the growth of volunteerism; • the growth of tourism; 	<Moved to Policy Statement> 1.1.3 The Policy supports Calgary's global reputation, which attracts tourism, new investment and new Calgarians. By supporting the delivery of year-round local festivals and events, while setting the stage to attract events of an international caliber. This includes City of Calgary investment in creative industries, strategic partners and civic infrastructure. It is also a driver of economic diversity, which enables a healthy creative and cultural sector.	Eliminate duplicated information. See also sections 1.1, 1.1.1 and 1.1.2 in the proposed updates. Eliminate extraneous or vague information. Re. the growth of volunteerism: this policy does not have direct impact to this benefit.

	<ul style="list-style-type: none"> • the attraction of businesses and workers interested in active communities; • safe communities. 		Improves specificity and provides clarification
8	<p>This policy provides a foundation for the effective development, management and resource allocation of services throughout The City of Calgary by:</p> <ul style="list-style-type: none"> • articulating a clear definition of Festivals and Events supported by The City of Calgary; • providing guiding principles that ensure consistent implementation of the policy across the corporation; • clarifying funding strategies; • outlining a management and approvals process for operations and services of events and festivals that involve two or more City business units; • providing a transparent and open system for evaluating, bidding and hosting major events involving The City of Calgary. 	<p>2. PURPOSE</p> <p>2.1 The Policy establishes a clear definition of Festivals and Events supported by The City of Calgary, as well as what activities are not considered a festival or event under this policy.</p> <p>2.2 The Policy establishes procedures for how The City of Calgary provides support to the organizers of publicly accessible festivals and events, including identifying which City of Calgary requirements are applicable.</p> <p>2.3 The Policy establishes procedures for a Festival and Event Subsidy Program (FESP). See also 3.8.</p> <p>2.4 The Policy establishes procedures for the reduction of financial barriers for event organizers who meet the definition under 5.1.3.</p> <p>2.5 The Policy does not establish procedures for evaluating, bidding and hosting “partner-bid events” for Calgary, and/or bids for events led by City Council or City Administration. The formal bid process is out of scope for The Policy. See also 3.11.</p>	Improves specificity and provides clarification
9	<p>Policy Statement</p> <p>The Festival and Event Policy serves as the guiding document to</p>	<p>1. POLICY STATEMENT</p> <p>1.1 The Festival and Event Policy (The Policy) provides a foundation for the effective</p>	Alignment to new Council Policy template

	<p>direct the management, maintenance and growth of vibrant Festivals and Events that provide maximum benefit for The City and its citizens.</p>	<p>development and management of festivals and events throughout Calgary. The Policy directs transparent allocation of City of Calgary resources and fosters the growth of vibrant and innovative festivals and events in Calgary.</p>	<p>Policy Statement moved to top of document.</p> <p>Improves specificity and provides clarification</p> <p>See also 1.1.1, 1.1.2, 1.1.3 for value statements.</p>
<p>10</p>	<p>This policy and the supporting management and approvals process will apply to the following definition of a Festival or Event:</p> <ul style="list-style-type: none"> a.) an organized gathering of people for primary purpose of supporting a community, cultural, recreational or sport experience within a limited period of time and available to the general public; b.) a parade of people, and or animals, and or vehicles which will travel in unison for the purpose of celebration; c.) a sport competition or recreational or cultural activity that is sanctioned by a recognized authority, such as City Council and/or its designated authority; d.) any such activity that would have a significant impact on public property, facilities and/or public safety; 	<p><Definitions section></p> <p>3.7 “Festival” or “Event” means an organized gathering of people for the primary purpose of supporting art, sport, community and/or cultural experience within a limited period of time, and which is available to the public.</p> <p>3.7.1 The definition of festival or event includes a parade of people and/or animals, and/or vehicles which will travel in unison for the purpose of celebration.</p> <p>3.7.2 To meet the definition of festival or event that must be approved through Arts & Culture as per this policy, a festival or event must (i) need the support and/or services from two or more City of Calgary business units, and/or (ii) have a significant impact on public property, public facilities and/or public safety that triggers a review by the Interdepartmental Event Team, such as any one of the following:</p> <p>(a) serving alcohol and/or cannabis on public land, if permitted under the policies provided by provincial legislation for Alberta Gaming, Liquor and Cannabis (unless the activity falls within</p>	<p>Alignment to Council-approved strategy</p> <p>Aligns with the Eventful City Strategy</p>

	<p>e.) any such activity that would involve the support and/or services of two or more Business Units of The City of Calgary.</p>	<p>exception conditions defined by The City of Calgary;</p> <p>(b) using fireworks or other types of pyrotechnic displays on public land (note that there may be restrictions or permissions required for using fireworks or other types of pyrotechnic displays on private land, but this is out of scope for this policy);</p> <p>(c) setting up one or more temporary occupiable structures (such as tents or stages) on public land that require a Building Permit (note that requirements or permissions needed for setting up temporary structures on private land, only apply if there is more than one business unit involved, otherwise they are out of scope for this policy), or</p> <p>(d) utilizing roadways or sidewalks on public land that triggers the need for a review by the Interdepartmental Event Team.</p> <p>3.7.2.1 If a festival or event organizer is unsure whether their proposed festival or event must be approved through Arts & Culture, it is recommended they follow the intake process described on The City's website (Calgary.ca) to obtain guidance.</p> <p>3.7.3 Activities which are out of scope for this policy include protests and/or demonstrations. For clarity, protests include specified protests as defined in Bylaw 17M2023.</p>	
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		<p>3.7.3.1 An activity meeting the definition for a festival or event may be evaluated to confirm if the festival or event actually held fell outside the scope of this policy. Such an event may be prevented from receiving support in the future, as outlined in The Policy. Refer to the Management Framework for details.</p> <p>3.7.4 Festival or event applications from organizations who are not in good standing with The City of Calgary will not be accepted by Arts & Culture, as per the escalation processes listed in the Management Framework. These applicants can request permits and services directly through impacted business units.</p> <p>3.7.5 Any conduct that is contradictory to the requirements for a festival or event approved through Arts & Culture may result in the event being asked to conclude their activities immediately and/or may be prevented from being an approved festival or event in the future.</p> <p>3.7.6 The following non-commercial, film-related activities are compliant with this policy: presentation of a film as part of the program of events, film production activities that are accessible and for the benefit of the public, filming of a festival or event where the filming is secondary to the production of a public festival or event, and hosting of a festival focused on film.</p> <p>3.7.6.1 Film industry movie and/or television productions and activities for commercial purposes are out of scope for The Policy.</p>	
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		<p>3.7.7 Activities which are out of scope for Arts & Culture’s approved festivals and events can still request services directly from other City of Calgary business units who will determine if permissions and/or permits are required.</p>	
<p>11</p>	<p>Guiding Principles</p> <p>The City of Calgary supports Festivals and Events through adherence to the following guiding principles:</p> <p>Value</p> <ul style="list-style-type: none"> - The City of Calgary recognizes the contribution made by Festivals and Events to the quality of life and in building complete communities. <p>Open and Transparent Evaluation Process</p> <ul style="list-style-type: none"> - The City of Calgary will participate in an Event Advisory Committee to evaluate, assess, measure and recommend eligible events and festivals for subsidized City of Calgary support and services to ensure equitable and respectful decisions for all involved parties. <p>Community Input and Engagement</p> <ul style="list-style-type: none"> - Membership of the Event Advisory Committee will consist of representatives from the Calgary Sports Council, Calgary Sport Tourism Authority, Federation of 	<p>5.6 Guiding Principles</p> <p>(a) The Policy aligns with the Guiding Principles developed as part of the Eventful City Strategy. See Schedule 1.</p> <p>6. SCHEDULE</p> <p>Schedule 1 - Guiding Principles from the Eventful City Strategy</p> <p>(a) Value: The City of Calgary recognizes the contributions festivals and events make to our quality of life and in building complete communities through socials, cultural and economic benefits.</p> <p>(b) Open and Transparent Evaluation Process: The City of Calgary will lead in developing event-friendly principles and processes to evaluate, assess, measure and support events and festivals. They will be guided by equitable and respectful decision-making.</p> <p>(c) Tracking and Reporting: The City of Calgary will work collaboratively to collect annual data to be evaluated against a comprehensive model of shared and aligned principles, policies and</p>	<p>Alignment to Council-approved strategy</p> <p>Aligns with the Eventful City Strategy</p>

<p>Calgary Business Improvement Zones, Tourism Calgary, Calgary Arts Development Authority, Calgary Economic Development and Administration.</p> <p>Responsibility - The City of Calgary will assume the responsibility for providing safe and as it determines, appropriate services, equipment, facilities and sites and will negotiate a Service Standard Agreement with each eligible event or festival to articulate the level of City services required to support these activities based on a technical review of all Festivals and Events by the Interdepartmental Event team on applications approved by the Event Advisory Committee.</p> <p>Sustainability - The City of Calgary, in collaboration with community partners, will develop, and be involved in implementing and updating a bi-annual community-wide strategic and business plan for the evolution and growth of Festivals and Events.</p> <p>Accessibility - Festival and Event opportunities will be accessible to all Calgarians regardless of their geographic location, affiliation and demographics. .</p>	<p>strategies to inform reports to Council and the community regarding key aspects of the industry. The City is committed to community consultation to monitor implementation, measure progress and commit to continuous improvement.</p> <p>(d) Accessibility and Inclusion: The City of Calgary will work to support an environment in which all people can participate in Calgary’s cultural, social and economic life through the festivals and events The City supports, regardless of a person’s geographic location, affiliation and demographics.</p> <p>(e) Economic and Environmental Sustainability and Resilience: The City of Calgary, in collaboration with community partners, will support events that meet community and Council priorities and provide tools and education for those who are seeking support in order to see ongoing innovation and resilience in the industry.</p>	
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	<p>Diversity of Opportunities</p> <ul style="list-style-type: none"> - Festivals and Events will be eligible to receive support and services whether they are local, international, new, emerging or established. 		
12	<p>PROCEDURES AND RESPONSIBILITIES</p> <p>Fee Schedule for Festivals and Events</p> <p>The City of Calgary will develop a fee schedule specifically for festivals and events:</p> <ul style="list-style-type: none"> • identify transactional service costs • establish rates for direct labour and material costs 	<p><Definitions section></p> <p>3.6 “Fee Schedule for Festivals and Events” means the list of user fees charged to Arts & Culture, by business units, for services provided to festival and event organizers. This may differ from the “Corporate rates and fees” schedule. See also 3.4, 3.16 and 5.1.7 and the Management Framework.</p> <p><Procedures section></p> <p>5.1.4 The City of Calgary will develop and maintain a fee schedule specifically for festivals and events which lists approved business unit expenses which qualify for internal recovery.</p>	<p>Improves specificity and provides clarification</p>
13	<p>Every attempt will be made to align this fee schedule with any policy for user fees as determined by The City of Calgary.</p>	<p><Definitions section></p> <p>3.4 “Corporate rates and fees” means the standard user fees City business units charge for services provided to the public. These rates may differ from the Fee Schedule for Festivals and Events. See also 3.6, 3.16 and 5.1.7, and the Management Framework.</p>	<p>Improves specificity and provides clarification</p>
14	<p>“Subsidy” or “subsidized support” as set out in this Policy means Council’s approved funding for festivals and events</p>	<p><Definitions section></p> <p>3.13 “Subsidized support” means the reduction or absorption of user fees for festival and event</p>	<p>Improves specificity and provides clarification</p>

	<p>of transactional and hard costs for services from The City of Calgary.</p>	<p>organizers who qualify. Subsidized support is reflected in the reduced amount of the invoice billed by Arts & Culture to festival and event organizers. See also 5.1.</p> <p>3.14 “Subsidy” means the difference between the user fees charged to Arts & Culture by business unit service providers and the charge to event organizers who qualify for subsidized support. See also 5.1.</p> <p>3.15 “Subsidy funding” means the budget dollars approved by Council used to reduce costs for festivals and events which qualify for subsidized support or grants. See also 5.1.</p> <p>3.16 “User fees” means the cost of City of Calgary services related to the delivery of festivals and events which are charged to festival and event organizers. Depending on the service, user fees may be standard, as found on the Corporate Rates and Fees list, or may be reduced for festival and event organizers by the originating business unit. This reduction will be shown on the Fee Schedule for Festivals and Events and is in addition to any FESP subsidies provided by the Arts & Culture division. See also 3.4 and 3.6 and the Management Framework.</p>	
<p>15</p>	<p>The subsidy program will be based on Council approved budget.</p>	<p>5. PROCEDURE</p> <p>5.1 “Subsidy funding” strategy</p> <p>5.1.1 The Festivals and Events Subsidy Program (FESP) receives operating funds from Council</p>	<p>Improves specificity and provides clarification</p>

		each year as a result of the four-year Service Plans and Budgets cycle.	
16	Festival and Event organizations that are recommended for subsidized support and services by the Event Advisory Committee and approved by The City of Calgary will not be charged these fees.	<p><Procedures section></p> <p>5.1.8 Festivals and Events which qualify for subsidized support will only be charged a portion of the standard service user fees.</p> <p>5.1.8.1 “Subsidized support” allocation process: the amount of subsidized support for each festival and event organizer who qualifies is dependent on Arts & Culture’s budget as approved by Council as per processes detailed in the Management Framework.</p>	Improves specificity and provides clarification
17	Festival and Event organizations that are not recommended for subsidized support and services by the Event Advisory Committee and approved by The City of Calgary will be charged all applicable fees.	<p><Procedures section></p> <p>5.1.9 Festivals and Events which do not qualify for subsidized support will be charged all applicable service fees, as per processes detailed in the Management Framework.</p> <p>5.1.9.1 Festivals and Events organizers who do not qualify for subsidized support can follow the appeal process.</p>	Improves specificity and provides clarification
18	Business Units that provide support and services to Festivals and Events will be encouraged to reschedule staff, wherever possible, to eliminate overtime to reduce costs.	<p><Procedures section></p> <p>5.1.5 City business units that provide services to festivals and events will attempt to minimize fees charged to festival and event organizers, where possible.</p>	Improves specificity and provides clarification
19	Costs that must be incurred to support Festivals and Events will be identified as eligible for internal recoveries from	<Procedures section>	Improves specificity and provides clarification

	<p>Calgary Recreation on an annual basis with a detailed submission of schedules.</p> <p>Transactional service costs (e.g., permits, licenses, inspections, foregone revenue) will be waived and are ineligible for internal recoveries.</p>	<p>5.1.6 Approved business unit expenses which qualify for internal recovery are listed on the Fee Schedule for Festivals and Events. Details are outlined in the Management Framework.</p> <p>5.1.7 Certain user fees listed in the Corporate Rates and Fees schedule (for services provided by business units to festival or event organizers who qualify for the Festival and Event Subsidy Program (FESP)) are ineligible for internal recoveries via Arts & Culture. These fees are considered to be “waived” or “absorbed” by the related business unit.</p> <p>(a) Business unit expenses which do not qualify for internal recovery as per 5.1.7 are detailed in the Management Framework. Examples include, but are not limited to, transactional fees (City processing fees which are not an additional cost to the business unit) including Parks and Open Spaces permitting fees, Street Use Permits, and City Administration fees, and Risk Management Fees.</p> <p>(b) The related business unit cannot charge waived/absorbed fees directly to the festivals and events organizers who qualify for subsidized support.</p>	
<p>20</p>	<p>Subsidy An Event Advisory Committee will evaluate, assess, measure and recommend eligible festivals and events, which are not under evaluation by the Calgary Sport Tourism Authority, for subsidized City of Calgary support and</p>	<p><See section 25, below.></p>	

	<p>services (rates as defined in the Eligible Events and festivals Fee Schedule described above) based on an Event Impact Model (Schedule 1).</p>		
21	<p>Service Standard Agreement Business Units involved in providing support and services will participate on an Interdepartmental Event Team (IET) for technical and tactical reviews of each Festival and Event application. Membership on this IET also includes Calgary Police Services, Alberta Health Services and Alberta Government Liquor Commission. Other external organizations may be brought to the IET for technical and tactical reviews, as necessary.</p> <p>Based on these reviews, a Service Standard Agreement will be negotiated with each Festival and Event organization summarizing all support and services provided by The City of Calgary.</p>	<p>5.2 Roles and responsibilities: festival and event organizers</p> <p>5.2.1 Organizers of festivals and events approved by The City of Calgary are required to enter into appropriate legal agreements with The City.</p>	<p>Improves specificity and provides clarification</p>
22	<p>MANAGEMENT FRAMEWORK Administration is responsible for developing a management framework that will contribute to the overall direction and priorities determined by Council and act as a blueprint for the implementation and administration of the Festivals and Events Policy.</p> <p>The management framework will clearly outline the subsidy mechanism, administrative processes and procedures, roles and responsibilities, lines of</p>	<p><Definitions section></p> <p>3.10 “Management Framework” means a document City Administration is responsible for developing that will contribute to the overall direction and priorities determined by Council and act as a blueprint for the implementation and administration of The Policy. The Management Framework will continue to evolve over time as practices, standards, administrative processes and outcome measures are developed and evaluated.</p>	<p>Updated to align with current state</p>

	<p>communication, accountability, defined outcomes and an appeals process (Schedule 2).</p> <p>The management framework will continue to evolve over time as practices, standards, administrative processes and outcome measures are developed and evaluated.</p>		
23	<p>Event Advisory Committee An advisory committee to Administration, it is responsible for the oversight of an annual open and transparent process to evaluate, assess and measure event and festival applications, and recommend eligible Festivals and Events for subsidized The City of Calgary support and services.</p> <p>In addition, the Event Advisory Committee will solicit two (2) Citizens at Large to join the Committee for a two-year term.</p>	<p><Definitions section></p> <p>3.5 “Cultural Leadership Council” (CLC) means an external advisory group to City Administration. The purpose of the CLC is to provide guidance and expertise on cultural development work at The City of Calgary to ensure diverse perspectives are represented and heard. The CLC is also a champion for the local cultural sector, to promote the advancement of arts and cultural plans, initiatives and strategies, along with the Cultural Plan for Calgary.</p>	Updated to align with current state
24	<p>Event Steering Committee A committee of Administration, led by the Director of Calgary Recreation, with representation by the Directors, or designates, of the main Business Units involved in providing services and support to Festivals and Events. It is responsible for the oversight and implementation of this policy throughout The City of Calgary.</p>	<p><Definitions section></p> <p>3.3 “Corporate Event Steering Committee” means a group within City Administration which provides oversight to The City of Calgary Festivals and Events process. The representation of the committee, as well as the related processes are detailed in the Management Framework.</p>	Day-to-day process moved to Management Framework

		<p><Procedures section: Roles and Responsibilities></p> <p>5.3.2 Corporate Event Steering Committee (CESC)</p> <p>(a) The Corporate Event Steering Committee is responsible to provide oversight to The City of Calgary Festival and Event process.</p>	
<p>25</p>	<p>Interdepartmental Event Team A committee of Administration, led by Calgary Recreation and its designated Division, will have representation by the technical staff of the main Business Units involved in providing services and support to Festivals and Events, including Calgary Police Services. It is responsible for providing a technical review of all Event and Festival event applications, as submitted via the Event Advisory Committee, to determine the type and level of services and support required for each Festival and Event, and providing schedules of those services for incorporation into the Service Standard Agreement</p>	<p><Definitions section></p> <p>3.9 “Interdepartmental Event Team” (IET) means a group of subject matter experts who are requested to provide services, approvals and/or support to festivals and events in Calgary. This includes business unit representatives in City Administration and external partners. See also 5.3.3.</p> <p><Procedures section: Roles and Responsibilities></p> <p>5.3.3 Interdepartmental Event Team</p> <p>(a) Business units and external partners involved in providing support and services to festivals and events must participate in an Interdepartmental Event Team (IET).</p> <p>(b) The IET will complete technical and tactical reviews of each festival and event application, as assigned. The reviews will determine the type and level of services and support required for each festival and event.</p>	<p>Improves specificity and provides clarification</p>

		<p>(c) The City of Calgary will assume the responsibility for providing or requiring appropriate services, equipment, facilities, safety requirements and sites for approved festivals and events which meet the definition in section 3.7.</p> <p>(d) The IET is responsible to determine if the event application does not meet the standards for appropriate use of City venues or assets.</p>	
<p>26</p>	<p>Calgary Recreation The Business Unit with the authority for implementation and execution of all elements of the policy.</p>	<p><Definitions section></p> <p>3.2 “Arts & Culture” means the division in the Partnerships business unit with the authority for the administration and implementation of all elements of The Policy.</p> <p><Definitions section></p> <p>3.12 “Partnerships” means the business unit with the authority for administration and implementation of all elements of The Policy.</p> <p><Procedures section></p> <p>5.3 Roles and responsibilities: City of Calgary</p> <p>5.3.1 Arts & Culture division, Partnerships business unit</p> <p>(a) Arts & Culture is the policy owner responsible for The Policy.</p>	<p>Updated to reflect new corporate alignment</p>

		<p>(b) Arts & Culture is responsible to lead the management of festivals and events as defined within this policy for The City of Calgary.</p> <p>(c) Arts & Culture is responsible to develop the “Fee Schedule for Festivals and Events.”</p> <p>(d) Arts & Culture is responsible to develop and maintain the Management Framework.</p> <p>(e) The Cultural Leadership Council (CLC) provides guidance and expertise to Arts & Culture, including the implementation of The Policy and Management Framework. The CLC is responsible to ensure diverse perspectives are represented and heard.</p>	
27	<p>Appeals Committee An Appeals Committee will be formed, as required, and will consist of two representatives of the Event Advisory Committee and two representatives of the Event Steering Committee, of which one representative will be the Director of Calgary Recreation. Representatives from the Business Units that may be involved in an appeal will be invited to participate in the process as non-voting members. The decisions of this committee will be deemed final.</p>	<p><Definitions section></p> <p>3. DEFINITIONS</p> <p>3.1 “Appeal process” means a method for an organization to have a second assessment for event approvals and/or financial support. Details are outlined in the Management Framework.</p>	<p>Day-to-day process moved to Management Framework</p>
28	<p>Calgary Sport Tourism Authority The Calgary Sport Tourism Authority has a mandate from City Council to actively win and attract major sporting events that benefit tourism, sport, economic</p>	<p><Definitions section></p> <p>3.11 “Partner-bid events” means events that were successfully awarded to Calgary through a formal bid process. See also 2.5.</p>	<p>Updated to align with current state</p>

	development and community vitality. The organization instils a high level of professionalism and due diligence in the evaluation, investment and bidding process of major sport events for The City of Calgary. The Calgary Sport Tourism Authority is recognized as such within the context of this Policy.		
29	<p>Statement of Cooperation on Bid Opportunities</p> <p>The Event Advisory Committee and the Calgary Sport Tourism Authority will share information relating to hosting and/or bidding on all event opportunities during the bid process to ensure alignment of resources, integrate calendars and alignment with any other plans and policies.</p> <p>The Event Advisory Committee, the Calgary Sport Tourism Authority, City Council and Administration will avoid duplication of efforts and will make every attempt to align festival and event bids.</p>	<Deleted>	Correct out-of-date procedures
30	Schedule 1 - Festival and Event Impact	<Moved to the Management Framework>	
31	Schedule 2 – Festival and Event Management Framework	<Moved to the Management Framework>	
32	<Missing from existing policy>	<p><Definitions section></p> <p>3.8 “Festivals and Events Subsidy Program” (FESP) means the City Administration program,</p>	Improves specificity and provides clarification

		led by Arts & Culture, which ensures the reduction of City of Calgary financial barriers for event organizers to support a thriving festival and event industry. See also 5.1.	
33	<Missing from existing policy>	<p>4. APPLICABILITY</p> <p>4.1 The Policy applies to:</p> <p>(a) City departments and business units who provide support or services for festivals and events. See also 3.7;</p> <p>(b) all City departments and business units who could impact the efficient delivery of festivals and events in Calgary, including business units who could impact event sites, event infrastructure and/or access to event sites. See also 5.3.3;</p> <p>(c) all festival and event organizers who meet the definition in 3.7. See also 3.7.7.</p>	Alignment to new Council Policy template
34	<Missing from existing policy>	<p><“Subsidy funding” strategy></p> <p>5.1.2 Subsidy funding will be used to cover costs related to the following:</p> <p>(a) Internal recoveries for business unit expenses specific to supporting City-approved festivals and events which qualify for subsidy. See 5.1.7 for exclusions.</p> <p>(b) Grants that support the festival and event industry.</p>	Improves specificity and provides clarification
35	<Missing from existing policy>	<“Subsidy funding” strategy>	Improves specificity and provides clarification

		5.1.3 Recipients who qualify for FESP financial support include event organizers who are registered not-for-profits, charitable organizations, or business improvement areas.	
36	<Missing from existing policy>	<p><Procedures section: Roles and Responsibilities></p> <p>5.3.4 City departments and business units who could impact event sites, event infrastructure and/or access to event sites</p> <p>(a) The City of Calgary will mitigate impacts that corporate projects or service changes have on event sites, infrastructure and/or access.</p> <p>(b) Mitigating impacts to festivals and events will be incorporated into the corporate planning of service changes or capital projects. Arts & Culture will be included as an audience engaged in the planning phase.</p> <p>(c) When impacts to festivals and events cannot be (or were not) mitigated, related costs will be the responsibility of the business unit initiating the impacts, or a cost-sharing plan will be negotiated with Arts & Culture.</p>	Improves specificity and provides clarification
37	<Missing from existing policy>	<p><Procedures section></p> <p>5.7 Management Framework. A Management Framework:</p> <p>(a) will be developed and stewarded by City Administration;</p>	Alignment to new Council Policy template

		<p>(b) provides a list of current priorities for City Administration’s role in festivals and events;</p> <p>(c) provides a list of guiding documents;</p> <p>(d) outlines day-to-day processes and procedures;</p> <p>(e) outlines process for “Open and Transparent Evaluation Process,” as defined in Schedule 1</p> <p>(f) will be reviewed, at minimum, each time The Policy is reviewed.</p>										
38	<Missing from existing policy>	<p>8. <u>AMENDMENTS</u></p> <table border="1"> <thead> <tr> <th>Date of Council Decision</th> <th>Report/By-Law</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>2016 February 01</td> <td>N/A</td> <td>Recreation became Calgary Recreation. The title was updated in the policy.</td> </tr> <tr> <td>2024 June 18</td> <td>CD2024-0272</td> <td>Updated to current Council template. Key changes are related to updating definitions, defining scope and updating organizational structure.</td> </tr> </tbody> </table>	Date of Council Decision	Report/By-Law	Description	2016 February 01	N/A	Recreation became Calgary Recreation. The title was updated in the policy.	2024 June 18	CD2024-0272	Updated to current Council template. Key changes are related to updating definitions, defining scope and updating organizational structure.	Alignment to new Council Policy template
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39	<Missing from existing policy>	<p>9. <u>REVIEW</u></p> <table border="1"> <thead> <tr> <th>Date of Policy Owner’s Review</th> <th>Description</th> </tr> </thead> <tbody> </tbody> </table>	Date of Policy Owner’s Review	Description	Alignment to new Council Policy template							
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		2022 October 05	Arts & Culture review resulted in decision to amend Council Policy CSPS032.	
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Festival and Event Policy Update

CD2024-0272

2024 May 22

Recommendation

That the Community Development Committee recommend that Council approve the updated Festival and Event Policy (Attachment 2).





Background



Value of Festivals & Events in Calgary



**Vibrant place
to live**



**Inclusive &
equitable**



**Global
reputation**

Proposed Policy Update Highlights

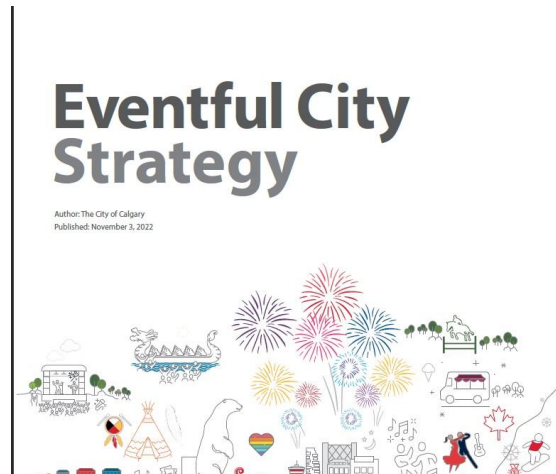
Governance



Definitions



Guiding Principles



What we heard



Recommendation

That the Community Development Committee recommend that Council approve the updated Festival and Event Policy (Attachment 2).



Clerks Note to
Regular Meeting of Council
2024 June 18

ISC: UNRESTRICTED
CD2024-0677

RE: Regulatory Interventions and Municipally Owned Utilities, CD2024-0677

RECOMMENDATION OF THE COMMUNITY DEVELOPMENT COMMITTEE, 2024 MAY 22:

That Council:

1. Adopt the policy position recommended in Confidential Attachment 2 regarding The City of Calgary's participation in Alberta Utilities Commission proceedings;
2. Direct that the Confidential Report, Confidential Attachments, and Closed Meeting discussions be held confidential pursuant to Section 24 (Advice from officials) of the *Freedom of Information and Protection of Privacy Act*, to be reviewed no later than 2028 April 30; and
3. Direct that, notwithstanding Recommendation 2, Confidential Attachment 2 be released publicly on 2024 June 30.

Opposition to Recommendations: Councillor McLean, Councillor Chabot, and Councillor Dhaliwal

Attachments:

1. Confidential Report and Attachments

Financial Reserves Audit

PURPOSE

The purpose of this report is to communicate the outcome of the Financial Reserves Audit, including Administration’s response and corrective actions.

PREVIOUS COUNCIL DIRECTION

Bylaw 30M2004 (as amended) established the position of City Auditor and the powers, duties, and functions of the position. In accordance with Bylaw 30M2004 (as amended), the City Auditor reports the outcome of all audits to the Audit Committee (including Administration’s response and corrective actions to be taken in regard to specific recommendations). The City Auditor is accountable to Council and subject to the oversight of Audit Committee under Bylaw 33M2020.

RECOMMENDATIONS

That the Audit Committee:

1. Receive this report for the Corporate Record; and
2. Recommend that Council receive this report for the Corporate Record.

RECOMMENDATION OF THE AUDIT COMMITTEE, 2024 MAY 23:

That Council receive this report for the Corporate Record.

HIGHLIGHTS

- What does this mean to Calgarians? The City Auditor’s Office provides independent and objective audit assurance services to add value to The City of Calgary and enhance public trust.
- Why does it matter? Reserves are used to accumulate funds over time to replace capital assets, and to provide a measure of financial flexibility to react to budget shortfalls or the financial impact of significant unexpected issues. Effective reserve management and alignment with best practices mitigate the risk reserves are overfunded or underfunded, and reserve transactions are not consistent with reserve purpose, conditions/restrictions, and City of Calgary reserves policies and procedures.

RISK

Recommendations in this audit report support Administration in their on-going mitigation activities related to the Financial Sustainability Principal Corporate Risk.

ATTACHMENT

1. Financial Reserves Audit

**City Auditor's Report to
Audit Committee
2024 May 23**

**ISC: UNRESTRICTED
AC2024-0569
Page 2 of 2**

Financial Reserves Audit

DEPARTMENT CIRCULATION

Name	Title, Department or Business Unit	Approve/Consult/Inform
Liz Ormsby	City Auditor	Approve
David Duckworth	Chief Administrative Officer	Inform
Carla Male	Chief Financial Officer	Inform
Les Tochor	City Treasurer, Deputy Chief Financial Officer	Inform
Aaron Brown	Deputy Director, Corporate Finance	Inform
Todd Rathie	Finance Manager, Corporate Financial Reporting	Inform

Author: Jasdeep Sekhon, Senior Auditor, City Auditor's Office

City Clerks: J. Booth / B. Dufault



Calgary

City Auditor's Office

Financial Reserves Audit

April 25, 2024



Table of Contents

Audit Objective	2
Why it Matters	2
What We Concluded	2
Background	3
Scope & Approach.....	4
Results	4
Observations & Recommendations	9
Acknowledgements	12

Audit Objective

The objective of this audit was to assess the effectiveness of the management of The City of Calgary's (The City's) financial reserves. The objective was achieved by reviewing the design and operating effectiveness of the processes and controls that mitigate key risks that could impact the achievement of The City's reserve objectives.

Why it Matters

Reserves are used to accumulate funds over time to replace capital assets, and to provide a measure of financial flexibility to react to budget shortfalls or the financial impact of significant unexpected issues. The City had 50 reserves totaling \$4 billion on December 31, 2022 (2021: \$3.5 billion).

Effective reserve management and alignment with best practices mitigate the risk:

- Reserve balances are not adequate (underfunded) to respond to shortfalls and unanticipated/uncontrollable events.
- The City collects tax revenues in excess of service delivery costs while reserve balances are not used (overfunded).
- Reserve transactions are not consistent with reserve purpose, conditions, and City policies.

What We Concluded

Key processes and controls established to manage financial reserves are designed and operating effectively.

Finance has established a framework of governance structures, processes, and controls to support effective management of reserves. The Triennial Reserve Review (TRR) conducts a review of every active reserve at least once every three years, to ensure their proper management, ascertain if reserve activities align with terms and conditions, and determine if reserves are still necessary in their current configuration. Furthermore, the Administrative Review Committee (ARC) offers oversight by questioning appropriateness of reserve target balances, proposing the closure of reserves no longer needed in their current state, and presenting recommendations from the TRR report to the Executive Committee and Council.

We reviewed a sample of five reserves to assess the effectiveness of key processes and a sub sample of reserve transactions to assess adherence to authorizing documents. Testing results indicated key processes were designed and operating effectively, and sampled reserve transactions complied with reserve purposes, conditions/restrictions, and City reserves policies and procedures.

We raised two recommendations to better align City reserves policies and processes to best practice guidance from the Government Finance Officers Association (GFOA), which will help mitigate the risk of overfunded/underfunded reserve balances, and one recommendation to better define reserve type to support consistent practice.

Finance has agreed with our recommendations with plans to implement by December 31, 2027.

Background

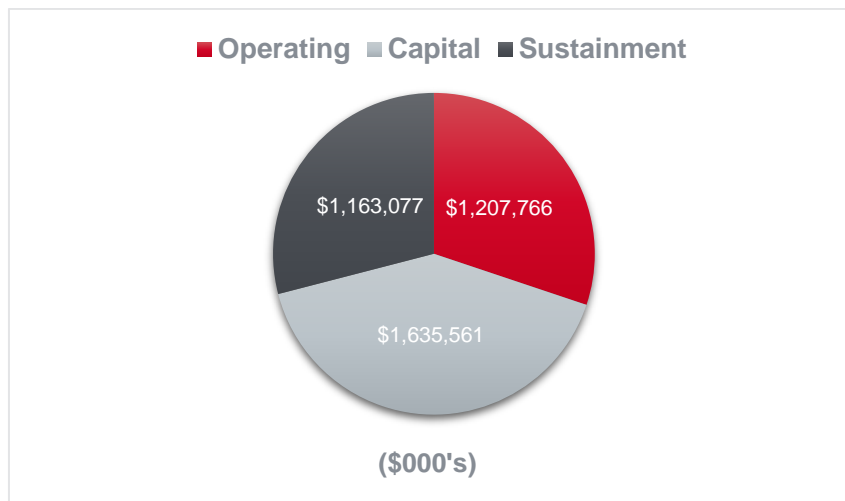
There is a comprehensive framework to manage The City's reserves, including Council Reserves Policy (CFO013) (Reserves Policy), which includes the creation, amendment and closure of all reserves. Administration Policy on Financial Reserves FA-050 (B) (Financial Reserves Policy) establishes further guidelines and criteria for financial reserves and defines the roles and responsibilities of all parties associated with administering financial reserves, which includes Procedures for Financial Reserves.

Finance presents an Annual Reserves Report to the Executive Committee containing detailed financial information on each reserve, including reserve terms and financial details. The Corporate Financial Reporting group within Finance is responsible for ensuring the reserve balances are accurately reported in The City's Annual Reserves Report.

Council mandated a triennial review process for every active reserve. The purpose of the triennial reserve review (TRR) is to ensure reserves are managed in accordance with each reserve's purpose, conditions and/or restrictions and assess if the reserve is still required in its current form.

The Administrative Review Committee (ARC) oversees the TRR and provides an annual report on the results of the TRR to the Executive Committee along with any recommendations derived from the review to Council for approval.

The City's reserves totalled \$4 billion and consisted of operating¹, capital², and sustainment³ reserves on December 31, 2022. The following illustration provides a breakdown of each reserve category based on dollar amounts.



¹ Operating reserves fund operating expenditures for one-time projects, pilot programs, to stabilize operating budgets for unanticipated fluctuations in revenues or expenditures, to comply with a contractual agreement, or for contingency funds for operational emergencies.

² Capital reserves fund approved capital programs, projects and expenditures.

³ Sustainment reserves fund both operating and capital expenditures for self-sustaining activities.

Scope & Approach

The scope of the audit included financial reserve activities from January 1, 2022, to December 31, 2022. The City's investment program, Council's Investment & Governance Policy and the Service Plans and Budgets process⁴ were out of scope.

Our audit approach included interviewing Financial Leads and Finance Managers/Reserve Owners and examining reserve policies and procedures, and supporting documentation, including reserve binders (e.g. authorizing documents, templates and forecasts). We reviewed a sample of reserves and their associated reserve activities to assess compliance with reserves policies and procedures and reserve purpose conditions/restrictions and assessed the design and operating effectiveness of the following processes to manage reserves:

- Key processes outlined in Procedures for Financial Reserves;
- Identifying and monitoring committed balances;
- Developing forecasts/long range plans;
- Establishing minimum/maximum and target balances;
- Developing action plans to return over/under funded reserves back to compliance;
- TRR follow-up; and
- ARC oversight.

We reviewed the GFOA⁵ guidance against The City's financial reserve management practices/policies to identify opportunities to better manage risk and get the best value from reserve strategies.

Results

To assess the design and operating effectiveness of financial reserve management processes and controls outlined under the audit objective, we selected a sample of five reserves from the 2022 Annual Reserve Report totaling \$2.2 billion (55% of total reserve balance):

- Fiscal Stability and Operating Budget Savings Account Merged (FSR/BSA): \$1.1 billion, Operating;
- Community Investment: \$130 million, Capital;
- Reserve For Future Capital and Lifecycle Maintenance and Upgrade Merged (RFC/LMUR): \$792 million, Capital;
- Business License Sustainment: \$10 million, Sustainment; and
- Utility Sustainment Reserve: \$200 million, Sustainment.

Results of our audit work are presented in the sections below.

Key Processes

We determined key processes outlined in Procedures for Financial Reserves were designed and operating effectively. We reviewed the following and noted no exceptions:

⁴ The City is refining The Service Plans and Budgets process, which could impact contributions to reserves (e.g. tax supported operating surplus is contributed to the Fiscal Stability and Operating Budget Savings Account Reserve Merged).

⁵ Financial Policies and Reserve Policy Template and paper: "Should we Rethink Reserves?"

-
- 2022 Year End Reserves Checklists and Reserve Templates to verify they were completed and signed by Operational and Financial Leads;
 - Year-end reconciliations and corresponding supporting documentation to verify they were prepared, and amounts reconciled to the Annual Reserve Report Template; and
 - Annual Reserve Report Templates to verify they were signed by Operational and Financial Leads and reconciled to the 2022 Annual Reserve Report.

We selected a sample of reserve transactions to evaluate compliance with authorizing documents, reserve purposes/restrictions, and City reserves policies. We leveraged testing conducted during the 2023 TRR for the FSR/BSA sample to avoid duplication of effort. Overall, the reserve transactions were in accordance with reserve authorizing documents/reserve terms and conditions and policies.

During our review of the year-end reconciliation for the LMUR, we noted annual transfers to the Public Arts reserve met conditions/terms of the reserve. However there was no formal approval obtained from the Executive Leadership Team (ELT). The exception was also identified in the 2023 TRR Report with a recommendation to ensure proper approvals for the annual reserve funding moving forward.

The Financial Leads are responsible for preparing and managing reserve binders, which house crucial reserve documents including authorization, checklists, reconciliations, and more. We observed that certain reserve binders were a mix of paper and electronic formats, complicating document retrieval. The issue was identified in the 2022 TRR with a recommendation to transition reserve binders to electronic format by the end of 2024.

Commitments

The City's committed reserve balance was \$2.35 billion as of December 31, 2022. These commitments encompass various types such as Council approved budgeted reserve inflows/outflows for the 2023-2026 budget cycle, capital projects, balance conditions and restrictions (e.g. FSR restricted minimum of 5% of The City's tax-supported gross expenditures net of recoveries) and external commitments.

Based on our sample of five reserves and review of supporting documentation, the process to monitor and report on commitments is designed and operating effectively. Financial Leads tracked commitment activity and performed reconciliations, which agreed to balances in the Annual Reserve Report.

We also selected a sub-sample of commitments from reconciliations and confirmed they were approved by Council, where applicable, and consistent with authorizing documents.

Forecasts/Plans

The GFOA advocates for local governments to engage in long-term forecasting to ensure alignment of financial resources with strategic goals and to anticipate future financial challenges. Similarly, the Procedures for Financial Reserves emphasize the importance of preparing long-range plans for reserve contributions and expenditures.

Upon reviewing the long-range planning for the five samples selected, all five reserves sampled had completed long-range plans. However, the long-range plan for the FSR/BSA reserve was included in the Year-end Checklist under Related Budget Activity with an explanation rather than under the long-range plan section. We shared an opportunity to align the terminology in reserves policies and procedures with checklists and templates.

Over/Underfunded

According to Administration's Procedures for Financial Reserves, the Chief Financial Officer is provided with an annual exception report listing all reserves that are non-compliant with their approved minimum and maximum balances, including action plans to bring the reserves to compliance. The Chief Financial Officer and the Chief Administrative Officer review the action plans, which are reported to the Executive Committee and Council as part of the Annual Reserves Report. The 2022 exception report did not contain any non-compliant reserves related to minimum and maximum balances. There were no instances of reserves not complying with their maximum/minimum reserve balances in the 2022 Annual Reserve Report.

Of the five reserves sampled, one had a minimum and target balance (FSR/BSA), and two had target balances only (RFC portion of RFC/LMUR and Utility Sustainment). We reviewed the calculations over minimum and target balances and noted target and minimum balances complied with their respective reserve authorizing documents/conditions and the FSR/BSA reserve was above minimum target.

Targets (Min./Max.)

In addition to our sample testing for over/underfunded reserves, we reviewed the 2022 Annual Reserve Report with a focus on cash flow and contingency reserves and noted a mix of reserve practices when it came to establishing reserve minimum and maximum targets. The Reserves Policy does not require minimum and maximum reserve target balances. Section 1.1 of the Reserves Policy indicates the report to request a new reserve should include minimum and maximum target balances for the reserve (if applicable). The Reserves Policy does not state if/when a reserve should have minimum and maximum target balances.

The GFOA recommends developing a comprehensive reserve policy that addresses reserve balances and includes minimum and maximum targets. Setting a minimum target will allow The City to respond effectively to shortfalls and unanticipated events, while establishing a maximum target ensures that excess reserve balances can be used to positively impact service delivery by being transferred to some other purpose. Since the appropriate target range for a reserve can vary depending on specific reserve purposes, conditions, and risks, the GFOA recommends performing a detailed analysis of potential risks and impact on reserves to establish target reserve levels. Where possible, the risk assessment should include quantifying the risks and forecasts of future reserve contributions and expenditures. GFAO best practice suggests reserve policies should include developing a plan to bring reserve balances to the desired amount where minimum targets are not maintained, and provisions to spend excess reserves where maximum targets are exceeded.

We recommended an update to the Reserves and Financial Reserves Policies and a risk-based analysis of current reserves (recommendations 1 and 2), which will provide an opportunity to better manage risk and get the best value from reserve strategies as outlined in GFAO Best Practices. These recommendations can be incorporated into current reviews underway such as the strategic review of the FSR/BSA and the RFC/LMUR reserves, and TRR follow-up recommendations to analyze targets for several reserves (e.g. Planning & Development Sustainment, Snow and Ice Control and 911 Communications Centre Capital Financing).

Reserve Classification

Reserve types are categorized in the Annual Reserve Report as Contingency, Cashflow, Endowment and Legislative/Contractual Requirement reserves, with the majority of reserves classified as Contingency, and Cashflow. The Reserves Policy does not define or provide guidance on determining the type of reserve (recommendation 3). Clearly defining reserve types by distinguishing between Cashflow and Contingency in the Reserves and Financial Reserves Policies, supports consistency when creating and amending reserves and will facilitate the risk-based approach to developing target reserve ranges and strategic decision making related to specific reserve types.

TRR Follow-up

Every active reserve is reviewed at least once every three years through the TRR. The ARC may make a recommendation to follow-up on reserves in a future TRR where Reserve Owners require additional time to assess potential revisions.

The 2022 TRR included a list of reserves to be followed up in subsequent years due to ongoing strategic analysis. We determined the follow up process was designed effectively. However, we could not assess operating effectiveness as there were no follow-ups in 2022 due to the suspension of the TRR in 2020 and 2021.

ARC Oversight

The ARC oversees the TRR and provides a report to the Executive Committee and Council. The report includes a summary of findings, any applicable recommendations, and follow-up of the previous year's review recommendations. The ARC is comprised of the Chief Financial Officer, two Finance Managers, one General Manager and one Business Unit Director.

We confirmed the ARC met eight times in 2022 and meetings were minuted. We reviewed a sample of two meeting minutes to assess if action was taken based on the findings presented at the meeting from the TRR finance group. Based on our review, we determined the ARC was fulfilling its governance role by:

- Approving the reserves to be included in 2023 TRR;
- Discussing and evaluating reserves stated purposes and relevance to ensure alignment with current organizational goals and needs;
- Questioning the appropriateness of reserve target balances, which is crucial for financial health and strategic alignment;
- Recommending closing a reserve that was no longer required in its current form; and

- Bringing forward meeting recommendations to Executive Committee and Council in the TRR Report, including the 2023 TRR reserves and follow-ups.

Guidance on the ARC in the Reserve Policies and the Financial Reserve Procedures was designed effectively. However, we noted the reserves policies did not define term limits for committee members. We shared an opportunity with Finance to consider setting minimum/maximum term limits for General Managers and Directors. When reviewing term limits consideration should be given to terms that allow for both continuity and renewal within the committee.

Observations & Recommendations

#1: Minimum and maximum target balances	
OBSERVATION	RECOMMENDATION
<p>The Reserves Policy and the Financial Reserves Policy do not require minimum and maximum reserve target balances. In Section 1.1, the Reserves Policy indicates the report to request a new reserve should include minimum and maximum target balances for the reserve (if applicable). The Reserves Policy does not state if/when a reserve should have minimum and maximum target balances.</p> <p>The Reserves Policy provides guidance in Subsection 1.3.4 on over and underfunding and developing an action plan when a reserve does not maintain its minimum target balance or exceeds its maximum target balance. However, there is no guidance indicating over and underfunding is based on uncommitted balances.</p> <p>We noted inconsistent reserve practices when it came to establishing reserve minimum and maximum targets. Of the five reserves sampled, only one (FSR/BSA) had a minimum target, which we verified was maintained. None of the reserves sampled had a maximum target. Three reserves had target balances in authorizing documents, which were not described as maximum targets. We noted there was no action plan developed for the Utility Sustainment Reserve or the RFC/LMUR when the target balances were exceeded since the targets were not maximum targets. Inquiry with Reserve Owners indicated they were unclear on expectations to establish reserve minimum and maximum targets.</p> <p>In addition, based on a review of the 2022 Annual Reserve Report (AC2023-0830 ATTACHMENT 1) focused on Cash Flow and Contingency Reserves⁶, there is a mix of practices across the 40 reserves categorized as Operating, Capital, and Sustainment:</p> <ul style="list-style-type: none"> • Two reserves had a minimum and maximum target balance⁷; • One had only a minimum target; • Six had only a maximum target; • Five had a target; and • The remaining 26 had no minimum or maximum target and no target. 	<p>1. The Chief Financial Officer update the Reserves and Financial Reserves Policies and supporting procedures to include:</p> <ul style="list-style-type: none"> • Using a risk-based approach to determine target reserve ranges with minimum and maximum targets where required; • Documenting rationale if a reserve does not require a minimum and maximum target; and • Clarifying calculation of over and underfunding based on uncommitted balances. <p>MANAGEMENT RESPONSE Agreed.</p> <p>ACTION PLAN Reserves are part of the long-term fiscal strategy at The City and are used for a variety of purposes: to accumulate funds over time to replace capital assets, to provide a measure of financial flexibility to react to budget shortfalls and to manage the financial impact of significant unexpected issues in a timely manner. The City has a balanced approach to the planning and use of reserves and has an established policy framework in place for guiding the responsible stewardship of reserves.</p> <p>The Reserves and Financial Reserves Policies will be updated to include details around minimum, maximum and target balance for certain reserves where required, and calculations of over and underfunding based on uncommitted balances as a part of continuous improvement to ensure that policy aligns with best practices.</p>

⁶ Endowment and Legislated reserves are not expected to maintain specific minimum and maximum target balances.

⁷ One of these was a combined Cash Flow and Legislated reserve.

In their paper "Should We Rethink Reserves" the GFOA provides opportunities for local governments to better manage risk and get the best value from reserve strategies. The GFOA recommends developing a comprehensive reserve policy that addresses reserve balances and includes minimum and maximum targets. Setting a minimum target will allow the City to respond effectively to shortfalls and unanticipated events, while establishing a maximum target ensures that excess reserve balances can be used to positively impact service delivery by being transferred to some other purpose. Since the appropriate target range for a reserve can vary depending on specific reserve purposes, conditions, and risks, the GFOA recommends performing a detailed analysis of potential risks and impact on reserves to establish target reserve levels. Where possible, the risk assessment should include quantifying the risks.

The Reserves and Financial Reserves Policies are currently being reviewed and updated and will include these updates.

LEAD

Chief Financial Officer

SUPPORTED BY

Director of Finance/Deputy Chief Financial Officer, Deputy Director Corporate Finance, and Manager, Corporate Financial Reporting.

COMMITMENT DATE

December 31, 2024

2. The Chief Financial Officer conduct a risk-based reserve analysis of current reserves to determine whether a target range with minimum and maximum targets for each reserve is required that aligns to GFOA guidance.

MANAGEMENT RESPONSE

Agreed.

ACTION PLAN

Setting risk-based minimum and maximum target ranges for reserves aligns with the GFOA guidance and allows The City to be agile when responding to dynamic operating and capital needs. The GFOA guidance does not take into consideration all types of reserves, therefore there are some reserves for which a target range would not be applicable such as a legislated reserve, causing challenges to align all reserves with the GFOA guidance.

Administration will analyze the current reserves to determine which reserves are in scope for the recommendation. Operational Leads with support from the Financial Leads will perform an analysis of their business and the associated reserve to determine an appropriate minimum and maximum target range (Phase 1). These proposed changes will be reviewed by the Administrative Review Committee through the Triennial Reserve Review Process with all reserve changes requiring council approval (Phase 2).

	<p>LEAD Chief Financial Officer</p> <p>SUPPORTED BY Director of Finance/Deputy Chief Financial Officer, Deputy Director Corporate Finance, Manager, Corporate Financial Reporting, and all reserve operational and financial leads.</p> <p>COMMITMENT DATES June 30, 2025 (Phase 1), December 31, 2027 (Phase 2).</p>
<p>#2: Defining Reserve Types</p>	
<p>OBSERVATION</p> <p>Reserve types are categorized in the Annual Reserve Report as Contingency, Cashflow, Endowment and Legislative/Contractual Requirement reserves, with the majority of reserves classified as Contingency⁸, and Cashflow⁹. The Reserves Policy does not define or provide guidance on determining the type of reserve.</p> <p>We reviewed the Utility Sustainment Reserve in our sample testing and noted the reserve was categorized as a Cashflow/Contingency reserve. The authorizing documents indicated the purpose was to provide cash flow to fund minor fluctuations in both operating and capital expenditures to mitigate the risk of revenue shortfalls, which is consistent with the definition of a cash flow reserve in the Annual Reserve Report. However, the terms cashflow and contingency were both used to describe minor fluctuations. For example, the purpose was also described as providing a contingency fund to weather minor revenue fluctuations.</p> <p>We noted the authorizing documents for the FSR indicated it was a contingency reserve to handle unexpected events (e.g. natural disaster) or circumstances (e.g. drop investment income) with significant financial impacts. The definition in the Annual Reserve Report does not address the impact of the unexpected event (e.g. significant/minor).</p> <p>Clearly defining reserve types by distinguishing between Cashflow and Contingency in the Reserve Policy supports consistency, which will facilitate the risk-based approach to</p>	<p>RECOMMENDATION</p> <p>3. The Chief Financial Officer update the Reserves and Financial Reserves Policies to define the reserve types.</p> <p>MANAGEMENT RESPONSE Agreed.</p> <p>ACTION PLAN Enhancements to the 2018 Reserves and Long-term Liabilities report were made at the request of the previous Priorities and Finance Committee (now Executive Committee) to provide additional clarity and transparency in the presentation of the report. These enhancements included defined terms which will be reflected in the Reserves and Financial Reserves Policies and supporting procedures.</p> <p>The Reserves and Financial Reserves Policies and the supporting procedures are currently being reviewed and updated and will include updates to definitions.</p> <p>LEAD Chief Financial Officer</p> <p>SUPPORTED BY</p>

⁸ C- Contingency Reserve: A reserve to fund approved actions during an unexpected event. Reserve is not expected to have a budget but will generally have conditions as to adequacy of balances.

⁹ CF- Cashflow Reserve: A reserve to fund planned future actions with the purpose of smoothing cash demands. These reserves will generally have a budget for expenditures.

developing target reserve ranges and strategic decision making related to specific reserve types. For example, developing strategies to centralize contingency reserves into the FSR/BSA reserve, which is the largest contingency reserve with an uncommitted balance exceeding \$1B as of 2022.	Director of Finance/Deputy Chief Financial Officer, Deputy Director Corporate Finance, and Manager, Corporate Financial Reporting. COMMITMENT DATE December 31, 2024
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Acknowledgements

The City Auditor's Office conducts projects, including this audit, in conformance with the International Standards for the Professional Practice of Internal Auditing.

The City Auditor's Office would like to thank staff from Finance for their cooperation and support during this audit.

Streetlights Maintenance and Repair Operations Audit

PURPOSE

The purpose of this report is to communicate the outcome of the Streetlights Maintenance and Repair Operations Audit, including Administration's response and corrective actions.

PREVIOUS COUNCIL DIRECTION

Bylaw 30M2004 (as amended) established the position of City Auditor and the powers, duties, and functions of the position. In accordance with Bylaw 30M2004 (as amended), the City Auditor reports the outcome of all audits to the Audit Committee (including Administration's response and corrective actions to be taken in regard to specific recommendations). The City Auditor is accountable to Council and subject to the oversight of Audit Committee under Bylaw 33M2020.

RECOMMENDATIONS

That the Audit Committee:

1. Receive this report for the Corporate Record; and
2. Recommend that Council receive this report for the Corporate Record.

RECOMMENDATION OF THE AUDIT COMMITTEE, 2024 MAY 23:

That Council receive this report for the Corporate Record.

Excerpt from the Minutes of the Audit Committee, held 2024 May 23:

"A presentation entitled "Street Lighting Maintenance & Repair Operations Audit" was distributed with respect to Report AC2024-0622."

HIGHLIGHTS

- What does this mean to Calgarians? The City Auditor's Office provides independent and objective audit assurance services to add value to The City of Calgary and enhance public trust.
- Why does it matter? Given the significance of streetlighting for appropriate levels of lighting to support mobility, crime prevention, and safety, an effective and efficient operation of streetlight maintenance and repair services is essential to meet objectives and manage risks effectively. The City of Calgary has 105,288 streetlight luminaires, with a replacement value of about \$1.9 billion as of March 2024.

RISK

Recommendations in this audit report support Administration in their on-going mitigation activities related to the reputation, service delivery, and financial sustainability Principal Corporate Risks.

ATTACHMENTS

1. Streetlight Maintenance and Repair Operations Audit

Streetlights Maintenance and Repair Operations Audit

2. Presentation

DEPARTMENT CIRCULATION

Name	Title, Department or Business Unit	Approve/Consult/Inform
Liz Ormsby	City Auditor	Approve
David Duckworth	Chief Administrative Officer	Inform
Stuart Dagleish	Chief Operating Officer	Inform
Carla Male	Chief Financial Officer	Inform
Doug Morgan	General Manager, Operational Services	Inform
Troy McLeod	Director, Mobility	Inform
Ravi Seera	Manager, Mobility Operations	Inform
Michael A. Gray	Streetlight Design Leader, Mobility	Inform

Author: Shaista Ishaq, Senior Auditor, City Auditor's Office

City Clerks: J. Booth / B. Dufault



Calgary

City Auditor's Office

Streetlight Maintenance & Repair Operations Audit

May 14, 2024



Table of Contents

Audit Objective	3
Why it Matters	3
What We Concluded	3
Background	4
Scope & Approach.....	4
Results	5
Observations & Recommendations	9
Acknowledgments.....	12

Audit Objective

The objective of this audit was to assess the efficiency and effectiveness of streetlight maintenance and repair operations.

Why it Matters

Given the significance of streetlighting for appropriate levels of lighting to support mobility, crime prevention, and safety, an effective and efficient operation of streetlight maintenance and repair services is essential to meet objectives and manage risks effectively.

The City of Calgary (The City) has 105,288 streetlight luminaires with asset replacement value of approximately \$1.9B (March 2024).

What We Concluded

The streetlight maintenance and repair processes are partially effective to mitigate key risks and support service delivery.

The City awarded a service contract to a new vendor effective November 2022, and underlying structures to support effective contract management such as contract obligations and key performance indicators (KPIs) have been established. Performance obligations are defined in the Service Level Agreement (SLA) and monitored by the Street Light team. Monitoring and control processes established for preventive maintenance are generally effective, for example, as-built design reviews by the Street Light team. The Street Light team has engaged in benchmarking and other related industry connections to support on-going service delivery improvement.

However, our audit identified changes that are required to better support contract management, particularly timely corrective maintenance and monitoring of associated variable costs. During the audit period, actual response times for corrective maintenance exceeded contractual KPIs by over 400%, which impacts risk mitigation and service delivery. We identified the need for a dedicated contract compliance monitoring process to best support on-going contract management. The current service delivery prioritization and escalation processes do not support timely repairs of the most urgent outages and require review. We additionally identified that the Work Management System (WMS) does not contain sufficient data to support effective repair operations and contract management. Enhancing the completeness of available data and implementing a data review process will better support efficient and effective service delivery and variable costs management by providing The City with enhanced data analytical capabilities and the opportunity for data driven insights.

The Street Light team agrees with the recommendations and has developed action plans to implement process changes by December 1, 2025.

Background

The Street Light team within the Mobility Operations service area of the Mobility Business Unit manages streetlight maintenance and repair operations. Mobility Operations is responsible for designing and operating all traffic control devices including street lighting, while Traffic Operations is responsible for their installation and ongoing maintenance. The team responsible for streetlight repairs and maintenance is known as the Street Light team.

Streetlight maintenance and repair operations include preventive and corrective maintenance of streetlights, lifecycle upgrades, and asset management, including signage and streetlighting coordination. The operating budget for these operations is approximately \$23 million, with maintenance and repair costs representing around 35% of the budget. The performance goals for streetlight maintenance and repair operations are as follows:

- Deliver provision of appropriate levels of lighting within Calgary’s public spaces between dusk and dawn to support crime prevention, vehicle collision reduction and enhance security for pedestrians and communities.
- Maintain an overall infrastructure status of “Good”; with 50% of assets in “Good or Very Good” condition.

As of February 2024, The City has around 105,288 streetlight luminaires with asset replacement value of around \$1.9B. The table below sets out the key performance indicator (KPI) results for 2023:

S#	Description	Results
1	Up Time	99.65%
2	Annual Work Requests	8,686
3	Maintenance Response Time (Average days to repair)	61 days
4	Work Request Escalations	2,508

The City awarded a service contract to a new vendor effective November 2022. The Street Light team indicated that the average response time has improved during the contract, and shared with us that the average response time was 44.5 days in July 2022 (start of the audit period), 61 days in June 2023 (end of the audit period) and 10.3 days by mid-April 2024.

Scope & Approach

The audit focused on the streetlight maintenance and repair operations during the period July 2022 – June 2023.

The audit approach included the assessment of the design and operation of the controls to address risks including:

- Reputational risks arising from non-compliance with contractual obligations and issues in timely service delivery.
- Financial risk due to an increase in variable repair and maintenance costs.
- Governance risk due to inefficiencies in preventive and corrective monitoring and control activities.

This audit did not include a technical assessment i.e., an assessment of physical conditions of streetlight poles or electrical components, design, technology, materials choices etc. or assess the technical quality of repairs and maintenance conducted.

Results

The results of the audit assessment for the efficiency and effectiveness of streetlight repair and maintenance operations and relevant risks-mitigating controls are summarized in the following key areas:

- Contractual Obligations
- Corrective Maintenance
 - Timely Service Delivery
 - Variable Costs
- Preventive Maintenance
- Benchmarking

Contractual Obligations

We assessed the processes in operation to support compliance with contractual obligations related to safety, quality, and reputation. Overall, the contractor adhered to relevant contract terms such as insurance coverage, hazard assessment reports, project site operational health and safety inspections, and progress meetings.

However, non-compliance with contract obligations were noted in project scheduling, mitigation, recovery planning, and notice-to-proceed requirements. These gaps originate from the absence of dedicated compliance monitoring processes (Recommendation 2).

Corrective Maintenance

The monitoring and control activities for corrective maintenance are partially effective in supporting timely service delivery and managing variable costs. Performance obligations are defined in the SLA and monitored by the Street Light team using weekly and monthly reports, progress meetings, random inspections, and as-built design review during payment processing. However, information collected in WMS on repairs is limited, and contract management and monitoring processes also need enhancements to more fully support effective and efficient corrective maintenance.

Timely Service Delivery

We assessed the design and operating effectiveness of processes to ensure timely service delivery.

For the design effectiveness, we reviewed the supplier contract and identified existence of KPIs related to response times for different issue categories, urgency levels, and penalties including performance bond and deductions for deficiencies and delays.

For the operating effectiveness, we reviewed the effectiveness and compliance of KPIs monitoring and control processes. The actual response times exceeded contractual KPIs by over 400%, and penalties were not enforced due to monitoring and accountability challenges. For example, actual average repair time for urgent pedestrian-related (many streetlights out) was 77 days versus a service level agreement of 14 days, exceeding the agreement by 450%.

The Street Light team primarily relies on weekly and monthly reports to track average response time for various categories and issues.

We noted inconsistencies between the service contract and the KPI monitoring reports, such as the absence of percentage response time achievement and differences between repair and response times (Recommendation 2).

We reviewed the current practices for work order prioritization considering the risk factors relevant to the performance goal for provision of appropriate lighting. We noted that the work order scheduling follows a first-in, first-out (FIFO) and geographical approach, with escalations advised by the Street Light team. We observed that the field crew does not differentiate initial escalations from routine work due to high volume of escalations (averaging 37% of work requests from Q4 2022 to Q3 2023). Given the potential negative impact of significant service delays in customer satisfaction, we reviewed the current practices for customer satisfaction concerns and escalation management. The escalation process for delayed work orders could be initiated through 311, the web portal, and internal team communication. However, there are inconsistencies in the available escalation choices. We recommended defining the work order prioritization criteria using customer-centered considerations; and reviewing the escalation and management response processes across all channels. (Recommendation 1)

We identified and verbally communicated with the Street Light team opportunities to review the repair time in service level agreement for possible efficiencies and cost effectiveness (i.e., reduce energy costs by reviewing the agreed repair time for streetlights on during daytime), and to differentiate response time reported in the monitoring reports for routine work and outliers (i.e., customized lights requiring special materials and resourcing).

Variable Costs

As the repair operations are primarily incident-driven due to the nature of services, nearly all the operating costs are variable (i.e., hourly contract rates, materials, equipment, and supplies). We assessed the effectiveness of managing the variable costs by reviewing the processes for operating budget monitoring, variance analysis, contractor invoice review and approval, and trend analysis for repair and maintenance-related key variable cost factors.

We noted that the operating budget monitoring practices are effective. The Calgary Management Accounting Reporting Tool is used to monitor the expenses using activity codes for both operating and capital budgets. A year-on-year financial update including budget, actuals, variance, and explanation is prepared at the Business Unit level.

We noted that the contractor invoices are processed based on their face value, supported by documents and summaries provided by the contractor. The invoices are only reviewed and approved at the transaction level considering historical averages. There is no separate evaluation or periodic audit of the contractor invoice information.

There are various and complex cost drivers for repair and maintenance-related variable costs. For example, repair time rate, type of materials, nature and urgency of repairs, weather conditions. Therefore, effective resource utilization, monitoring,

and control require detailed analysis-driven decision-making. For that, we reviewed the effectiveness of practices to record and utilize periodic trend analysis information by selecting a sample of five monthly costs.

We noted that the details of relevant work orders are inconsistently captured, limiting the capability to analyze cost and time per work order or the nature of the work order. Only 1.68% of work orders have complication note entries, increasing to 4.42% for escalated statuses. Crew notes, intended for City use, are frequently lacking only 269 out of 1314 work requests had crew note entries. Insufficient information complicates effective cost analysis and resource management. (Recommendations 3 and 4)

We reviewed five data entry scenarios involving the 311 team, citizens, the Street Light team, and the contractor. While each scenario has different data entry methods and requirements, data entry guidelines are available for relevant user groups. There is an opportunity to use autofill, standardized drop-down lists, and preventive checks to ensure data completeness to enable detailed analysis (drilldowns), work order classifications (standard and customized), and customer-centered considerations (safety and escalations). These measures can improve analytic capabilities and inform resource allocations by the contractor. (Recommendations 3 and 4)

Preventive Maintenance

Monitoring and control processes for preventive maintenance are generally effective.

The design process and guidelines for streetlights are available online. Designs are reviewed for compliance, and any necessary corrective actions are directed through the workflow and Standard Operating Procedures (SOPs). Quadrant inspectors conduct site visits for design-related information. The findings from these inspections are discussed in monthly safety meetings. The contractor also conducts site inspections. The SLA with the contractor includes reporting updates on asset status and physical conditions.

Pole lifecycles vary based on materials and vendors. Information on pole lifespan, including condition at retirement, is available in the WMS. Preventive maintenance is managed through the Capital Program, utilizing system-based insights and data-driven inspections, outsourced to a third party. The streetlight inspection procedures manual guides these inspections.

Budget constraints currently limit critical pole replacements. Management aims to increase the reinvestment ratio to mitigate safety and reputational risks associated with fallen poles. A project plan/asset report card has been prepared by management, outlining the status, budget requirements, and associated risks in pole management. In 2023, no critical poles fell. The City recorded an average of five fallen poles annually. The following diagram shows the Streetlight poles owned by the Mobility Business Unit (formerly named Roads) ageing across The City.

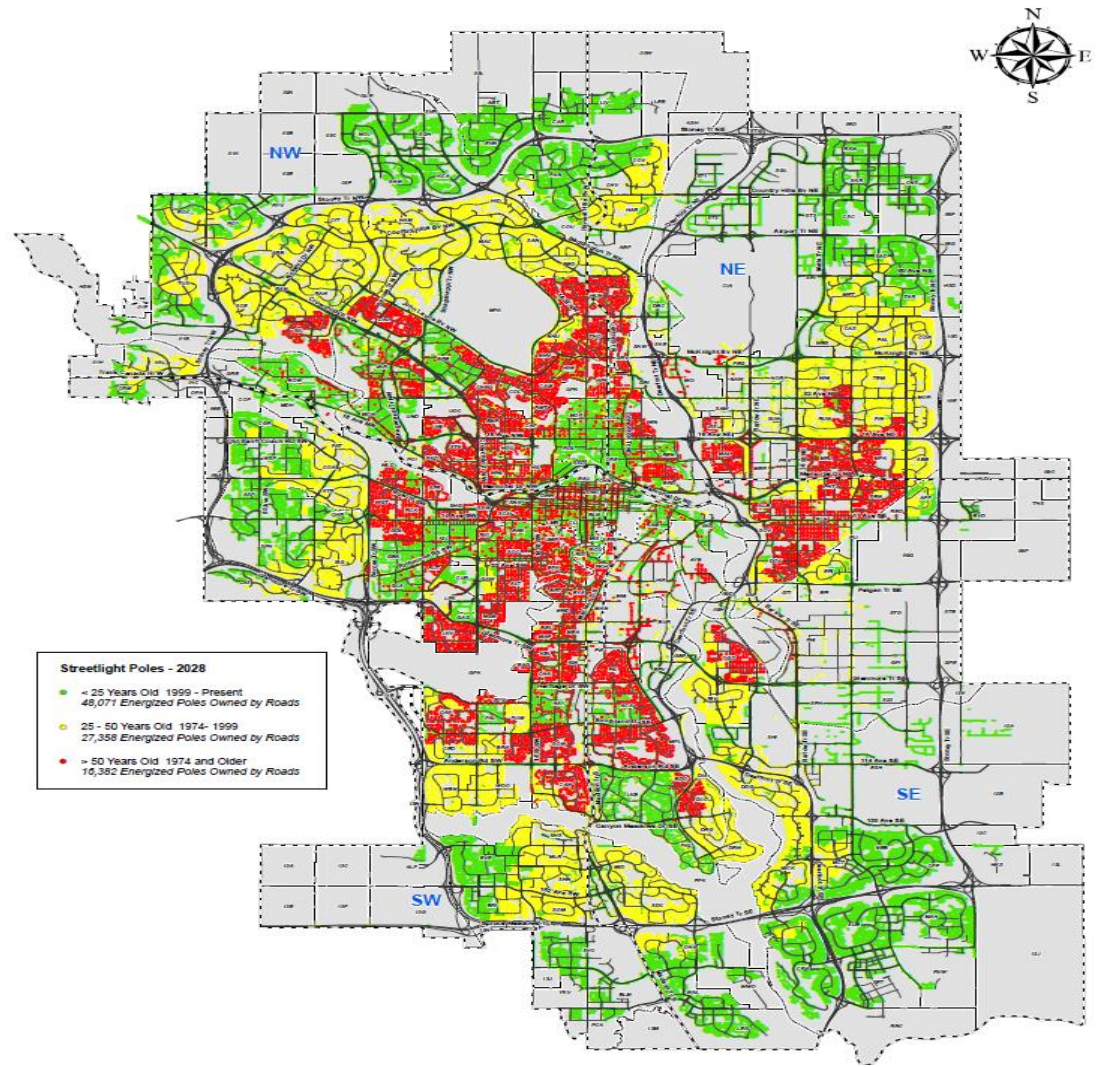


Diagram 1: Streetlight Poles Ageing – 2028

Benchmarking

We evaluated how the Street Light team utilized benchmarking to support risk mitigation and service excellence. The Street Light team effectively engages in benchmarking activities, although obtaining the required information can be challenging. Examples include maintaining a qualified team with membership in the Association of Professional Engineers and Geoscientists of Alberta (APEGA), participating in annual conferences, and collaborating on roadway lighting standards through the Transportation Association of Canada. Also, the City of Calgary is part of the Illuminating Engineering Society (IES). The City's Street Light team evaluates and applies the IES's recommended standards.

Observations & Recommendations

#1: Work Order Prioritization, Resource Optimization and Escalation Process																				
OBSERVATION	RECOMMENDATION																			
<p>The current service delivery prioritization and escalation processes do not support timely repairs of the most urgent outages. Actual repair times significantly exceed the SLA timelines across all types of repairs based on our audit sample:</p> <table border="1"> <thead> <tr> <th>Description (Work Order)</th> <th>SLA Standard Time (Days)</th> <th>Actual Average Time (Days)</th> </tr> </thead> <tbody> <tr> <td>Medium Many Out - Minor Roads</td> <td>21</td> <td>88</td> </tr> <tr> <td>High Many Out - Major Roads</td> <td>14</td> <td>110</td> </tr> <tr> <td>Urgent Many Out - Pedestrian Related</td> <td>14</td> <td>77</td> </tr> <tr> <td>Normal Single Out</td> <td>30</td> <td>83</td> </tr> <tr> <td>High Single Out – Pedestrian Related</td> <td>14</td> <td>76</td> </tr> </tbody> </table> <p>Source: Standard Vs. Actual Average Repair Time – 5 months 2023 (Audit Sample)</p> <p>The contractor relies on a first-in-first-out (FIFO) and geography-based approach to prioritize work order scheduling. The Work Management System (WMS) has work order prioritization capabilities, but defined prioritization criteria have not been developed, instead case by case prioritization is completed by the Street Light team leading to inconsistencies and omissions.</p> <p>Inconsistencies in the escalation process also impact timely issue resolution. The escalation choices across the service request initiation channels varies, i.e., there are three levels of escalations with automated email notification to different levels of management through 311; however, there is only first level of escalation through web portal which only updates the work order status to "Escalated" and does not trigger any additional notifications for attention of the Street Light team. First-level escalations are not generally prioritized, while escalations beyond the first level are handled on a case-by-case basis. From Q4-2022 to Q3-2023, an average of 37% of work requests were escalated or deemed complicated (highest 79% in Q4-2022).</p>	Description (Work Order)	SLA Standard Time (Days)	Actual Average Time (Days)	Medium Many Out - Minor Roads	21	88	High Many Out - Major Roads	14	110	Urgent Many Out - Pedestrian Related	14	77	Normal Single Out	30	83	High Single Out – Pedestrian Related	14	76	<p>1a) The Streetlight Design Leader define the work order prioritization criteria using customer-centered considerations; and</p> <p>1b) Review the escalation and management response processes across all channels.</p> <p>MANAGEMENT RESPONSE</p> <p>Agreed.</p> <p>a) The work order descriptions will be monitored by management to determine where resources should be allocated, and this will be developed into a Standard of Practice. The contractor should have clear direction and work where efficient to avoid unnecessary travel time between sites. A Standard of Practice will be developed for monitoring developer choice projects to push these projects to repair streetlights in a timely manner on job sites where the Street Light team is not the prime contractor. Additionally, a review of the internal organizational structure of the Street Light team will be conducted by the Mobility Operations Manager to identify the resource requirements needed to meet the increasing demands.</p> <p>LEAD Streetlight Design Leader, Supervisor, Street Light Operations</p> <p>SUPPORT: Manager, Mobility Operations</p> <p>COMMITMENT DATE September 1, 2024</p> <p>b) A revised prioritization, scheduling, and escalation management strategy will be developed. This escalation management strategy will incorporate the type of roadway, adjacent land use, pedestrian levels, and special events.</p> <p>LEAD Streetlight Design Leader, Supervisor, Street Light Operations</p>	
Description (Work Order)	SLA Standard Time (Days)	Actual Average Time (Days)																		
Medium Many Out - Minor Roads	21	88																		
High Many Out - Major Roads	14	110																		
Urgent Many Out - Pedestrian Related	14	77																		
Normal Single Out	30	83																		
High Single Out – Pedestrian Related	14	76																		

<p>Prioritization and escalation aligned to SLAs better support timely repairs, which in turn support the relevant performance goals of crime prevention, vehicle collision reduction, and security enhancement.</p>	<p>SUPPORT: Manager, Mobility Operations</p> <p>COMMITMENT DATE September 1, 2024</p>
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<p>#2: Contract Compliance Monitoring</p>	
<p>OBSERVATION</p>	<p>RECOMMENDATION</p>
<p>Contract monitoring controls do not fully align to the requirements of the contract.</p> <p>Contractual obligations regarding response time achievement percentages are not included in monitoring reports, which limits the ability of the Street Light team to assess whether response times are being met.</p> <p>Our sample review of contractual obligations identified that the contract requires the contractor to submit a project schedule to support monitoring of substantial performance. However, as the work completed is operational in nature, the Street Light team are instead monitoring the number of work orders completed and holding informal progress meetings (which are not formally documented) with the contractor.</p> <p>Our sample review of contractual obligations also identified that the contract states that should The City determine inadequate progress by the contractor in meeting key milestones or completing the work within specified time limits, The City can demand a detailed recovery and mitigation plan outlining how the contractor will address delays and comply with the schedule. Due to the operational nature of the work, this is not being implemented.</p> <p>Informal monitoring of contractual obligations may lead to slower identification and remediation of delays in delivery, or other contract quality requirements, impacting the effectiveness of the service.</p>	<p>2. The Streetlight Design Leader design and implement a contract monitoring process to identify applicable compliance requirements, implement results monitoring, and timely reporting and escalation processes.</p> <p>MANAGEMENT RESPONSE Agreed.</p> <p>Contractual obligations will be reviewed by the Leader, Administration to identify compliance requirements, implement results monitoring and its timely reporting and escalation processes to ensure compliance with SLA requirements and mitigate the reputational risk.</p> <p>LEAD Streetlight Design Leader, Supervisor, Leader, Administration</p> <p>SUPPORT: Manager, Mobility Operations, Director, Mobility</p> <p>COMMITMENT DATE June 1, 2024</p>

#3. Work Management System Data	
OBSERVATION	RECOMMENDATION
<p>The WMS does not contain sufficient accurate data to support effective repair operations and contract management.</p> <p>WMS data accuracy and completeness is limited due to:</p> <ul style="list-style-type: none"> • Lack of integration of data: 311 Service Request numbers and dates are not recorded in the WMS. WMS dates therefore may not reflect when the Service Request was raised, impacting the accuracy of the repair time information. • Inconsistent utilization of data fields where data is entered directly into WMS e.g., work order details. • Unavailable information: information is not routinely collected in WMS on repair time rates, recurring work orders, and the nature and urgency of repair and maintenance activities. Corrective maintenance for damage related service requests is not managed through WMS. • A lack of review of data: citizen entries directly populate the outage map without the Street Light team review, and the entries made by the Street Light team are not reviewed for accuracy. <p>Inaccurate/incomplete information limits the ability to analyze costs, repair time rates, or prioritize maintenance activities, and can limit analytic capabilities that support informed decision making.</p>	<p>3. The Streetlight Design Leader to identify and implement opportunities to enhance WMS data completeness and accuracy including:</p> <ul style="list-style-type: none"> • Identifying key data sets and relevant sources of data that are required to support effective operations and contract management; • Reviewing the integration between the 311 system and WMS; • Evaluating the implementation of data validation and verification mechanisms to ensure consistency and completeness of key data; and • WMS reporting functionality may facilitate analysis of time spent per work order and applicable rates, and standard materials at authorized rates to support supplier invoices and track cost per work request. <p>MANAGEMENT RESPONSE</p> <p>Agreed.</p> <p>Actions taken will be:</p> <ol style="list-style-type: none"> a) Defining the scope of work for WMS enhancements and development. b) Project charter signoff. c) Implementation of system features identified in the scope. <p>LEAD Streetlight Design Leader, Street Light Engineer</p> <p>SUPPORT: Manager, Mobility Operations</p> <p>COMMITMENT DATE</p> <ol style="list-style-type: none"> a) November 1, 2024 b) December 1, 2024 c) December 1, 2025 <p>4. The Streetlight Design Leader to establish a WMS data review process to support data accuracy of key data sets.</p> <p>MANAGEMENT RESPONSE</p> <p>Agreed.</p>

	<p>We will utilize the WMS data validation and verification mechanisms identified and implemented as part of Recommendation 3 to act as a data review process.</p> <p>LEAD Streetlight Design Leader, Street Light Engineer</p> <p>SUPPORT: Manager, Mobility Operations</p> <p>COMMITMENT DATE December 1, 2025</p>
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Acknowledgments

The City Auditor’s Office conducts projects, including this audit, in conformance with the International Standards for the Professional Practice of Internal Auditing. The City Auditor’s Office would like to thank the Street Light Team for their cooperation and support during this audit.



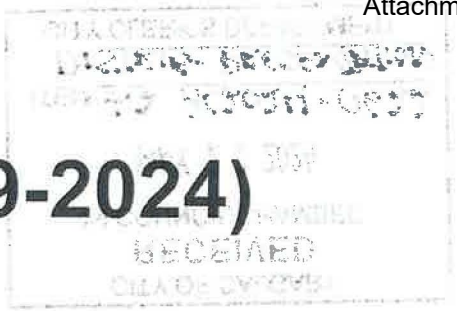
Street Lighting Maintenance & Repair Operations Audit

Audit Committee - May 23, 2024

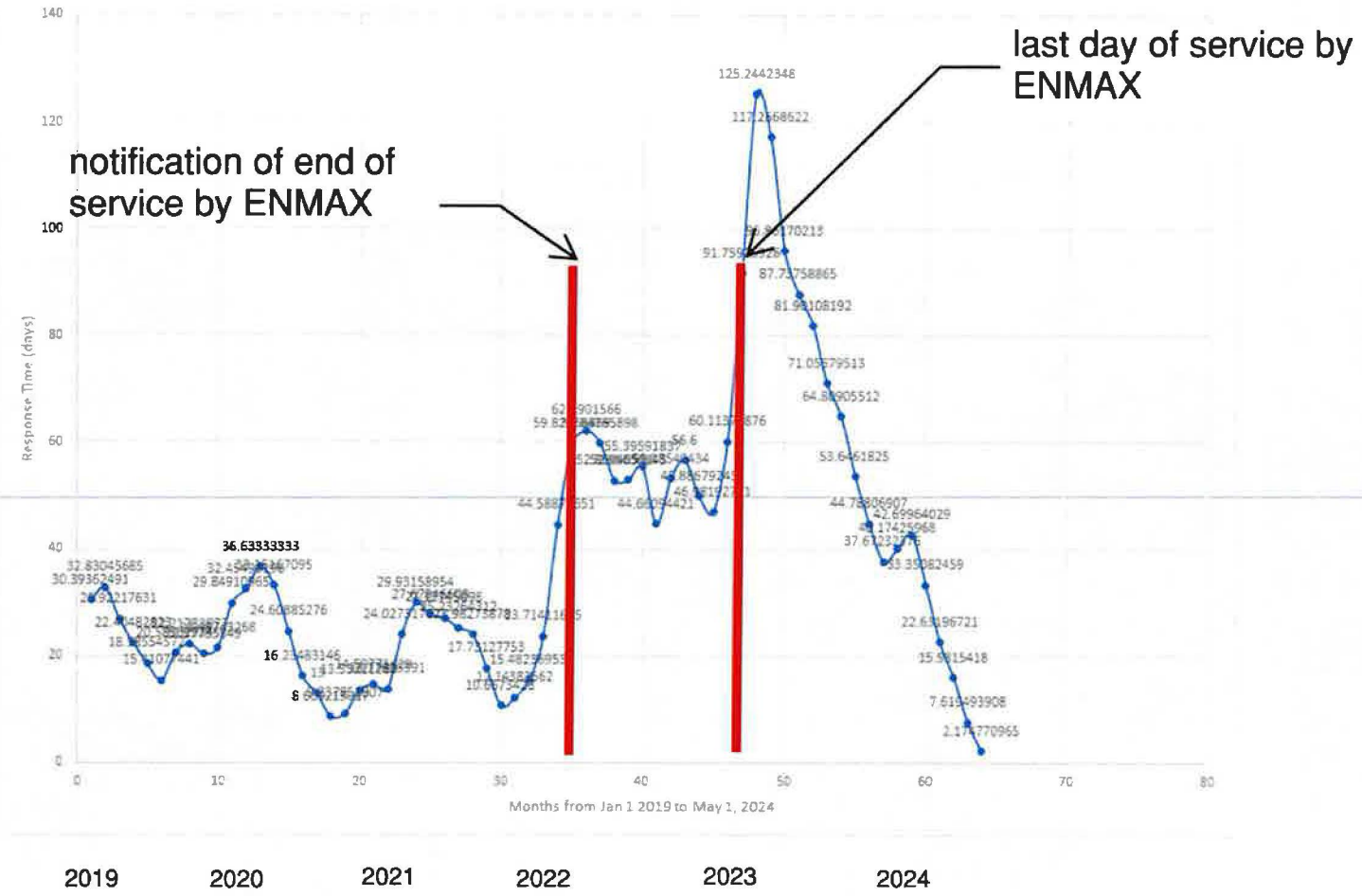
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
MAY 23 2024
ITEM: 7.2 AC2024-0622
DISTRIB- PRESENTATION
CITY CLERK'S DEPARTMENT



Average Response Time To Repair (2019-2024)



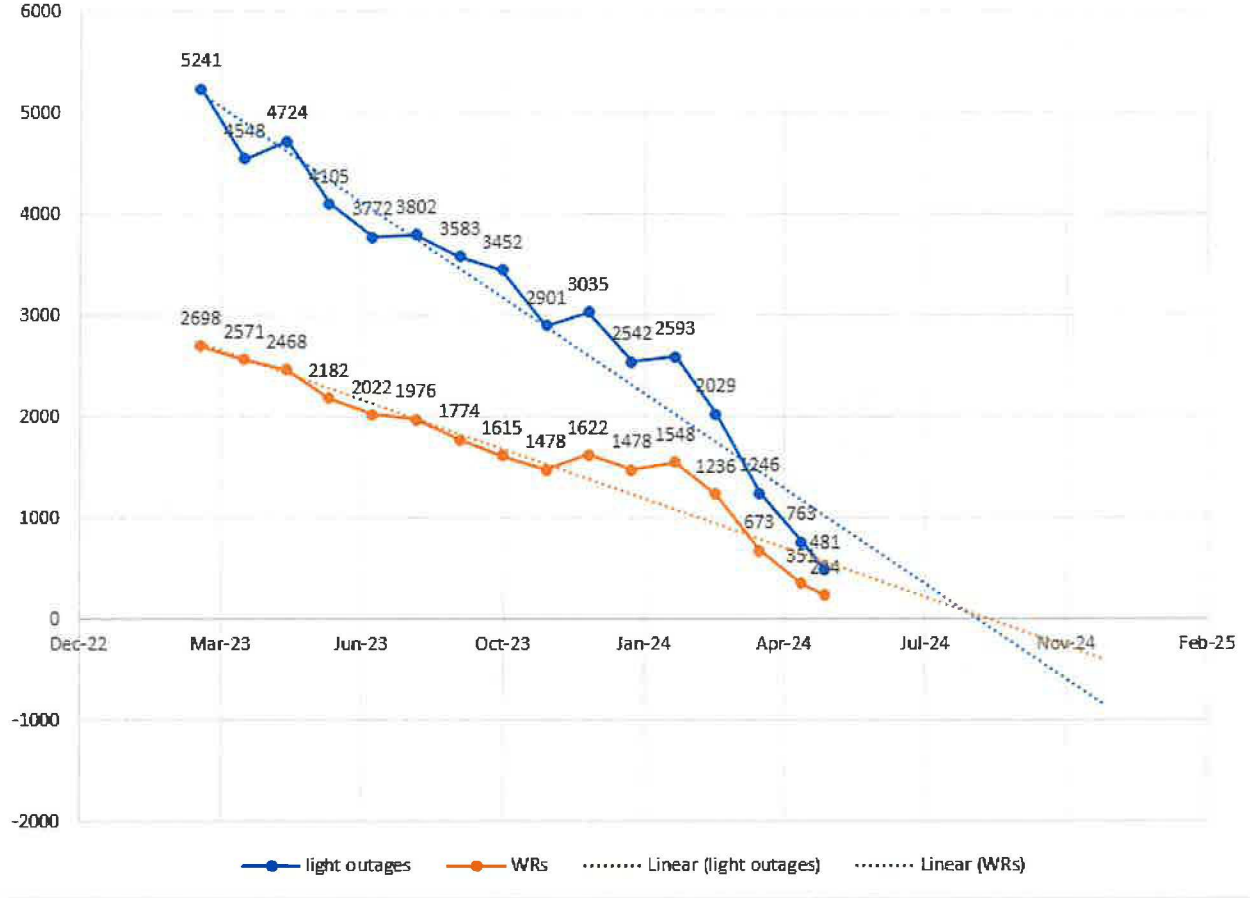
Average Response Time 2019- May 1, 2024





Streetlight Outage Trendline

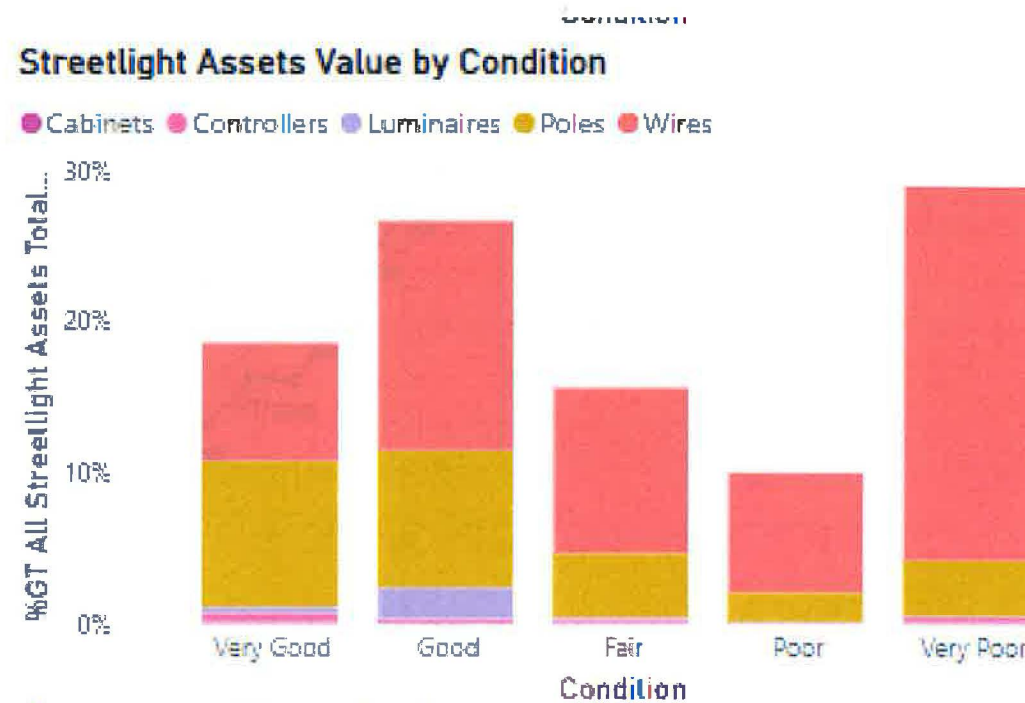
Light outages/WRs vs Months





Asset Condition

- 1.0% reinvestment ratio (CAPEX) is a recommended best practice
- 0.4% is the reinvestment ratio achieved in 2023
- Require increase from \$8M annual capital budget to \$20M to achieve 1%





City Street Light Program

Streetlights are key safety features along major roadways and in communities that support safe use of the street and sidewalk networks 24 hours a day. There are 105,000 streetlights in Calgary.

Contracted work includes:

- Outage response (break-fix)
- Specialty maintenance (e.g. high mast poles)
- Critical pole replacement
- Underground repairs.



Assets (as of Feb 2024)			
	Amount	Replacement Value (\$1M)	Avg Growth per unit (new per year)
Poles/foundations (#)	90,549	543	850
Foundations	88,380		840
Luminaires (#)	105,288	52.6	2,000
Wires (km)	7,344	1,285	34
Controllers (#)	11,386	22.7	225
Cabinets (#)	643	12.86	15

Total Asset Value - \$1.9B



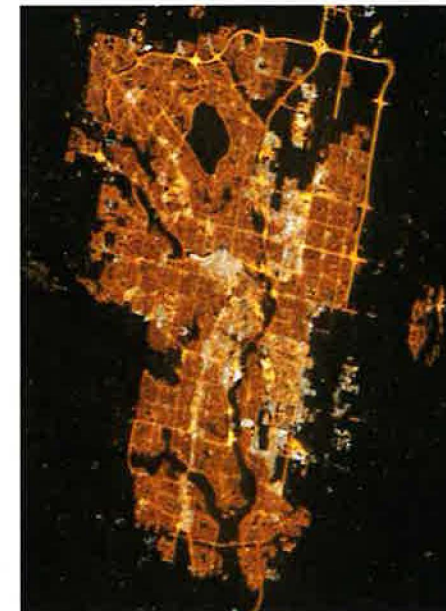
LED Retrofit Program

- The LED retrofit program was completed in 2017
- \$7.6M/year or 40MkWhrs/yr or 15,900 tons CO2/yr reduction
- ~\$56M cost avoidance since 2017
- The program won the Emerald Award in 2018



HPS

LED





Recommendations

Before Audit	Recommendation	After Audit
<p>Use a first in first out system Geographic approach Escalations are done by the street light team based by manual query and on demand by citizens through 311 and the work management system (WMS)</p>	<p># 1 Work Order Prioritization, Resource Optimization and Escalation Process</p>	<p>Sustainable staffing levels SOP in place for escalation and management response and a prioritization criteria using customer centered considerations such as high pedestrian areas, land-use, flickering lights, etc A revised escalation management strategy will be developed once the number of outages is 500 or less. This escalation management strategy will incorporate the type of roadway, adjacent land use, pedestrian levels, and special events.</p>
<p>Informal progress meetings with vendor Work with various City business units as required in the contract (Law, Supply, Risk, Finance, Safety) to execute the contract Limited reporting data available prior to audit</p>	<p># 2 Contract Compliance Monitoring</p>	<p>Formally document and ensure contract compliance for the following but not limited to: Safety management system Review insurance, COR, bonding Prequalification Align PO to budget Contract renewals Progress meetings Business object reporting of response and repair times automation to ensure compliance to contract</p>
<p>WMS, financial system, and 311 system are not connected Some data is free text field for field crews but that data is not easily queried Property damage is not managed through the WMS</p>	<p>#3 Work Management System Data</p>	<p>Integration with financial system, property damage Explore integration with 311</p>



Common Sources of Outages

Prolonged Outages

1. Underground failure due to sidewalk construction, infills, utility work, driveway widenings
2. Majority (50%) of the outages are due to condition of the underground infrastructure.
3. Specialized material (luminaires, poles, bases) with long lead times
4. Heritage locations with customized features
5. Road closures on major roads, bridges and high pedestrian areas
6. Access to confined spaces
7. Theft
8. Non FAC lights under private care

Routine Outages

1. Fuse replacement
2. Cobrahead luminaire replacement





Why we have righted the ship

Critical Pole

- Annual programs to replace ~1000 to 1500 poles per year
- Zero fallen poles from wind since 2022
- Inspection program to inspect ~5,000 poles per year since 2019



SLA

- Reduced backlog from 5200 in Feb 2023 to **481** outages as of May 21 2024 (99.95%)
- Response time in Dec 2022 was 125 days down to 22.6 days in Dec 2023 and to 7.6 days in April 2024
- We have added on-demand capacity with private crews outside the SLA vendor
- Added staff to track materials
- Will implement the recommendations of the audit to bring the street light program to program maturity

Performance	2019	2020	2021	2022	2023	2024 (May 1, 2024)
Work Requests reported	8,784	8,355	7,606	8,644	8686	4,385
Maintenance response time (annual avg days to respond) ***	25.5	22.1	30.7	65	61	11.57
Critical poles replaced	767	1,200	1,500	1,000	1200	350
Fallen critical poles	6	6	3	4	0	0

***Response time is represented as an annual aggregate

Clerks Note to
Regular Meeting of Council
2024 June 18

ISC: UNRESTRICTED
AC2024-0630

RE: Endpoint Management Continuous Auditing Project, AC2024-0630

RECOMMENDATION OF THE AUDIT COMMITTEE, 2024 MAY 23:

Review By: 2039 May 23

That Council:

1. Receive this report for the Corporate Record; and
2. Direct that the Closed Meeting discussions, Confidential Report, and Confidential Attachment be held confidential pursuant to Section 20 (Disclosure harmful to law enforcement) of the *Freedom of Information and Protection of Privacy Act*, to be reviewed no later than 2039 May 23.

Attachments:

1. Confidential Report and Attachment

People, Innovation & Collaboration Services Report to
Executive Committee
2024 June 11

ISC: UNRESTRICTED
EC2024-0535

Council Policy Program Policy Amendments

PURPOSE

The purpose of this report is to seek Council approval of a housekeeping amendment to the *Council Policy Program policy*.

PREVIOUS COUNCIL DIRECTION

As part of Notice of Motion [EC2022-0828](#) *Reducing Barriers and Becoming More Efficient with The Service Policy and Governance Program*, Council directed Administration to “establish a Service Policy and Governance program with the Corporate Governance service line.” One of the benefits of this direction was to increase alignment between the Administration Policy Program, which the Corporate Governance service was already responsible for, and the Council Policy Program.

RECOMMENDATION:

That the Executive Committee recommend that Council approve the amended Council Policy Program policy.

RECOMMENDATION OF THE EXECUTIVE COMMITTEE, 2024 JUNE 11:

That Council approve the amended Council Policy Program policy.

CHIEF ADMINISTRATIVE OFFICER/GENERAL MANAGER COMMENTS

The General Manager of People, Innovation & Collaboration Services concurs with this report.

HIGHLIGHTS

The amendment is to remove the Council Policy template from the Policy document itself. This will enable more efficient improvements to the Council Policy template and increase its alignment with the Administrative Policy template.

DISCUSSION

The *Council Policy Program policy* and the *Administration Policy Program policy* support good governance by establishing procedures for creating, approving, reviewing and rescinding Council and Administrative policies, respectively.

As part of Council’s direction in Notice of Motion EC2022-0828, Administration is seeking to increase alignment between the Council and Administrative policies. A key first step in that work is to create consistency between the templates for upcoming policy creation or revision.

To do this more efficiently, Administration is seeking to remove the Council Policy template (Schedule A) from the Council Policy Program policy to enable quicker updates to the template in support of Council’s direction. The template for Administration policies is not included in the Administration Policy Program policy so this change increases consistency between those two related policies.

Council Policy Program Policy Amendments

Amendments to a Council policy require Council's approval. The Council policy template is included as Schedule A within the Council Policy Program policy and as such removal of that schedule requires Council's approval.

By removing the template from the Policy itself, Administration will be able to collaborate on improvements and alignment of the Council policy template without requiring Council approval each time.

As part of ongoing improvements to the Governance & Policy program, Corporate Governance is actively engaging with policy leads to gather feedback on improvement opportunities and to align with our common goals for policy improvement.

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 |

IMPLICATIONS

Social

N/A

Environmental

N/A

Economic

N/A

Service and Financial Implications

No anticipated financial impact

N/A

RISK

If the proposed amendments are not approved, improvements and updates to the Council Policy template will be delayed as Administration will need to return to Committee and Council with each desired change.

ATTACHMENT

1. Proposed Council Policy Program Policy – Redline version

People, Innovation & Collaboration Services Report to
Executive Committee
2024 June 11

ISC: UNRESTRICTED
EC2024-0535

Council Policy Program Policy Amendments

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform

Author: Paul Taylor, Service Excellence Manager and Corporate Governance Service Director

City Clerks: J. Palaschuk / C. Doi



Council Policy

Policy Title: Council Policy Program
Policy Number: CC046
Report Number: LGT2015-0900
Adopted by/Date: Council / 2015 December 07
Effective Date: 2016 January 01
Last Amended: N/A
Policy Owner: Corporate Governance

1. POLICY STATEMENT

- 1.1 The City of Calgary Council (Council) adopts Council policies to promote good governance and ensure a consistent and transparent provision and operation of services, programs, and facilities that are either necessary or desirable for The City of Calgary.
- 1.2 The Corporate Governance service is responsible for the administration and management of the Council Policy Program.
- 1.3 Council policies must be developed, amended, approved, maintained, reviewed, and rescinded in accordance with the procedures established in this Council policy.
- 1.4 Council policies must be available to Council, City Administration, and the general public to promote accountability, transparency, and openness.

2. PURPOSE

- 2.1 This Council policy establishes procedures for:
 - 2.1.1 developing, amending, approving, publishing, maintaining and rescinding Council policies; and
 - 2.1.2 a formal review of existing Council policies.

3. DEFINITIONS

- 3.1 In this Council policy:
 - a. "Administration Policy" means a written policy that has been approved by the Administration Leadership Team, focuses on the internal workings of The City as



a corporation, primarily impacts and addresses City employees and contractors. It states the minimum standards employees must follow;

- b. “Amending” means a substantive change to an existing Council policy that alters the meaning of any or all of the Council policy statement, purpose, applicability, responsibility or procedures;
- c. “Council policy” means a written policy that has been adopted by Council and provides strategic direction on governance, programs and services provided by The City of Calgary;
- d. “Council Policy Library” means an on-line repository of Council policies adopted by Council;
- e. “Executive Leadership Team” means the most senior group of The City of Calgary Administrative officials;
- f. “Policy Owner” means The City of Calgary service primarily responsible for the development, maintenance, and review of a Council policy. For the purpose of administering this Council policy, Policy Owner also means the Office of the Mayor, Council Services division and the City Auditor; and
- g. “Rescinding” means to withdraw an existing Council policy in its entirety that is outdated, superseded by a new Council policy, or has been combined with another Council policy.

4. APPLICABILITY

4.1 This Council policy:

4.1.1 Applies to all Council policies at The City of Calgary; and

4.1.2 Does not apply to Administration policies at The City of Calgary.

5. LEGISLATIVE AUTHORITY

5.1 Pursuant to Paragraph 201(1)(a) of the *Municipal Government Act*, RSA 2000 c. M-26 (“MGA”), Council is responsible for developing and evaluating the policies and programs of the municipality.



5.2 Pursuant to Section 153(b) of the MGA, Councillors have the duty to participate generally in developing and evaluating the policies and programs of the municipality.

6. PROCEDURE

6.1 Developing or Amending a Council Policy

- 6.1.1 Council may identify a municipal issue, objective or priority, and direct the development of a new Council policy or a review and amendment to an existing Council policy.
- 6.1.2 Any Standing Policy Committee, the Executive Committee, the Chief Administrative Officer, the General Managers, the City Auditor's Office, Office of the Mayor and Council Services division may recommend to Council that a new Council policy, or an amendment to an existing Council policy, is required.
- 6.1.3 Policy Owners must research, develop, and draft proposed Council policies or proposed amendments to existing Council policies as directed.
- 6.1.4 Proposed Council policies or proposed amendments to existing Council policies must be prepared using the Council Policy Template (~~Schedule A~~).

6.2 Council Policy Approval Process

- 6.2.1 Proposed Council policies or proposed amendments to existing Council policies:
 - a. Must be forwarded to the Corporate Governance service for review;
 - b. May be forwarded to the Executive Leadership Team for information if the Council policy is developed by the Office of the Mayor, Council Services division, by resolution of Council under Section 6.1.1 above or the City Auditor;
 - c. Must be forwarded to the Executive Leadership Team, if the Council policy is developed by a City of Calgary Business Unit, for endorsement in the case of corporate and/or city wide significance;



- d. Must be forwarded to the Executive Leadership Team, if the Council policy is developed by a City of Calgary Business Unit, for information in all other cases; and
 - e. Must be forwarded to the appropriate Standing Policy Committee or Executive Committee prior to being submitted to Council.
- 6.2.2 Council is the final decision-making authority with respect to Council policies, and adopts or rejects recommendations for proposed new or amended Council policies.
- 6.2.3 Once a proposed Council policy or a proposed amendment to an existing Council policy is adopted by Council, the Policy Owner will:
- a. Incorporate any additional amendments made by Council; and
 - b. Submit the final adopted Council policy to Corporate Governance.

6.3 Rescinding a Council Policy

- 6.3.1 Council may direct that any Council policy be rescinded.
- 6.3.2 Any Standing Policy Committee or the Executive Committee, the Chief Administrative Officer, the General Managers, the City Auditor's Office, Office of the Mayor and Council Services division may recommend to Council that a Council policy be rescinded.
- 6.3.3 Proposals to rescind an existing Council policy:
- a. Must be forwarded to the Corporate Governance service for review;
 - b. May be forwarded to the Executive Leadership Team for information if the Council policy is developed by the Office of the Mayor, Council Services division, by resolution of Council under Section 6.1.1 above or the City Auditor;
 - c. Must be forwarded to the Executive Leadership Team, if the Council policy is developed by a City of Calgary Business Unit, for endorsement in the case of corporate and/or city wide significance;



- d. Must be forwarded to the Executive Leadership Team, if the Council policy is developed by a City of Calgary Business Unit, for information in all other cases; and
- e. Must be forwarded to the appropriate Standing Policy Committee or Executive Committee prior to being submitted to Council.

6.3.4 Council is the final decision-making authority with respect to Council policies, and adopts or rejects recommendations to rescind a Council policy.

6.4 Publication of Council Policies

6.4.1 The Corporate Governance service will manage the Council Policy Library, and will:

- a. Maintain a record of Council policies adopted or rescinded by Council, and any subsequent revisions and amendments; and
- b. Publish and un-publish Council policies in the on-line Council Policy Library.

6.5 Maintenance of Council Policies

6.5.1 It is the responsibility of Policy Owners to maintain their Council policies, periodically reviewing them and providing Council with recommendations to amend or rescind existing Council policies, as required.

6.6 Formal Council Policy Review

6.6.1 Council policies must undergo a formal Council policy review every 4 years to determine relevance and alignment with Council's objectives, priorities and resolutions.

6.6.2 The Corporate Governance service will initiate a formal Council policy review every 4 years as follows:

- a. Policy Owners must review all of their existing Council policies in the first year of the formal Council policy review, and bring forward to Council proposals to amend or rescind Council policies, as required;
- b. For those Council policies requiring amending or rescinding, but which cannot be carried out in the first year of the formal Council policy review,



- Policy Owners must establish a timeline for completion prior to the next formal Council policy review;
- c. Policy Owners must report the timeline for completion to the Corporate Governance service in the first year of the formal Council policy review; and
 - d. The Corporate Governance service will report on the outcomes of the formal Council policy review, through the Executive Committee, in the first and fourth year of the formal Council policy review.

7. SCHEDULE(S)

~~7.1 — **Schedule A: Council Policy Template**~~

8. AMENDMENT(S)

Date of Council Decision	Report / Bylaw	Description
None		

9. REVIEW(S)

Date of Policy Owner's Review	Description
2024 June 04	As directed by EC2022-0828, changed responsibilities and ownership to reflect this change. Also updated titles, committee names, and team names. Remove schedule A.
2017 January 02	At the 2016 September 12 Combined Meeting of Council, Council disbanded the Legislative Governance Task Force, effective 2016 December 31. Any reference to the Legislative Governance Task Force has been deleted from this Council policy, and where applicable, been replaced with the Priorities and Finance Committee (PFC).



Schedule A

Council Policy Template

Policy Title: ~~Council Policy Title~~
Policy Number: ~~Assigned by the City Clerk's Office~~
Report Number: ~~Reports going to Committee / Council~~
Adopted by/Date: ~~Council / Date Council policy was adopted~~
Effective Date: ~~The date adopted, or a later date if directed by Council~~
Last Amended: ~~Date of last amendment~~
Policy Owner: ~~Responsible for the development, maintenance, and review of a Council policy~~

1. ~~POLICY STATEMENT (Mandatory)~~
2. ~~PURPOSE (Mandatory)~~
3. ~~DEFINITIONS (Optional)~~
4. ~~APPLICABILITY (Mandatory)~~
5. ~~LEGISLATIVE AUTHORITY (Optional)~~
6. ~~PROCEDURE (Mandatory)~~
7. ~~SCHEDULE(S) (Optional)~~
8. ~~AMENDMENT(S) (Mandatory)~~

Date of Council Decision	Report / Bylaw	Description

9. ~~REVIEW(S) (Mandatory)~~

Date of Policy Owner's Review	Description

Corporate Planning & Financial Services Report to
Executive Committee
2024 June 11

ISC: UNRESTRICTED
EC2024-0694

Council Funds Terms of Reference Update and Alignment

PURPOSE

The purpose of this report is to revise the Terms of Reference (ToR) for both the Council Innovation Fund (CIF) and the Council Community Fund (CCF), to clarify Administrative processes and to accurately reflect the changes to the organizational structure and committee names.

PREVIOUS COUNCIL DIRECTION

On 2024 February 27, Council approved report [EC2024-0131](#), directing Administration to update the Terms of Reference for the Council Community Fund and the Council Innovation Fund to clarify administrative processes and return to Council through the Executive Committee no later than Q2 2024.

RECOMMENDATION:

That the Executive Committee recommend that Council approve the updated Terms of Reference for the Council Innovation Fund (Attachment 2) and the Council Community Fund (Attachment 3).

RECOMMENDATION OF THE EXECUTIVE COMMITTEE, 2024 JUNE 11:

That Council approve the updated Terms of Reference for the Council Innovation Fund (Attachment 2) and the Council Community Fund (Attachment 3).

Opposition to Recommendation: Councillor Chabot

CHIEF ADMINISTRATIVE OFFICER/GENERAL MANAGER COMMENTS

Carla Male, Chief Financial Officer and General Manager of Corporate Planning and Financial Services concurs with this report.

HIGHLIGHTS

- The ToR for both the CIF and CCF have not been updated since 2019, resulting in a misalignment with the current organizational structure.
- Interim website processes were introduced to bridge the gap between the outdated ToR and the current structure, which led to some confusion.
- Through the CCF report back (EC2024-0131), Administration identified process improvements that would clarify the roles and responsibilities of the applicant, Administration and the Ward Office.
- Although the application criteria remains unchanged, the proposed updated ToR for both CIF and CCF aim to provide clearer processes and simplify application and reporting procedures.

DISCUSSION

The Council Innovation Fund (CIF), established in 2011, was intended to foster innovative projects aligned with Council's goals. In March 2018, Administration proposed broadening the

Council Funds Terms of Reference Update and Alignment

CIF to encompass community projects, prompting the Committee to advocate for a separate fund specifically for such projects.

On 2019 April 02, the Terms of Reference for the CIF were refined while still maintaining flexibility to support a wide variety of projects and a new ToR for a Council Community Fund was approved, creating a fund which was specifically designed to support community-based projects that enhance and enrich communities.

The City of Calgary implemented its Organizational Realignment in 2022 as part of the “Rethink to Thrive” strategy. This initiative led to significant changes in positions, functions across the Corporation and department structure.

To address discrepancies with the procedures established in 2019, Administration detailed an updated process on the City of Calgary website. While it served as an interim measure, there was a need to update the ToR for both Council funds to align them with current administrative processes. It’s important to note that the application criteria for the funds weren’t changed through this update, however, Administration sought to enhance the application process in several ways:

- **Clarity and Guidance:** The revised ToR will provide clearer instructions and guidelines for applicants. This clarity will help applicants understand the application requirements, eligibility criteria, and evaluation process more effectively.
- **Standardization:** By aligning the ToR with current administrative processes, the application process becomes more standardized. Consistent procedures ensure that all applicants are treated fairly and transparently.
- **Efficiency:** Streamlined processes reduce ambiguity. Applicants will spend less time deciphering requirements and more time focusing on their project proposals.

EXTERNAL ENGAGEMENT AND COMMUNICATION

- | | |
|--|---|
| <input 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 |

The Council approved report, Council Community Fund Report Back – Hawkwood Community Association (EC2024-0131) outlined a number of lessons learned that helped Administration identify areas of focus to enhance the application process.

IMPLICATIONS

Social

Not applicable

Environmental

Not applicable

Council Funds Terms of Reference Update and Alignment

Economic

Not applicable

Service and Financial Implications

No anticipated financial impact

There is no anticipated financial impact as a result of this report. The current uncommitted balances in the funds is:

- Council Innovation Fund: \$2.315 million
- Council Community Fund: \$125 thousand

RISK

The proposed Terms of Reference (ToR) for the Council Innovation Fund (CIF) and Council Community Fund have been enhanced, but the application criteria remains unchanged, maintaining the existing flexibility to accommodate a diverse range of projects. Council will continue to hold approval authority over withdrawals from the Council funds. Considering the positive track record of the Council funds, the risk associated with approving the updated ToR is low.

To ensure both funds are used responsibly and equitably, the \$500 thousand limit per application has been maintained. However, in the current economic climate, it is unlikely that there will be a funding source available to replenish the CIF and CCF in the short to medium-term.

ATTACHMENTS

1. Background and Previous Council Direction
2. Terms of Reference for the Council Innovation Fund – For Approval
3. Terms of Reference for the Council Community Fund – For Approval
4. Council Innovation Fund Terms of Reference Proposed Amendments
5. Council Community Fund Terms of Reference Proposed Amendments

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform
Carla Male, Chief Financial Officer and General Manager	Corporate Planning and Financial Services	Approve
Katie Black, General Manager	Community Services	Inform

Background and Previous Council Direction

Background

The Council Innovation Fund (CIF) was established in 2011 to foster innovative projects aligned with Council's goals. In 2019, the Terms of Reference (ToR) for the CIF were refined and a new ToR for a Council Community Fund (CCF) was approved, creating a fund specifically designed to support community-based projects.

Previous Council Direction

DATE	REPORT NUMBER	DIRECTION/DESCRIPTION
2024 February 27	EC2024-0131	<p>COUNCIL COMMUNITY FUND REPORT BACK – HAWKWOOD COMMUNITY ASSOCIATION</p> <p>That the Executive Committee recommend that Council:</p> <ol style="list-style-type: none"> 1. Direct Administration to update the Terms of Reference for the Council Community Fund and the Council Innovation Fund to clarify administrative processes and return to Council through the Executive Committee no later than Q2 2024; 2. Reconsider its decision with respect to Report PFC2021-1237, Recommendation 2; and: <ol style="list-style-type: none"> a. Direct that Administration report back to the Executive Committee within 12 months of project completion; and, 3. Reconsider its decision with respect to Report EC2022-0689, Recommendation 2; and: <ol style="list-style-type: none"> a. Direct that Administration to report back to the Executive Committee within 12 months of project completion.
2019 April 29	PFC2019-0381	<p>PROPOSED APPROACH TO COUNCIL INNOVATION FUND UPDATE</p> <p>Council approved updates to the CIF Terms of Reference and introduced a new fund dedicated to community-driven projects called the Council Community Fund (CCF). The revised Terms of Reference for the Council Community Fund can be found on Attachment 2. The proposal for funding must demonstrate credibility, fiscal responsibility and good management which will be important considerations in the evaluation of applications.</p>

TERMS OF REFERENCE FOR THE COUNCIL INNOVATION FUND

Purpose of the Fund

The Council Innovation Fund (CIF) provides non-repayable financial support for **innovation** projects that aim to improve quality of life in Calgary.

Innovation Definition

For the purposes of the CIF, **innovation** is defined as:

The translation of ideas into new or improved services, products, processes, or social interaction, that create value for the community.

Guidelines

1. Types of Funding Applications

Applications may be submitted for:

- a) Startup project grant (up to \$500,000).
- b) Pilot project grant (up to \$500,000)

2. Criteria for Successful Funding Applications

Funding applications should demonstrate that the proposal:

- a) meets the **innovation** definition as set out in these Terms of Reference,
- b) supports Council's priorities,
- c) has the potential to change city-wide policies and procedures, if successful upon implementation,
- d) is viable and sustainable in the long term,
- e) is fiscally sound,
- f) will be managed well, and
- g) has not previously received a CIF grant.

3. Process for Funding Applications

This process will be followed for all applications.

- a) Registered charities or non-profit organizations in good standing may work with relevant City business units to prepare applications for the CIF grant, which must be sponsored by a member of Council prior to submission to the Chief Financial Office,
 - Alternatively, a member of Council may work with the relevant City business unit directly to prepare and sponsor an application, prior to submission to the Chief Financial Office.
- b) The City business unit must ensure the application is aligned with the Terms of Reference and use of funds.
- c) The City business unit must obtain written Councillor support for the project.
- d) The City business unit will advise the Sr. Executive Advisor to the CFO of their intent to write a report and enquire about available funding. Should requests exceed available funding it would

be Council who determines how much a project is funded and or if a project is funded.

- e) The City business unit will write a cover report detailing the project and request for funds.
 - Reports are sent to the CFO (through the Sr. Executive Advisor) for review and approval at least 6 weeks in advance of the preferred Executive Committee meeting.
 - The attachments to the cover report must include the completed [application form](#) and a detailed project budget outline and any other relevant or associated documents.
- f) The City business unit will be responsible for requesting that the item be added to the Executive Committee agenda, obtaining all business unit and General Manager sign offs for the report, and notifying the Sr. Executive Advisor to the CFO of the Committee date.

4. Application Outcome

If Approved:

If the application is approved by Council, The City business unit will develop a funding agreement with the applicant, outlining expectations and reporting requirements, and directing that any unused monies are returned back to the fund.

Once the agreement is executed, a copy is provided to the Chief Financial Officer's area (Sr. Executive Advisor) and the Finance team supporting the Community Services department.

If Not Approved:

If the application is not approved by Council, The City business unit will notify the applicant accordingly.

5. Reporting Back to Council on Use of Funds

- a) Within 12 months of project completion, or as otherwise directed by Council, the supporting City business unit must report back to Executive Committee on how the funds were used and highlight the various aspects of the project (e.g., outcomes, success, challenges).
 - Unless otherwise directed by Council, the report back will be through a Briefing Report.
- b) The City business unit will be responsible for adding the report to the agenda for Executive Committee and then will advise the Sr. Executive Advisor to the CFO of this date.
- c) Once the report is finalized The City business unit obtains appropriate business unit and Department approvals. The report then proceeds through Executive Committee.

6. Annual Reporting and Fund Replenishment

- a) The Finance team supporting the Community Services Department will annually prepare a Briefing Report that provides the financial update of the Council Innovation Fund and Council Community Fund as of year-end and provides an overview of the Council approved projects.
- b) The report is approved by Finance and the Chief Financial Officer.
- c) Council may review the financial status of the CCF and direct that additional funding be allocated during The City's four-year service plans and budget or adjustments processes.

TERMS OF REFERENCE FOR THE COUNCIL COMMUNITY FUND

Purpose of the Council Community Fund

The Council Community Fund (CCF) provides non-repayable financial support for **community-based** projects that improve quality of life in Calgary.

Community-based Definition

For the purposes of the CCF, **community-based** is defined as:

A project that is organized locally, takes place locally and benefits the local community.

Guidelines

1. Types of Funding Applications

Applications may be submitted for:

- a) New project grant (up to \$500,000).
- b) Project completion grant (up to \$500,000).

2. Criteria for Successful Funding Applications

Funding applications should demonstrate that the proposal:

- a) meets the **community-based** definition as set out in these Terms of Reference,
- b) supports Council's priorities,
- c) has the potential to change city-wide policies and procedures, if successful upon implementation,
- d) is viable and sustainable in the long term,
- e) is fiscally sound,
- f) will be managed well, and
- g) has not previously received a CCF grant.

Funding applications that demonstrate local community fundraising and leveraging of other funding sources and support will receive additional consideration.

3. Process for Funding Applications

All applications will follow this process.

- a) Registered charities or non-profit organizations in good standing may work with relevant City business units to prepare applications for the CCF grant, which must be sponsored by a member of Council prior to submission to the Chief Financial Office.
 - Alternatively, a member of Council may work with the relevant City business unit directly to prepare and sponsor an application, prior to submission to the Chief Financial Office.
- b) The City business unit must ensure the application is aligned with the Terms of Reference and use of funds.
- c) The City business unit must obtain written Councillor support for the project.

- d) The City business unit will advise the Sr. Executive Advisor to the CFO of their intent to write a report and enquire about available funding. Should requests exceed available funding it would be Council who determines how much a project is funded and or if a project is funded.
- e) The City business unit will write a cover report detailing the project and request for funds.
 - Reports are sent to the CFO (through the Sr. Executive Advisor) for review and approval at least 6 weeks in advance of the preferred Executive Committee meeting.
 - The attachments to the cover report must include the completed [application form](#) and a detailed project budget outline and any other relevant or associated documents.
- f) The City business unit will be responsible for requesting that the item be added to the Executive Committee agenda, obtaining all business unit and General Manager sign offs for the report, and notifying the Sr. Executive Advisor to the CFO of the Committee date.

4. Application Outcome

If Approved:

If the application is approved by Council, the City business unit will develop a funding agreement with the applicant, outlining expectations and reporting requirements, and directing that any unused monies are returned back to the fund.

Once the agreement is executed, a copy is provided to the Chief Financial Officer's area (Sr. Executive Advisor) and the Finance team supporting the Community Services department.

If Not Approved:

If the application is not approved by Council, The City business unit will notify the applicant accordingly.

5. Reporting Back to Council on Use of Funds

- a) Within 12 months of project completion, or as otherwise directed by Council, the supporting City business unit must report back to Executive Committee on how the funds were used and highlight the various aspects of the project (e.g., outcomes, success, challenges).
 - Unless otherwise directed by Council, the report back will be through a Briefing Report.
- a) The City business unit will be responsible for adding the report to the agenda for Executive Committee and then will advise the Sr. Executive Advisor to the CFO of this date.
- b) Once the report is finalized The City business unit obtains appropriate business unit and Department approvals. The report then proceeds through Executive Committee.

6. Annual Reporting and Fund Replenishment

- a) The Finance team supporting the Community Services Department will annually prepare a Briefing Report that provides the financial update of the Council Innovation Fund and Council Community Fund as of year-end and provides an overview of the Council approved projects.
- b) The report is approved by Finance and the Chief Financial Officer.
- c) Council may review the financial status of the CCF and direct that additional funding be allocated during The City's four-year service plans and budget or adjustments processes.

TERMS OF REFERENCE FOR THE COUNCIL INNOVATION FUND

Purpose of the Fund

The Council Innovation Fund (CIF) provides non-repayable financial support for **innovation** projects that aim to improve quality of life in Calgary.

Innovation Definition

For the purposes of the CIF, **innovation** is defined as:

The translation of ideas into new or improved services, products, processes, or social interaction, that create value for the community.

Guidelines

1. Types of Funding Applications

Applications may be submitted for:

- a) Startup project grant (up to \$500,000)
- b) Pilot project grant (up to \$500,000)

2. Criteria for Successful Funding Applications

Funding applications should demonstrate that the proposal:

- a) meets the **innovation** definition as set out in these Terms of Reference,
- b) supports Council's priorities,
- c) has the potential to change city-wide policies and procedures, if successful upon implementation,
- d) is viable and sustainable in the long term,
- e) is fiscally sound,
- f) will be managed well, and
- g) has not previously received a CIF grant.

3. Process for Funding Applications

This process will be followed for all applications.

- a) ~~Applications for CIF grant may be prepared by a variety of organizations and must be sponsored by a member of Council or prepared and~~ **Registered charities or non-profit organizations in good standing may work with relevant City business units to prepare applications for the CIF grant, which must be** sponsored by a member of Council prior to submission to the Chief Financial Office.
 - **Alternatively, a member of Council may work with the relevant City business unit directly to prepare and sponsor an application, prior to submission to the Chief Financial Office.**
- b) ~~The Chief Financial Office will be the point of contact for all applications.~~
- c) ~~The applicant must complete and submit a CIF application form to the Chief Financial Office. It is the applicant's responsibility to use the prescribed application form, describe the project in the~~

context of these guidelines, and include detailed documentation.

- ~~d) Applications should be submitted to the Chief Financial Office no later than six weeks in advance of the targeted Priorities and Finance Committee (PFC) meeting date.~~
- ~~e) The Chief Financial Office shall forward all applications to Council for review and approval, through a report to PFC. PFC will recommend approval or refusal to Council based on the criteria as set out in these Terms of Reference.~~
- ~~f) Applicants will be informed of the status of their application once Council has decided to approve or refuse the application.~~
- ~~g) Following application approval, a Contribution or Funding Agreement will be prepared for signing by the applicant and The City of Calgary, laying out the legally binding responsibilities and obligations of both parties. The Agreement will specify that the applicant must return any unused portion of a CIF grant to The City of Calgary.~~

- b) The City business unit must ensure the application is aligned with the Terms of Reference and use of funds.
- c) The City business unit must obtain written Councillor support for the project.
- d) The City business unit will advise the Sr. Executive Advisor to the CFO of their intent to write a report and enquire about available funding. Should requests exceed available funding it would be Council who determines how much a project is funded and or if a project is funded.
- e) The City business unit will write a cover report detailing the project and request for funds.
 - Reports are sent to the CFO (through the Sr. Executive Advisor) for review and approval at least 6 weeks in advance of the preferred Executive Committee meeting.
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4. Application Outcome

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- Once the agreement is executed, a copy is provided to the Chief Financial Officer's area (Sr. Executive Advisor) and the Finance team supporting the Community Services department.

If Not Approved:

If the application is not approved by Council, The City business unit will notify the applicant accordingly.

5. Reporting Back to Council on Use of Funds

- a. Within 12 months of project completion, or as otherwise directed by Council, the supporting City business unit must report back to Executive Committee on how the funds were used and highlight

the various aspects of the project (e.g., outcomes, success, challenges).

- Unless otherwise directed by Council, the report back will be through a Briefing Report.
- b. The City business unit will be responsible for adding the report to the agenda for Executive Committee and then will advise the Sr. Executive Advisor to the CFO of this date.
- c. Once the report is finalized The City business unit obtains appropriate business unit and Department approvals. The report then proceeds through Executive Committee.

4. **Annual Reporting and Fund Replenishment**

- ~~a) Successful applicants must submit an update report to the Chief Financial Office indicating how the CIF grant was spent and the outcomes of the project, within 12 months of the project end-date.~~
- ~~b) The Chief Financial Office shall submit a summary report to Council through PFC annually, on CIF grants and the overall status of the CIF.~~
- ~~c) A CIF summary report identifying all projects, project approval dates, project budgets and total fund expenses, shall be included in the four-year service planning and budget process.~~
- ~~d) Council may review the financial status of the CIF as part of The City's four-year service planning and budget discussions and direct that additional funding be allocated to the CIF.~~
- a) The Finance team supporting the Community Services Department will annually prepare a Briefing Report that provides the financial update of the Council Innovation Fund and Council Community Fund as of year-end and provides an overview of the Council approved projects.
- b) The report is approved by Finance and the Chief Financial Officer.
- c) Council may review the financial status of the CCF and direct that additional funding be allocated during The City's four-year service plans and budget or adjustments processes.

TERMS OF REFERENCE FOR THE COUNCIL COMMUNITY FUND

Purpose of the Council Community Fund

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Funding applications should demonstrate that the proposal:

- a) meets the **community-based** definition as set out in these Terms of Reference,
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Funding applications that demonstrate local community fundraising and leveraging of other funding sources and support will receive additional consideration.

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All applications will follow this process.

- a) ~~Applications for CCF grant may be prepared by registered charities or non-profit organizations in good standing and~~ **Registered charities or non-profit organizations in good standing may work with relevant City business units to prepare applications for the CCF grant, which must be sponsored by a member of Council or prepared and sponsored by a member of Council prior to submission to the Chief Financial Office.**
 - **Alternatively, a member of Council may work with the relevant City business unit directly to prepare and sponsor an application, prior to submission to the Chief Financial Office.**
- b) ~~The Chief Financial Office will be the point of contact for all Council sponsored applications.~~
- c) ~~The applicant must complete and submit a CCF application form to the Chief Financial Office. It is the applicant's responsibility to use the prescribed application form, describe the project in the~~

~~context of these guidelines, include detailed documentation, and obtain Council sponsorship.~~

- ~~d) Applications should be submitted to the Chief Financial Office no later than six weeks in advance of the targeted Priorities and Finance Committee (PFC) meeting date.~~
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- ~~c) A CCF summary report identifying all projects, project approval dates, project budgets and total fund expenses, shall be included in the four-year service planning and budget process.~~
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- c) Council may review the financial status of the CCF and direct that additional funding be allocated during The City's four-year service plans and budget or adjustments processes.

Planning & Development Services Report to
Executive Committee
2024 June 11

ISC: UNRESTRICTED
EC2024-0383

Heritage Incentive Reserve Terms of Reference Update

PURPOSE

The purpose of this report is to recommend changes to the Heritage Incentive Reserve's Terms of Reference to make the Heritage grant funding more responsive to the needs of property owners, more effective in addressing urgent conservation concerns and more efficient to administer.

PREVIOUS COUNCIL DIRECTION

On 2012 July 03, through PFC2012-0159, Council approved a revised program for the Heritage Incentive Reserve, expanding eligibility to residential properties and creating the Terms of Reference which governs the administration of the grant program.

Additional previous council direction is listed in Attachment 1.

RECOMMENDATION:

That Executive Committee recommend that Council adopt, by resolution, the Terms of Reference for the Heritage Incentive Reserve (Attachment 2).

RECOMMENDATION OF THE EXECUTIVE COMMITTEE, 2024 JUNE 11:

That Council adopt, by resolution, the Terms of Reference for the Heritage Incentive Reserve (Attachment 2).

CHIEF ADMINISTRATIVE OFFICER/GENERAL MANAGER COMMENTS

Acting General Manager Debra Hamilton concurs with this report. Updating the Heritage Incentive Reserve will improve The City of Calgary's ability to support property owners in conserving our heritage for the benefit of Calgarians both today and long into the future.

HIGHLIGHTS

- Improving the flexibility and responsiveness of the Historic Resources Conservation grant program, Administration makes Municipal Historic Resource designation a more attractive option for heritage property owners.
- The proposed changes reflect the lessons learned by Administration from ten years of managing the Heritage Incentive Reserve.
- The updated Terms of Reference changes the formula which determines the maximum funding available to a heritage property by eliminating reference to assessed property values, which has had the unintended consequence of limiting grant amounts to deserving properties.
- Creating documents that separate the strategy and administration of the Heritage Incentive Reserve allows processes to be updated more frequently in alignment with other City programs.

Heritage Incentive Reserve Terms of Reference Update

DISCUSSION

The Heritage Incentive Reserve was established by Council to be the mechanism used by Administration to support the conservation of privately-owned Heritage Resources. Heritage Resources are sites that have been identified as possessing significant heritage value, and whose preservation is considered to be to the greater benefit of Calgarians. Most Heritage Resources are residential, commercial or industrial buildings, but they can also be landscaped features and open spaces. Heritage Resources are included on the Inventory of Evaluated Historic Resources, a list of evaluated Heritage Resources managed by civic partner Heritage Calgary. Inclusion on the Inventory of Historic Resources does not bar the renovation or demolition of a Heritage Resource. Only Heritage Resources whose owners have chosen to declare the resource a Municipal Historic Resource have legal protections in place to prevent demolition or major alterations.

The Terms of Reference supply the framework for how funds from the Heritage Incentive Reserve (the “Reserve”) may be used. Until this update, the Reserve has been the mechanism to provide the funding for projects under one grant, The Historic Resources Conservation Grant, with two grant streams under it: The Non-Residential Conservation Grant and the Residential Conservation Grant. Both grant streams are available only to owners of property designated as a Municipal Historic Resources under the Alberta Historical Resources Act and to Heritage Resources in the process of becoming municipally designated.

There are three key changes to the Terms of Reference introduced in this update.

Key change 1: Strategy and goals will be separated from administrative information.

Prior to this update, all information and guidelines pertaining to the Historic Resources Conservation Grant Program, and each of the grant streams, were included in the Heritage Incentive Reserve’s Conditions and Restrictions. This information has been removed from the Conditions and Restrictions and moved into two new documents: the Terms of Reference (Attachment 2 - Heritage Incentive Reserve Terms of Reference) and the Grant Guidelines (Attachment 3 - Grant Guidelines). The Terms of Reference is intended to be approved by Council and contains information on the strategic vision of the Heritage Incentive Reserve. The Grant Guidelines are intended to be approved by Administration and will contain information regarding the implementation of the grant streams. Creating two separate documents clarifies the roles of Council and Administration in managing the Heritage Incentive Reserve, enables continuous improvement, and allows the City to quickly respond to the needs of heritage property owners.

Key change 2: Allowing Administration to respond to urgent conservation concerns.

Like all buildings, heritage buildings are sometimes unexpectedly damaged and need unscheduled repairs or maintenance. The current Heritage Incentive Reserve Conditions and Restrictions state that grant funds cannot be used for work completed before a Grant Agreement is finalized. The application and agreement process requires advance planning, which is not suitable for situations requiring emergency repairs. This has curtailed Administration’s ability to provide financial assistance for urgent conservation work. The proposed changes allow Administration to exercise discretion to allow grant funding to be used for completed work.

Heritage Incentive Reserve Terms of Reference Update

Key change 3: Introduction of a new grant stream for Heritage Assets

A Heritage Asset is a privately-owned structure, typically constructed before 1945, that retains a significant portion of its original form, scale, massing, window and door pattern, style, design, architectural details, and/or construction materials, as determined by visual assessment by Heritage Planning. A Heritage Asset may also be a Heritage Resource, but not all Heritage Assets are Heritage Resources. The Heritage Asset Retention Grant targets properties at risk of demolition, as well as heritage building owners who need assistance with small-scale renovation and maintenance projects. The intent of the new Heritage Asset Retention Incentive Grant is to make the retention of heritage properties more financially feasible and attractive to owners. The introduction of this grant stream will help offset redevelopment pressures and broadens the reach of the Heritage Incentive Reserve's programs to property owners who have not previously engaged with local heritage recognition and/or conservation programs.

The summary table provided (Attachment 4) lists all changes that have been proposed for the governance of the Heritage Incentive Reserve.

Upon approval of the updated Terms of Reference, Administration will complete the Grant Guidelines for the Heritage Asset Retention Incentive.

EXTERNAL ENGAGEMENT AND COMMUNICATION

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

Heritage Calgary was informed of the proposed changes to the Terms of Reference and provided a letter of support (Attachment 5).

Engagement on various incentives and the needs of heritage property owners was previously undertaken for the separate Heritage Conservation Tools and Incentives Report PUD2020-0758, as well as through additional engagement on the development of 'Layer 1' incentives (known as the Heritage Incentive Area) through 2022-23. The Heritage Asset Retention Incentive Grant proposed in this update responds to feedback received during the engagement for PUD2020-0758.

No further external engagement was conducted for this report as the proposed changes are administrative in nature.

IMPLICATIONS

Social

Historic resources create a sense of place and strengthen the shared identity of Calgarians. They are key to fostering community and a feeling of pride and investment by community members. The proposed changes allow Administration to extend the benefits of the Historic Resources Conservation Grant program to a wider variety of properties in more areas of city.

Heritage Incentive Reserve Terms of Reference Update

Environmental

These recommendations will extend the reach of the Heritage Incentive Reserve, ultimately preserving more existing buildings and avoiding the environmental impacts associated with demolition, landfilling building material and construction of new buildings. Heritage conservation also helps retain embodied carbon and energy within our existing buildings, rather than requiring new carbon and energy to manufacture and transport building materials.

Economic

Flexible grant programs will distribute financial support more efficiently and effectively and have a greater positive local economic impact. The updated Terms of Reference allow for greater discretion in responding to urgent conservation requests, thus directing more funds towards Heritage Resource owners with the greatest financial need. The Heritage Asset Retention Incentive Grant is intended to spur homeowners to consider small maintenance and renovation projects. Together, these changes will create a positive economic impact for the skilled trades and specialized companies providing services in the heritage conservation sector.

Service and Financial Implications

No anticipated financial impact

This report has no direct financial impacts. Funding for the Heritage Incentive Reserve will continue to be advanced through budget deliberations.

RISK

If the updated Terms of Reference are not approved, there is a risk that conservation projects meeting the spirit and intent of the Reserve will be rejected. This could result in the loss of Heritage Resources and Assets that would otherwise be conserved through the updated Terms of Reference.

If the updates are successful in increasing the interest and number of grant applications, requests for funds could outstrip the funds available by a significant margin. Recent funding for heritage conservation grants has been insufficient to keep up with existing demand and, while Administration will continue to monitor application volumes, the loss of Calgary's heritage is more likely if funding is not aligned with demand.

ATTACHMENTS

1. Previous Council Direction
2. Heritage Incentive Reserve Terms of Reference
3. Grant Guidelines
4. Summary of Changes Table
5. Heritage Calgary Letter of Support
6. Terms of Reference Presentation

Planning & Development Services Report to
Executive Committee
2024 June 11

ISC: UNRESTRICTED
EC2024-0383

Heritage Incentive Reserve Terms of Reference Update

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform
Debra Hamilton	Planning and Development Services	Approve
Jill Floen	Law & Legislative Services	Consult
Carla Male	Chief Financial Officer	Inform

Author: Pamela Haskell, City and Regional Planning

City Clerks: J. Palaschuk / C. Doi

Previous Council Direction Summary

Heritage Incentive Reserve

Context

The City of Calgary's approach to heritage conservation is guided by the Municipal Development Plan and the Calgary Heritage Strategy. These documents highlight the value of heritage, the need to identify and protect heritage assets and the need to encourage heritage conservation through policy tools and financial incentives.

Matching grants provided through the Historic Resource Conservation Grant program serve as The City's primary financial incentive for encouraging property owners to designate their properties as Municipal Historic Resources. This grant program is governed by the Heritage Incentive Reserve Terms of Reference, which was approved in 2002 and last updated in 2012.

The Heritage Incentive Reserve Terms of Reference governs how grant funds are distributed to owners undertaking heritage conservation work. The Terms of Reference has remained unchanged for over ten years. Updating the Terms of Reference would enhance flexibility for Administration, addressing barriers in accessing the grant and enabling the exploration of new options for utilizing the Heritage Incentive Reserve.

Previous Council Direction

DATE	REPORT NUMBER	DIRECTION
2012 July 03	PFC2012-0159	Calgary Heritage Strategy Revised Reserve Program Approved proposed amendments to the Heritage Incentive Reserve brought additional Terms of References into effect, expanding grant eligibility to encompass residential homes designated as Municipal Historic Resources.
2009 December 10	FCS2010-01	Financial Reserves Compliance Audit Approved Recommendations require all policies and procedures for reserves be reviewed and updated to consistent standards and clear guidance for the administration of each reserve.
2008 February 04	LPT2007-64	Calgary Heritage Strategy Council adopted all Recommendations in the Strategy, including "Actions – Review existing incentives, particularly the Heritage Incentive Program (matching grant program) and make recommendations to Council to improve the effectiveness."
2002 April 12	FB2002-27	Proposed Heritage Incentive Program Approved the formation of a heritage incentive reserve fund, to provide matching grants for commercial buildings designated as Municipal Historic Resources
1999 July 26	FB99-39	Incentives for Heritage Preservation Moved that the report's Recommendations be adopted, which included approving in-principle the provision of financial incentives for certain commercial buildings designated as Municipal Historic Resources.

TERMS OF REFERENCE

For the HERITAGE INCENTIVE RESERVE

A Note on Terminology and Document Use

The job titles, department names and reporting structure referred to in this document may change in the future. When this document refers to Heritage Planning it means any employees whose responsibilities include the administration of grants for privately-owned Heritage Resources and Heritage Assets. When this document refers to the Manager, City Planning it means the manager responsible for supervising employees with heritage planning and grant administration responsibility.

These Terms of Reference are to be used in tandem with the Grant Guidelines in administering grants funded by the Heritage Incentive Reserve. The Terms of Reference describes the purpose of each grant funded by the Heritage Incentive Reserve, while the Grant Guidelines contain instructions on how to administer the processes required when distributing Heritage Incentive Reserve funds.

These Terms of Reference are intended to supersede all previous Council direction respecting the administration of the Heritage Incentive Reserve.

Purpose

The Heritage Incentive Reserve (the Reserve) is an essential component The City of Calgary's efforts toward encouraging property owners to designate and conserve their heritage properties. The Reserve provides financial assistance to private owners acting as responsible stewards of Calgary's heritage.

The purpose of these Terms of Reference is to provide a basis to effectively administer the Reserve so it can provide a consistent mechanism to allow funding to be paid at the right time for approved projects to owners of heritage properties, in order to:

- promote the rehabilitation and economic re-use of privately-owned heritage properties,
- address inequities that property owners assume when rehabilitating heritage properties,
- revitalize and rehabilitate derelict or underutilized privately-owned heritage properties,
- promote the retention of heritage properties and their integration into evolving communities and commercial districts, and
- incentivize private owners of properties with identified heritage value to designate them as Municipal Historic Resources under the Historical Resources Act of Alberta.

The Reserve distributes grants to two types of heritage properties: Heritage Resources and Heritage Assets.

Heritage Resources are sites that have been identified as possessing significant heritage value, and whose preservation is considered to be to the greater benefit of Calgarians. Heritage Resources are included on the Inventory of Evaluated Historic Resources, a list of evaluated heritage properties managed by civic partner Heritage Calgary. Most Heritage Resources are residential, commercial, or industrial buildings, but they can also be landscaped features and open spaces.

A Heritage Asset is a privately-owned structure, typically constructed before 1945, that retains a significant portion of its original form, scale, massing, window and door pattern, style, design, architectural

details, and/or construction materials, as determined by visual assessment by Heritage Planning. A Heritage Asset may also be a Heritage Resource, but not all Heritage Assets are Heritage Resources.

Grant Streams

The Heritage Incentive Reserve funds the Historic Resources Conservation Grant Program and the Heritage Asset Retention Incentive.

The Historic Resources Conservation Grant Program provides funding to two grant streams:

1. The Residential Grant stream. This grant provides funds to support City-approved conservation projects for privately-owned Heritage Resources originally constructed for residential use. Current residential use is not required for eligibility in this stream.
2. The Non-Residential Grant stream. This grant provides funds to support City-approved conservation projects for privately-owned Heritage Resources not eligible for the Residential Grant stream.

The Heritage Asset Retention Incentive grant stream provides funds for projects which support the retention of Heritage Assets.

Grant Stream Conditions

1.0 The following conditions apply to both the **Residential Grant** stream and the **Non-Residential Grant** stream.

These grants are intended for Municipal Historic Resources designated under the Historical Resources Act, or Heritage Resources in the process of pursuing designation as a Municipal Historic Resource.

Grant Application Evaluation and Approval Process

Grant applications submitted by Heritage Resource owners to the Heritage Conservation Grant Program are accepted on an ongoing basis and assessed for eligibility by Administration.

Eligibility and Evaluation Criteria

To be eligible for the grant, the following criteria must be met:

- The applicant is the registered owner or is authorized to act for the registered owner of a Heritage Resource located within the municipal boundaries of the City of Calgary.
- The Heritage Resource must be designated as a Municipal Historic Resource under the Alberta Historical Resources Act or be subject to a legal agreement with The City which precludes the demolition of the resource and alteration of its character-defining elements.
- All municipal taxes and levies owing on the heritage resources must be in good standing at the time of application and the owner of the heritage resource must not have any other outstanding debts owing to the City of Calgary.

The following criteria must be used by Heritage Planning to evaluate all grant proposals in this stream:

- The grant application's adherence to heritage conservation best practices, in alignment with the Standards and Guidelines for the Conservation of Historic Places in Canada, as amended or replaced from time to time.
- The risk to the integrity or viability of the Heritage Resource at the time of application, as determined by Heritage Planning.
- The project's overall viability, including assessed risks, uncertainty associated with financing or the projected timeline, as determined by Heritage Planning.
- The order in which applications are received, with priority given to earlier applications.
- Any additional criteria established in the Grant Guidelines.

Grant Recommendations and Decisions

Final grant recommendations will be made by Heritage Planning and approved by the Manager, City Planning. Successful applicants must, with the owner of the heritage resource if the applicant is not the owner, enter into a Grant Agreement with The City of Calgary, to the satisfaction of The City of Calgary, which will clearly outline the terms of the grant, including accountability and reporting requirements.

2.0 The following conditions apply to the **Heritage Asset Retention Incentive Grant** stream.

Grant Application Evaluation and Approval Process

Grant proposals submitted by property owners to the Heritage Asset Retention Incentive program are accepted on an ongoing basis and assessed for eligibility by Heritage Planning.

Eligibility and Evaluation Criteria

To be eligible for the grant, the following criteria must be met:

- The applicant is the registered owner or is authorized to act for the registered owner of a Heritage Asset located within the municipal boundaries of the City of Calgary.
- All municipal taxes and levies owing on the Heritage Asset (and the legal parcel on which the Heritage Asset is located) must be in good standing at the time of application and the owner of the Heritage Asset must not have any other outstanding debts owing to The City of Calgary.

The following criteria must be used to evaluate all grant proposals in this stream:

- The risk to the integrity or viability of the Heritage Asset at the time of grant application, as determined by Heritage Planning.
- The estimated timeline for project completion and the feasibility of the proposed timeline, as determined by Heritage Planning.
- The project's overall viability, including assessed risks, uncertainty associated with financing or the projected timeline, as determined by Heritage Planning.
- Any additional criteria established in the Grant Guidelines.

Grant recommendations and decisions

Applications for grants will be assessed by Heritage Planning as they are received. Final grant recommendations will be made by Heritage Planning and approved by the Manager, City Planning. Successful applicants must, with the owner of the Heritage Resource if the applicant is not the owner, enter into a Grant Agreement with The City of Calgary, to the satisfaction of The City of Calgary, which will clearly outline the terms of the grant, including accountability and reporting requirements.

Grant Guidelines

The Manager, City Planning may establish one or more Grant Guidelines that are consistent with these Terms of Reference for the Historic Resources Conservation Grant, Residential Grant stream, the Non-Residential Grant stream, and the Heritage Asset Retention Incentive Grant. Grant Guidelines may set out additional criteria, terms and conditions for these grant programs funded by the Heritage Incentive Reserve.

Grant Guidelines

For all grants funded by the HERITAGE INCENTIVE RESERVE

A Note on Terminology and Use of Document

The job titles, department names and reporting structure referred to in this document may change in the future. When this document refers to Heritage Planning it means any employees whose responsibilities include the administration of grants for privately-owned Heritage Resources and Heritage Assets. When this document refers to the Manager, City Planning it means the manager responsible for supervising employees with heritage planning and grant administration responsibility.

These Guidelines are to be used in tandem with the Heritage Incentive Reserve Terms of Reference.

Terms and Conditions Applicable to All Grant Streams

1. The information provided in the grant application is collected for the purpose of evaluating eligibility for a grant from the Heritage Incentive Reserve. Any personal information collected in the grant application is collected pursuant to section 33(c) of the Alberta **Freedom of Information and Protection of Privacy Act**. All grant decisions, including the name of the grant recipient, the property to which it applies, and the amount of the grant will be available to the public. Any questions about the collection, use or disclosure of your personal information by the City of Calgary in relation to this program may be directed to the FOIP Program Administrator for Planning and Development at plngbldg@calgary.ca or by telephone at 403-268-5311.
2. The City shall not be liable for any damages, injury or any loss of use or profit to the grant recipient arising out of, or in any way related to, the grant recipient's operations or use of grant funds. The grant recipient shall indemnify The City, its officers, employees and agents, against all costs, damages and expenses incurred as a result of any type of claim or proceedings related to the grant recipient's operations or use of grant funds, unless such costs, damages or expenses arise from the negligence or willful act of an officer, employee or agent of The City.
3. Approval of a grant application does not affect the grant recipients' obligation to determine and obtain all other approvals and permits that are required to undertake the project.
4. The City is entitled, at any time, to impose such additional terms and conditions on the eligibility of a grant applicant or the use of grant funds which, at its sole discretion, it deems appropriate.
5. The grant recipient shall keep and maintain all records, invoices and other documents relating to the grant in a manner consistent with generally accepted accounting principles and clerical practices and shall maintain such records for a period of five (5) years from the last date that any funds advanced pursuant to a fully executed Grant Agreement have been paid to the grant recipient by The City.
6. The grant recipient authorizes Heritage Planning staff and its agents at all reasonable times to inspect and copy any and all records, invoices and documents in the custody or control of the grant recipient which relate to the grant, for a period of five (5) years from the last date that any funds advanced pursuant to a fully executed Grant Agreement have been paid to the grant recipient by The City. This right of inspection includes the right to perform a full or partial audit of these records, as considered appropriate by the Heritage Planning staff.

7. The grant recipient shall, at the request of Heritage Planning staff, repay to the City the whole or any part of the grant, if, as determined by Heritage Planning staff, the grant recipient:
 - a. has knowingly provided false information in their grant application;
 - b. uses grant funds for purposes not approved by Heritage Planning staff; or
 - c. breaches any of the Grant Guidelines or the terms of a Grant Agreement for any Grant Stream.

Grant Guidelines for the Historic Resources Conservation Grant – Residential and Non-Residential Grant Streams

Terminology

8. Heritage Resources are sites that have been identified as possessing significant heritage value, and whose preservation is considered to be to the greater benefit of Calgarians. Heritage Resources are included on the Inventory of Evaluated Historic Resources, a list of evaluated heritage properties managed by civic partner Heritage Calgary. Most Heritage Resources are residential, commercial, or industrial buildings, but they can also be landscaped features and open spaces.
9. A Heritage Asset is a privately-owned structure, typically constructed before 1945, that retains a significant portion of its original form, scale, massing, window and door pattern, style, design, architectural details, and/or construction materials, as determined by visual assessment by Heritage Planning. A Heritage Asset may also be a Heritage Resource, but not all Heritage Assets are Heritage Resources.
10. A Residential property is defined as a structure that was originally created for low density residential use. The property may have originally been a single family, semi-detached, or duplex residential home.
11. A Non-Residential property is any property that does not meet the definition of a Residential property including, but not limited to, commercial buildings, apartment buildings, multi-residential buildings with more than 2 units, and industrial buildings.

Grant Guidelines

Overview

The Residential and Non-Residential Grant streams of the Historic Resources Conservation Grant are intended to provide funds to support City-approved conservation projects for privately-owned Heritage Resources. Structures are classified as Residential or Non-Residential according to their original use rather than their current use.

A primary goal of the Residential and Non-Residential Grant stream is to encourage private owners to request to have their properties designated as a Municipal Historic Resource. Only after official designation is a property legally protected from demolition or major renovation which alter its historic character. As such, the Residential Grant stream is open only to properties which are included on the Inventory of Historic Resources and are either designated as Municipal Historic Resources or are in the process of obtaining municipal designation and have been protected in the interim by way of a legal agreement registered on title.

Funding Limits

The Residential and Non-Residential Grants are matching grants. The amount awarded is conditional, based on the amount contributed towards the project by the applicant.

Grants will cover a maximum of 50% of the approved project costs.

The maximum grant funding available:

- to Non-Residential Heritage Resources is \$1,000,000 in a 15-year period; and
- to Residential Heritage Resources is \$125,000 in a 15-year period.

Property owners or their authorized representative may apply for a grant once in a 5-year period. If an approved project receives less than the maximum funding available, the owners may apply for additional grants every 5 years, until the maximum is reached.

In exceptional circumstances, the Manager, City Planning, in their sole discretion, may approve additional funds above the 15-year maximum by subtracting the additional amount from the funds the Heritage Resource may be eligible for in future 15-year periods.

Grant Agreements

If a grant application is approved, a Grant Agreement will be executed between The City and the applicant that will outline the approved work and any additional specifications of the approval beyond the requirements of the Grant Guidelines. Final and formal grant approval is not effective until the Grant Agreement has been fully executed.

Grant Agreement Amendments

At the discretion of the Manager, City Planning, approved Grant Agreements may be amended to expand the approved scope of work and/or increase the total funding provided to the maximum applicable limit. The amendments may be subject to additional conditions at the discretion of the Manager, City Planning. Amended Grant Agreements must not provide funding above the maximum applicable limit.

Eligible Work

Grants are intended to assist projects which:

- aim to safeguard the character-defining elements of a Heritage Resource;
- help the Heritage Resource retain its heritage value;
- help to extend the physical life and improve the overall condition of a Heritage Resource.

Heritage Planning will review applications to determine if the proposed work is eligible.

All proposed work on the eligible property must, unless otherwise waived in writing by Heritage Planning, conform to standards and best practices as expressed in the Standards and Guidelines for the Conservation of Historic Places in Canada, as amended from time to time.

Grant recipients must obtain all required regulatory approvals, including building and development permits, before start of work

Grant funds are intended to be awarded prior to conservation work being completed. In exceptional circumstances, the Manager, City Planning may approve funding for previously completed work that fulfills the goals of the programs and meets other eligibility requirements.

Ineligible Work

New construction not directly required for the continued use of the Heritage Resource, e.g., additional floors, is not eligible for grant funding.

The grant recipient shall at their own expense correct any work that in the opinion of Heritage Planning staff does not conform to the approved project scope. No grant funds shall be paid for these purposes.

Applications

Applicants will submit their applications to The City in accordance with a format established by the Manager, City Planning. Heritage Planning will review applications to determine if the proposed work is eligible.

Applications must include the following, to the satisfaction of Heritage Planning:

- plans, renderings (if applicable), and written statements of work to be completed;
- photos of the Heritage Resource's current condition;
- cost estimates for the work to be completed. Estimates must be provided by tradespeople with knowledge and experience in heritage conservation work.
- timeline of project milestones.

Payments

The work contemplated in the Grant Agreement, including all payments thereunder, must be completed within 5 years of the date of the executed Grant Agreement, unless an extension is provided by Heritage Planning in writing. Extensions may only be provided at the discretion of Heritage Planning.

The grant recipient shall notify Heritage Planning staff of any proposed changes to the nature of, or budget for, the project and shall use the grant for such altered activities only with prior written consent of Heritage Planning staff.

Any unused portion of the approved grant remains the property of The City.

Grant monies will be paid subject to completion of the work as verified by Heritage Planning, and in accordance with the terms of the Grant Agreement. In exceptional circumstances, payments may be issued before work has been completed, at the discretion of Heritage Planning. In these cases, completion of work will be verified by Heritage Planning at a later date, and funds paid to the applicant shall be returned to The City if work is found to be incomplete.

Heritage Asset Retention Incentive Grant Stream

Grant Guidelines

Overview

This goal of the Heritage Asset Retention Incentive grant stream is to encourage the retention of buildings with significant historic character which do not qualify for funding under the Residential or Non-Residential Grant streams. Many of these buildings will not meet the criteria to become Heritage Resources or Municipal Historic Resources but are still valued for their contributions to neighborhood character.

This grant will offer funds to private owners of Heritage Assets for conservation projects in exchange for their participation in a formal agreement precluding demolition or character-altering renovations for a period of 5 years.

Funding Limits

The maximum grant amount available per Heritage Asset is \$20,000.

The applicant is not required to provide matching funds for the grant amount they are awarded.

Applicants may receive a Heritage Asset Retention Incentive Grant only once per eligible property.

If an applicant receives less than the maximum grant amount for the eligible property, they may not apply again to receive additional funds for that property.

Heritage Resource owners who have reached the maximum funding limit under the Residential Conservation Grant for a 5- or 15-year period for their eligible property may apply for a Heritage Asset Retention Incentive Grant. Heritage Resources which have not received the maximum amount under the Residential Conservation Grant must first apply for additional funds under that grant program.

Applicants with open Residential Conservation Grants for the same Heritage Asset (i.e., with an executed Grant Agreement and pending the payment of grant funds) may not apply under the Heritage Asset Retention Incentive program.

Non-Residential Heritage Resources are not eligible for funding under the Heritage Asset Retention Incentive Grant.

Grant Agreement

If a grant application is approved, a Grant Agreement will be executed between The City and the applicant that will outline the approved work and any additional specifications of the approval beyond the requirements of the Grant Guidelines. Final and formal grant approval is not effective until the Grant Agreement has been fully executed.

Formal Agreement

To receive funds under the Heritage Asset Retention Incentive Program, applicants must enter into a Grant Agreement with The City, to the satisfaction of The City, and register a restrictive covenant on the subject property which bars demolition of or character-altering renovations to the Heritage Asset for a period of 5 years. If the conservation project is completed, or good faith attempts were made to complete the project, the restrictive covenant will be discharged at the end of the five-year period.

Grant Agreement Amendments

At the discretion of the Manager, City Planning, approved Grant Agreements may be amended to expand the approved scope of work and/or increase the total funding provided to the maximum limit above. The amendments may be subject to additional conditions at the discretion of the Manager, City Planning. Amended Grant Agreements must not provide funding above the maximum limit.

Eligible Work

Grants are intended to assist projects which:

- help preserve the historic character of Heritage Assets;
- assist in retaining the heritage value of Heritage Assets;
- help to extend the physical life and improve the overall condition of a Heritage Asset.

Grant funds are intended to be awarded prior to conservation work being completed. In exceptional circumstances, the Manager, City Planning may approve funding for previously completed work that fulfills the goals of the programs and meets other eligibility requirements.

Grant recipients must obtain all required regulatory approvals, including building and development permits, before commencing work

Applications

Applications will be submitted to The City in accordance with a format established by the Manager, City Planning. Heritage Planning will review applications to determine if the proposed work is eligible.

Payments

Grant monies will be paid after the Grant Agreement is signed and proof of registration of a restrictive covenant to the satisfaction of the City on title to the lands on which the Heritage Asset is located has been provided to Heritage Planning.

The grant recipient shall notify Heritage Planning staff of any proposed changes to the nature of, or budget for, the project and shall use the grant for such altered activities only with prior written consent of Heritage Planning staff.

Any unused portion of the grant remains the property of The City and must be returned to The City forthwith.

Summary of Proposed Changes Heritage Incentive Reserve Terms of Reference

In EC2024-0383, Administration is recommending that all existing direction guiding the administration of the Heritage Incentive Reserve and the grant programs funded through the Reserve are superseded by those in two new documents: The Heritage Incentive Reserve Terms of Reference and the Grant Guidelines. This change simplifies administration of grant programs by reducing the number of governing documents and eliminating duplicated rules and contradictory guidelines. The resulting documents will be consistent with Reserve documentation across the organization.

The Summary of Proposed Changes lists all direction in effect before EC2024-0383, the source of the direction, the new location of the direction (if applicable) and if the direction has been updated or altered.

To make the Summary of Proposed Changes more readable, some document and location names have been shortened or replaced with acronyms throughout. The table below provides definitions and additional information to assist in using and interpreting the Summary.

Name of Document or Location	Shortened Name or Acronym in Summary	Description
Heritage Incentive Reserve Conditions	Reserve Conditions	Direction regarding the purpose and administration of the Heritage Incentive Reserve and the Historic Resource Conservation Grant which were entered into the Conditions of the Reserve with PFC2012-0159.
Heritage Incentive Reserve Restrictions	Reserve Restrictions	Direction regarding the purpose and administration of the Heritage Incentive Reserve and the Historic Resource Conservation Grant which were entered into the Restrictions of the Reserve with PFC2012-0159.
Historic Resource Conservation Grant Terms & Conditions	Terms and Conditions	The client-facing terms and conditions for the Historic Resource Conservation Grant, which were included in all grant agreements
Heritage Incentive Reserve Terms of Reference	Terms of Reference	New document introduced with EC2024-0383 which includes statements from the Reserve Conditions, Reserve Restrictions, and Terms and Conditions which address the purpose the Heritage Incentive Reserve as approved by Council.

<p>Historic Resource Conservation Grant Guidelines</p>	<p>Grant Guidelines</p>	<p>New document introduced with EC2024-0383 which includes statements from the Reserve Conditions, Reserve Restrictions, and Terms and Conditions which address the administration of the Heritage Incentive Reserve and the grants funded through the Reserve. The Grant Guidelines can be changed through administrative process and do not need to be approved by Council.</p>
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IMPACTED ASPECT OF THE HERITAGE INCENTIVE RESERVE		PROPOSED CHANGES		
		PREVIOUS LOCATION	MOVED TO	DESCRIPTION OF CHANGE
Grant Programs	<p>The Heritage Conservation Grant has two grant streams: Residential Conservation Grant & Non-Residential Grant</p>	<p>Reserve Conditions & Reserve Restrictions</p>	<p>Terms of Reference / Grant Guidelines</p>	<p>An additional grant stream, the Heritage Asset Retention Incentive grant has been introduced to expand the program to a wider range of projects</p>
Purpose	<p>The Reserve will only be used for its stated purpose to “provide financial incentives for the restoration, preservation and rehabilitation of legally protected Municipal Historic Resources within the legal boundaries of The City of Calgary”.</p>	<p>Reserve Restrictions</p>	<p>Terms of Reference</p>	<p>The revised purpose statement can be found in the Terms of Reference. Removed reference to “of legally protected Municipal Historic Resources” to allow for sites in the process of becoming designated to be eligible, and to allow grant funding for Heritage Assets.</p>
Eligible Sites	<p>Only legally protected Municipal Historic Resources are eligible.</p>	<p>Reserve Conditions</p>	<p>Terms of Reference</p>	<p>Sites must be a Municipally Designated Heritage Resource, in the process of becoming designated, or have entered into a legal agreement with the City of Calgary in order to qualify for funds under the Heritage Conservation Grant.</p> <p>The Heritage Asset Retention Initiative Grant is available to sites which are not municipally designated or in the process of becoming designated.</p>
	<p>Legal protection can be applied for and made a condition of the grant along with all other conditions.</p>			
Pre-Application Requirements	<p>Application must be made by owners of legally protected Municipal Historic Resources within The City of Calgary.</p>	<p>Reserve Conditions</p>	<p>Terms of Reference</p>	<p>Clarifies that designation as a Municipal Heritage Resource is not required at time of application.</p>

	All municipal taxes and levies owing must be paid in full prior to application.			Wording has been updated.
Applications & Process	First come, first serve basis for funding.	Reserve Conditions	Grant Guidelines	Applications are reviewed in the order they are received, grant funds do not need to be distributed on a first come, first serve basis.
	All grants may be paid out in a single payment or in a maximum of 3 phases over the course of a 5-year period, subject to prior approval.	Terms and Conditions	Grant Guidelines	There is no maximum number of payments or phases for grant payments.
Requirements for Payment Processing	Copy of the Municipal Historic Resource Designation Bylaw	Reserve Conditions	Grant Guidelines	Payments for Heritage Conservation Grants can be made before the designation bylaw is complete providing a legal agreement is in place. N/A for the Heritage Asset Retention Incentive
Record Keeping	If any subsequent incentives are to be awarded to the Municipal Historic Resource they will be added to the file to generate a complete history of all incentive programs used by the site	Reserve Conditions	n/a	Administrative process, not part of the Terms of Reference or Grant Guidelines.
Sign Requirement	All guidelines regarding the content, size, placement and maintenance of signage recognizing the contribution of the Historic Resources Conservation Grant Program	Reserve Conditions	n/a	Sign guidelines will be moved into their own document.
Maximums	There shall be a maximum expenditure of 50% of the approved project costs or 15% of the current assessed value of the property; whichever is the lesser, except for special circumstances approved by Council.	Reserve Restrictions	Grant Guidelines	The 15% of assessed value rule has been removed. Neither rule applies to the Heritage Asset Retention Incentive

	Applications may be accepted every five years, but the total grant amount cannot exceed 50% of the approved project costs or 15% of the current assessed value of the property; whichever is the lesser, every 15 years except for special circumstances approved by Council.			
Eligible Work	All work related to the restoration, rehabilitation or preservation of the Regulated Portions of the Historic Resource as defined in the applicable designation Bylaw	Reserve Restrictions	Terms of Reference / Grant Guidelines	Work may be approved and commence before the designation bylaw is complete for Heritage Conservation Grants N/A to the Heritage Asset Retention Incentive
Ineligible Work	Work that is undertaken before a grant application is approved, unless the work comprises professional or technical studies related to the application and is carried out in consultation with Heritage Planning staff	Terms and Conditions	Grant Guidelines	Changed to allow for reimbursement of urgent conservation work, at the discretion of Administration
Terms and Conditions Grant Program Restrictions	Grant Program Restrictions, Application Requirements, Application Assessment, Grant Agreement, Payment of Grants, Use of the Grant, Repayment of Grants	Terms and Conditions	Grant Guidelines	Duplicated and outdated restrictions will be removed, others will remain unchanged.

Proposed Amendments to Reserve Template

Heritage Incentive Reserve	\$ 1,718
Operating Reserve ('000s)	<u>(2023)</u>
Cashflow	

Creation Date: June 17, 2002

Authorization: FB2002-27, FCS2004-15, FCS2004-20, PFC2012-0159, PFC2015-0917, and PFC2018-1125, and EC2024-0383

Confidential Documents: yes no

Purpose: To fund the implementation of the Heritage Incentive Program which began in 2003.

~~Grants are provided to non-city owned municipal historic resources to:~~

- ~~• Promote the rehabilitation and economic re-use of buildings designated as Municipal Historic Resources under the Historical Resources Act of Alberta (HRA).~~
- ~~• Address inequities that property owners assume when rehabilitating buildings designated under the HRA.~~
- ~~• Revitalize and rehabilitate derelict or underutilized heritage buildings.~~
- ~~• Revitalize older communities and commercial districts.~~

The Heritage Incentive Reserve (the Reserve) is an essential component the City of Calgary’s efforts toward encouraging property owners to designate and conserve their heritage properties. The Reserve provides financial assistance to private owners acting as responsible stewards of Calgary’s heritage.

It provides a mechanism to allow funding to be paid at the right time for approved projects, to support owners of heritage properties to:

- promote the rehabilitation and economic re-use of privately-owned heritage properties;
- address inequities that property owners assume when rehabilitating heritage properties;
- revitalize and rehabilitate derelict or underutilized privately-owned heritage properties;
- promote the retention of heritage properties and their integration into evolving communities and commercial districts, and

- incentivize private owners of properties with identified heritage value to designate them as Municipal Heritage Resources under the Historical Resources Act of Alberta.

Conditions: ~~Specific Conditions relating to use of the Reserve with respect to the grant application process, payment process, and sign requirements are detailed in report PFC2012-0159.~~

Specific Conditions relating to use of the Reserve are detailed in report EC2024-0383.

Restrictions: ~~There shall be a maximum expenditure of 50 per cent of the approved project costs or 15 per cent of the current assessed value of the property; whichever is the lesser, except for special circumstances approved by Council. All grants may be paid out in a single payment or over the course of a five year period.~~

~~Applications may be accepted every five years but the total grant amount cannot exceed 50 per cent of the approved project costs or 15 per cent of the current assessed value of the property; whichever is the lesser, every 15 years except for special circumstances approved by Council.~~

Historic Resource Conservation Grant Guidelines document was introduced with EC2024-0383; includes the Reserve Conditions and Restrictions. The Grant Guidelines can be changed through administrative process and do not need to be approved by Council.

External - \$ __ Percentage of reserve - __%

Internal - \$ __ Percentage of reserve - __%

Principal available for use: yes no N/A

Percentage unavailable - __%

Other - \$ __

Unrestricted - \$ __ Percentage of fund - __%

Related Budget Information: Operating Department ID: 91771 City and Regional Planning

Funding Sources: To be funded annually from operating department ID 91771 City and Regional Planning

Reserve approved to record allocation of investment income:

yes no

**Authorization
For Investment**

Income Allocation: PFC2018-1125

**Special Reporting
Requirements:**

None



May 6, 2024

Executive Committee

The City of Calgary
800 Macleod Trail SE
Calgary, AB T2G 5E6

Dear Mayor Gondek & Committee:

Re: EC2024-0383 Heritage Incentive Reserve Terms of Reference Update

As a charitable Civic Partner of The City of Calgary, Heritage Calgary is focused on the research, education, and preservation of our shared heritage, including historic properties both humble and grand, that tell the story of the people and places that shaped our history. We believe heritage is a dynamic process by which identity is experienced, interpreted, and represented, and take pride in working with Calgarians to honour the fabric that we are all a part of.

Heritage Calgary is supportive of the proposed changes to the terms of reference for the heritage incentive reserve.

Changes to the grant program will make designation more attractive for property owners, allow administration to respond to urgent conservation concerns and introduce a new grant stream for heritage assets.

These changes will encourage more property owners to designate their property and allow further flexibility for the City to respond to homeowners more quickly.

Sincerely,

A handwritten signature in blue ink that reads 'Josh Traptow'.

Josh Traptow
Chief Executive Officer
Heritage Calgary



Heritage Incentive Reserve Fund Terms of Reference Update

EC2024-0383
2024 June 11



Recommendations

That Executive Committee recommend that Council adopt, by resolution, the Terms of Reference for the Heritage Incentive Reserve (Attachment 2).

Previous Council Direction

- Heritage Conservation Tools and Incentives PUD2020-0259 restructured the grant program to establish a non-residential stream with dedicated funding.
- Calgary Heritage Strategy Revised Reserve Program PFC2012-0159 updated the parameters for eligibility and consolidated inactive reserves.
- Calgary Heritage Strategy LPT2007-64 recommended a review of the existing Heritage Incentive Program.
- Proposed Heritage Incentive Program FB2002-27 launched the Heritage Incentive Research and a matching grant program.

Knox United Church, designated 1999



Highlights



Attracting more municipal historic designations



Equitable distribution of grant funds



New Heritage Asset grant program

Encouraging Municipal Historic Resource Designation

- More flexibility with grant payments
- Increased maximum grant amount for Multi-unit residential Heritage Resources



Fairey Terrace, designated 2018

Equitable Distribution of Grant Funds

- Removing Assessed Property Value from the funding formula
- More equitable for future heritage resources.



The Blum House, designated 2018

New Grant Program - Heritage Asset Retention Incentive

- Heritage Asset owners are eligible for grants for conservation projects in exchange for a five-year agreement not to demolish and redevelop the site

A Heritage Asset is a privately-owned structure, typically constructed before 1945, that retains a significant portion of its original form, scale, massing, window and door pattern, style, design, architectural details, and/or construction materials, as determined by visual assessment by Heritage Planning.

Heritage Asset in Parkdale

New Documentation Structure

The Heritage Incentive Reserve
Conditions and Restrictions



Approved 2012



The Heritage Incentive Reserve Terms of Reference

- Changes must be approved by Council
- Describes the purpose of the Reserve
- List of available grant programs and their purpose

Grant Guidelines

- Changes approved by Administration
- Replaces the Terms & Conditions for applicants
- Sets the maximum grant amounts & eligibility requirements

Recommendations

That Executive Committee recommend that Council adopt, by resolution, the Terms of Reference for the Heritage Incentive Reserve (Attachment 2).

**Clerks Note to
Regular Meeting of Council
2024 June 18**

**ISC: UNRESTRICTED
EC2024-0752**

RE: Update on Feeder Main Break (Verbal), EC2024-0752

RECOMMENDATION OF THE EXECUTIVE COMMITTEE, 2024 JUNE 11:

That Council receive this report for the Corporate Record.

Attachment:

1. Presentation



Critical Water Distribution Update: 16 Avenue Feeder Main Break

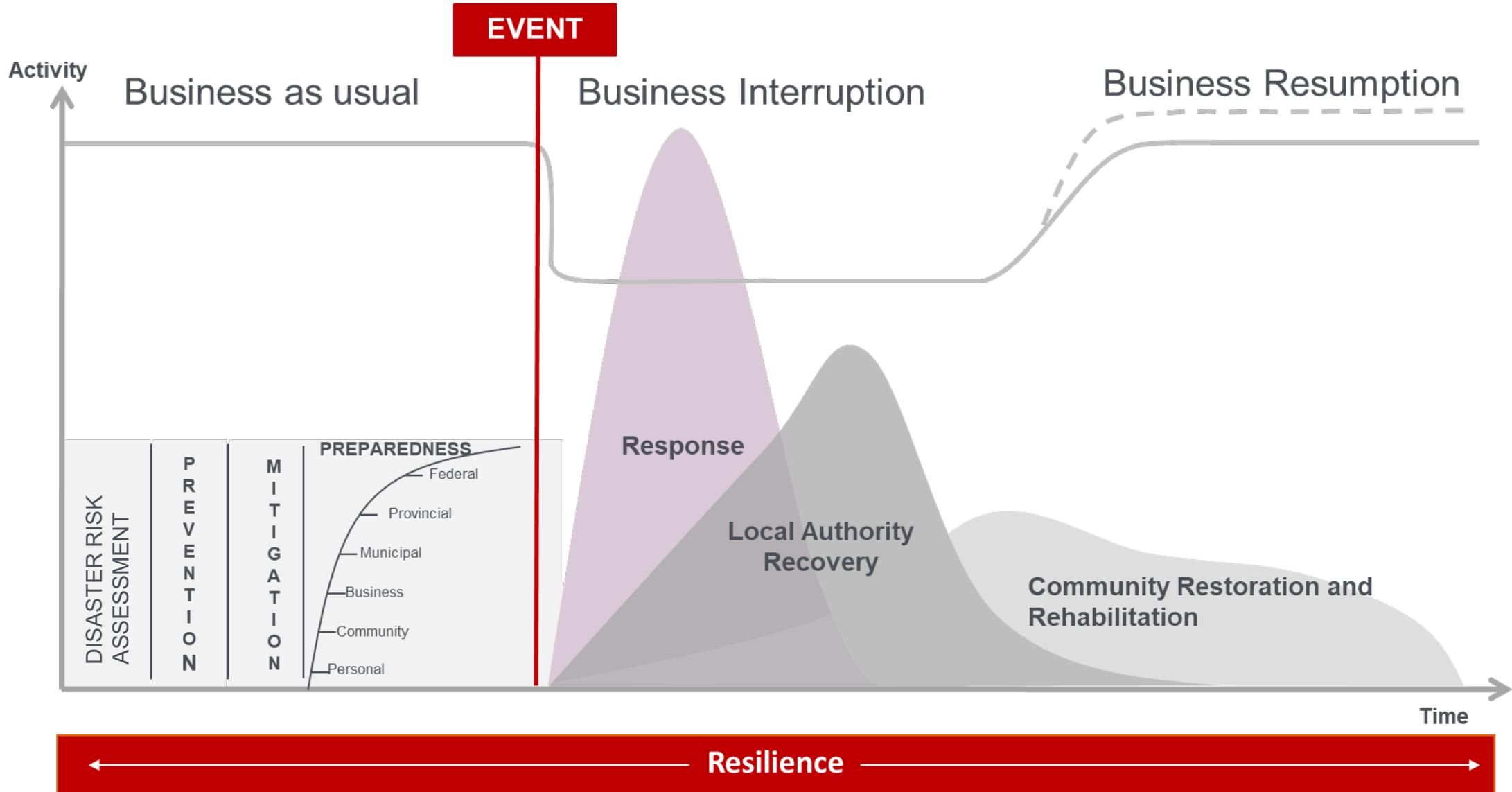
Executive Committee

2024 June 11

1. That Executive Committee recommend that Council receive this report for Corporate Record.



Comprehensive Emergency Management





Agency Collaboration



Response Priorities & Objectives

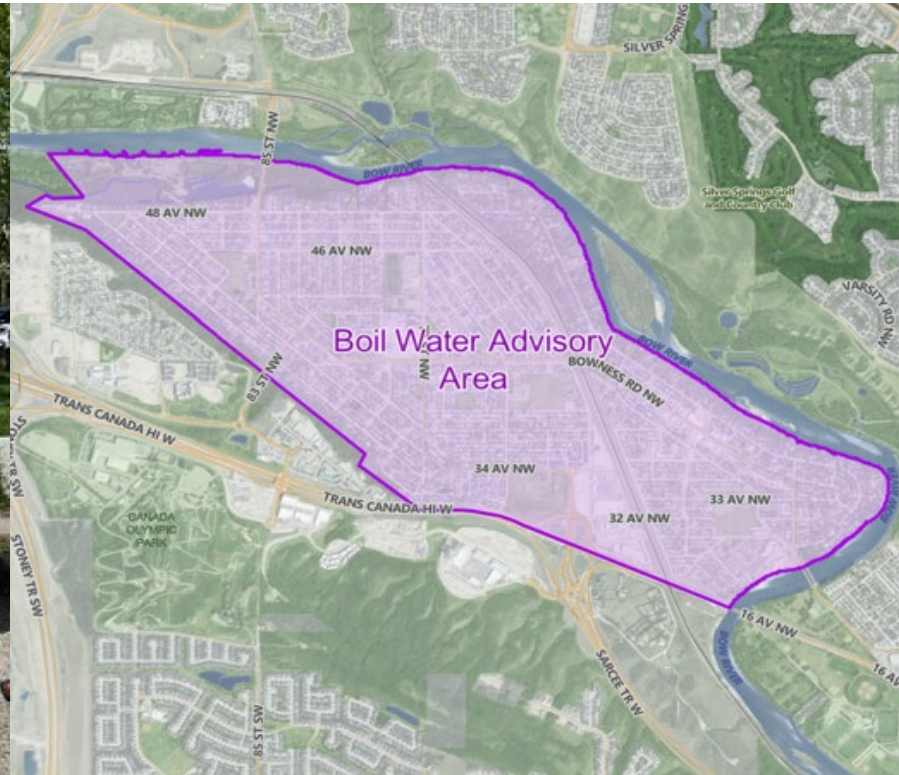
- 1) Protecting public health & safety
- 2) Supporting repairs & water conservation
- 3) Service restoration



Situation Overview - Water

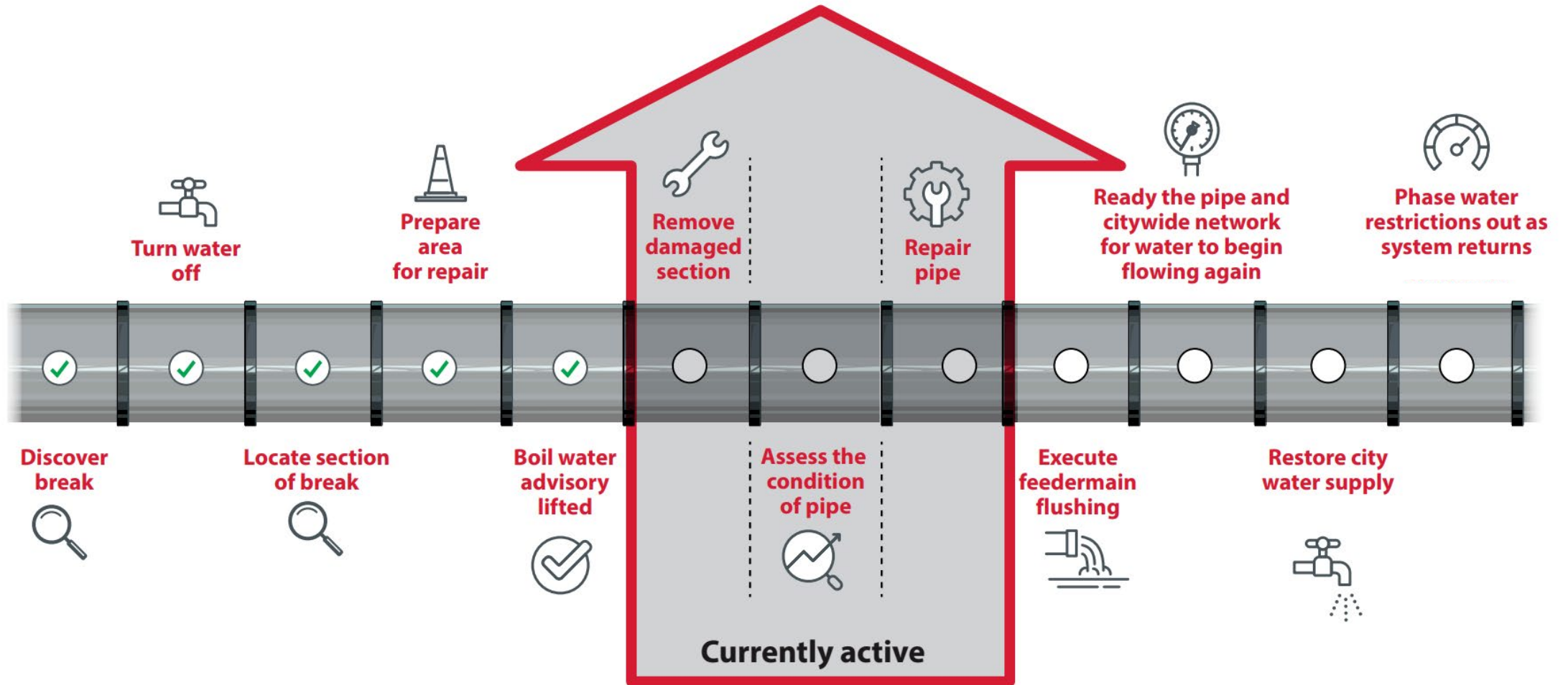


Immediate Impacts





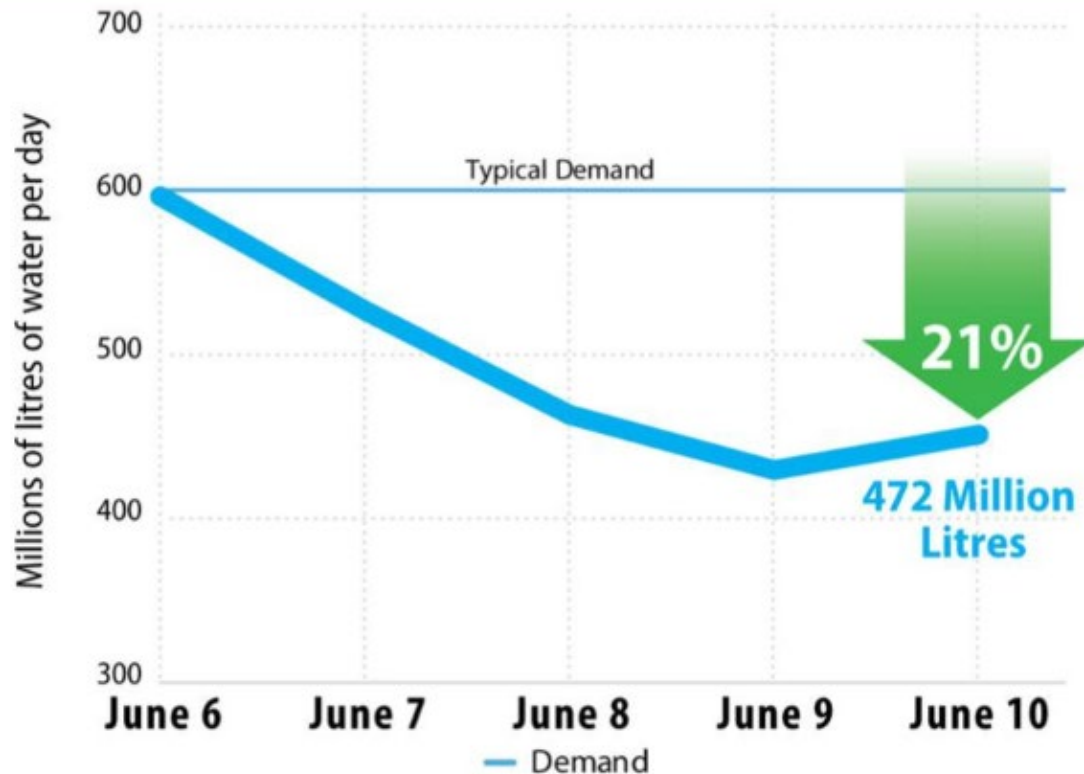
Repair Milestones





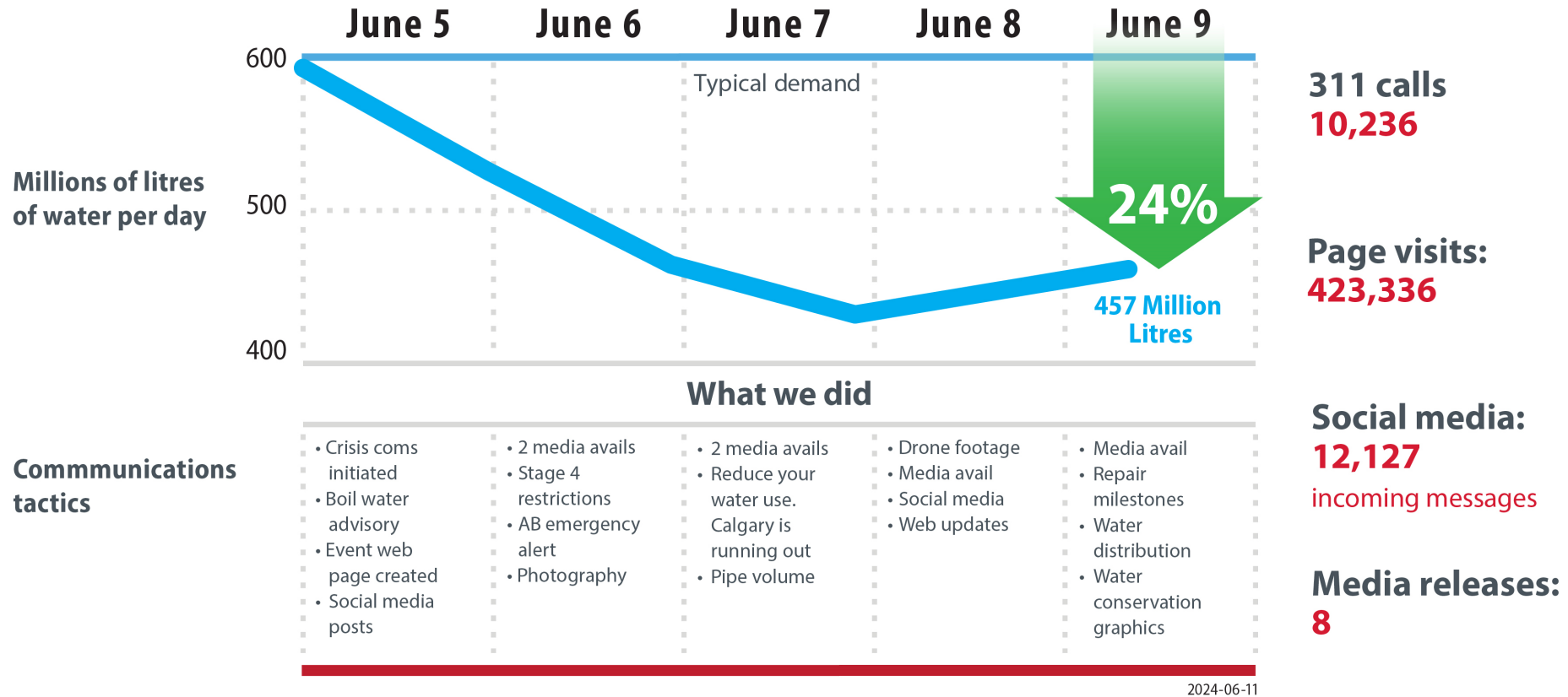
Calgarians Have Stepped Up

Every drop you've saved is making a difference

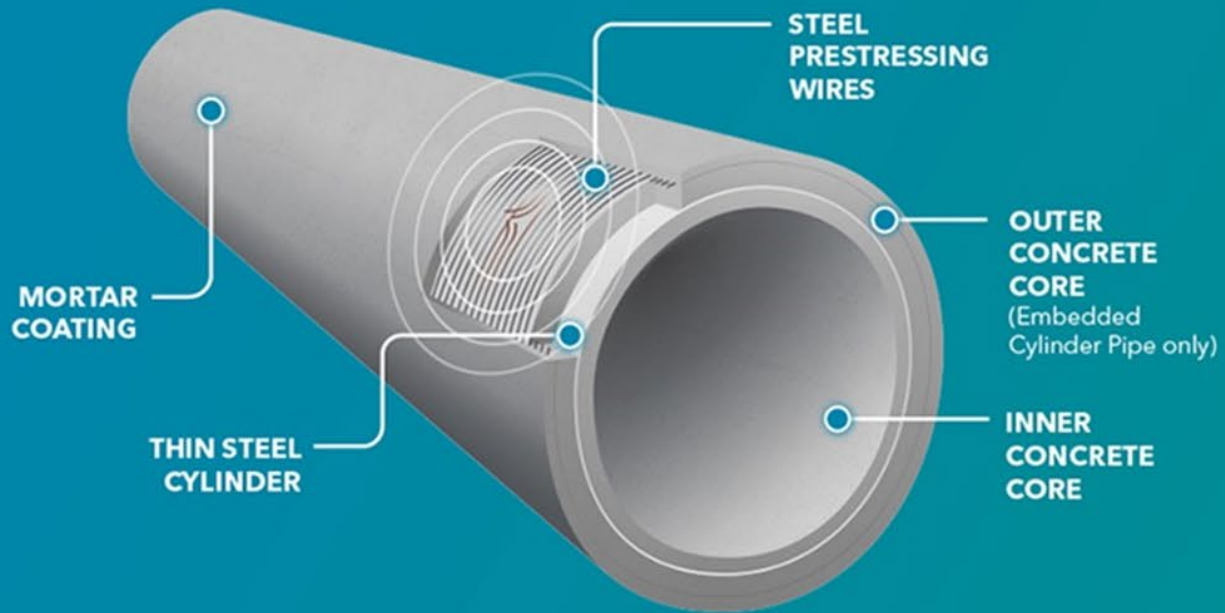




1. Recommendation: That Executive Committee recommend that Council receive this report for Corporate Record.



PARTS OF A PRESTRESSED CONCRETE CYLINDER PIPE

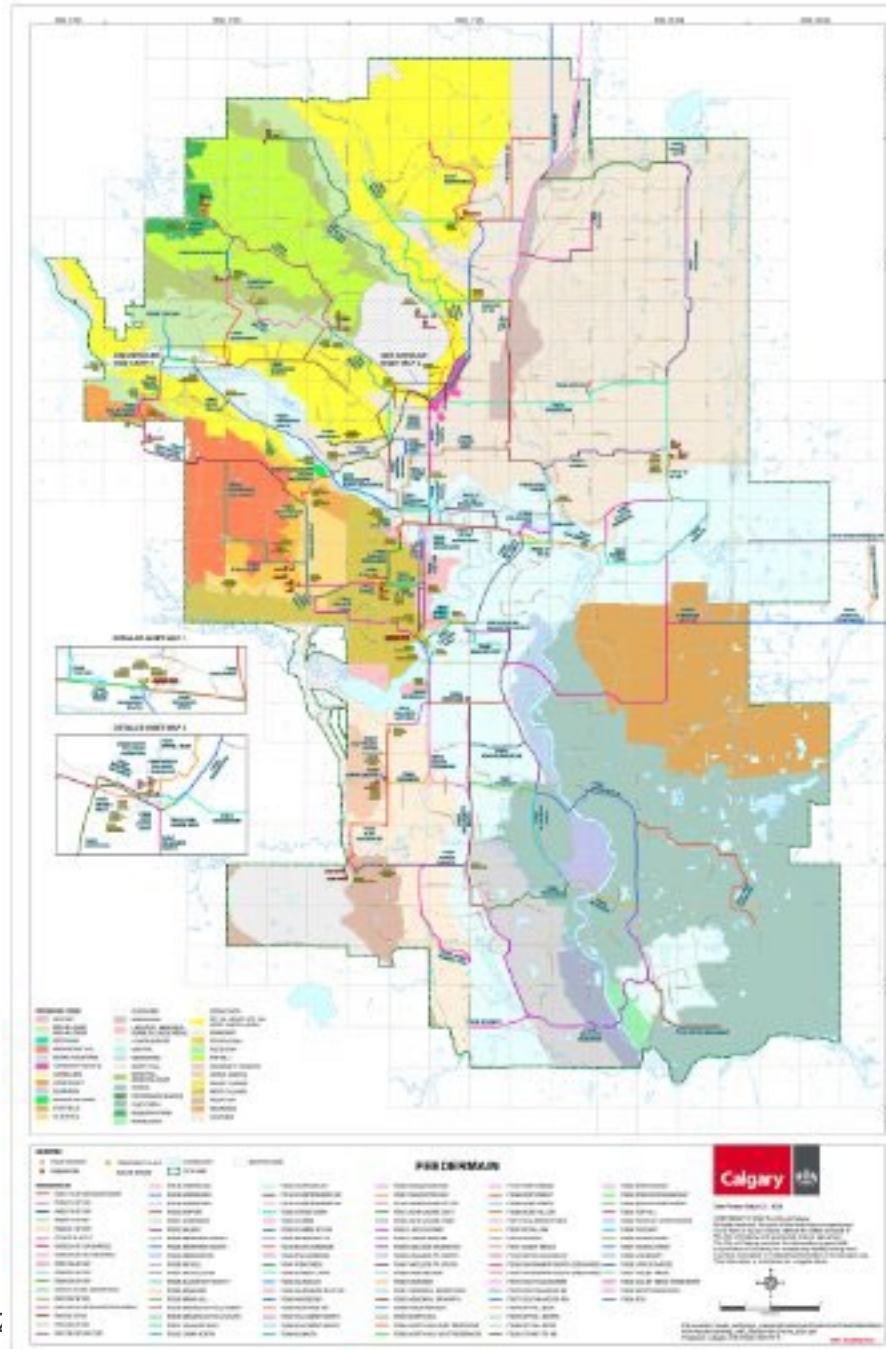


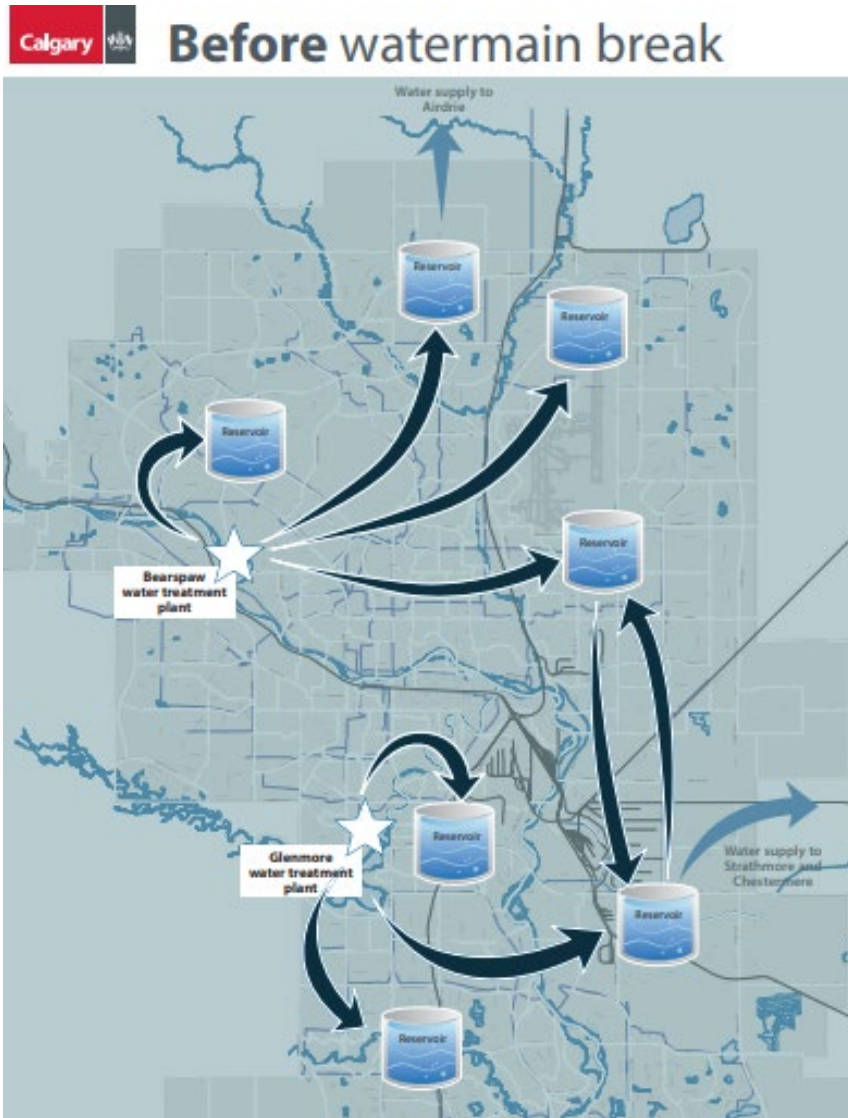




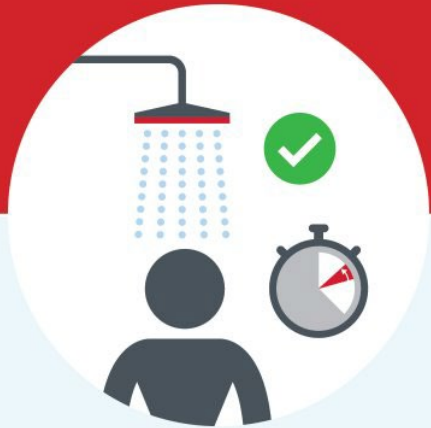








Reduce 25%



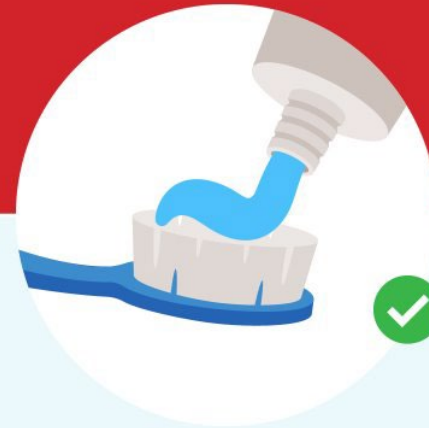
Keep showers to 3 mins or less

Reduce 25%



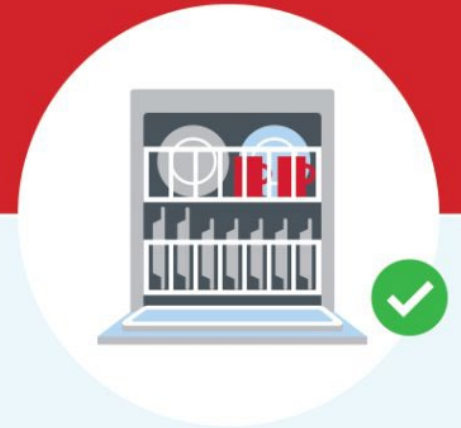
Do laundry in full loads only

Reduce 25%



Brush teeth with the tap off

Reduce 25%



Wash dishes on a full load only

PARTS OF A PRESTRESSED CONCRETE CYLINDER PIPE

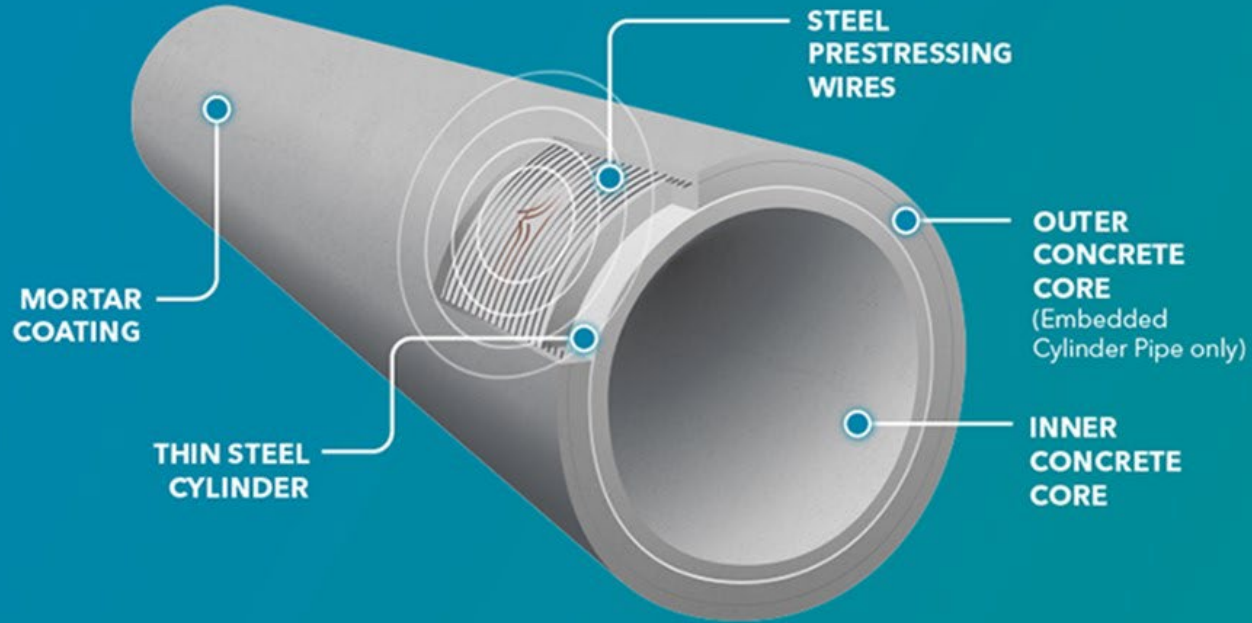


Image source: xylem.com



Clerks Note to
Regular Meeting of Council
2024 June 18

ISC: UNRESTRICTED
EC2024-0736

RE: Green Line Update (Verbal), EC2024-0736

RECOMMENDATION OF THE EXECUTIVE COMMITTEE, 2024 JUNE 11:

That Council:

1. Adopt the Confidential Recommendations contained in the Confidential Report; and
2. Direct that the report and any attachments and Closed Meeting discussions remain confidential pursuant to Sections 16 (Disclosure harmful to business interests of a third party), 24 (Advice from officials), 25 (Disclosure harmful to economic and other interests of a public body), and 27 (Privileged information) of the *Freedom of Information and Protection of Privacy Act*.

Excerpt from the Minutes of the Regular Meeting of the Executive Committee, 2024 June 11:

“The following documents were distributed with respect to Confidential Verbal Report EC2024-0736:

- Confidential Report;
- Confidential Attachment 1; and
- Confidential Attachment 2.”

Attachments:

1. Confidential Report and Attachments

Clerks Note to
Regular Meeting of Council
2024 June 18

ISC: UNRESTRICTED
EC2024-0691

RE: Millennium Park Naming Sponsorship, EC2024-0691

RECOMMENDATION OF THE EXECUTIVE COMMITTEE, 2024 JUNE 11:

That Council:

1. Adopt Confidential Recommendation 1 contained in Confidential Report C2024-0691; and
2. Direct that the Closed Meeting discussions, Report, and Attachments be held confidential pursuant to Sections 16 (Disclosure harmful to business interests of a third party) and 27 (Privileged Information) of the *Freedom of Information and Protection of Privacy Act*, to be reviewed by 2024 August 15.

Attachments:

1. Confidential Report and Attachments

Clerks Note to
Regular Meeting of Council
2024 June 18

ISC: UNRESTRICTED
EC2024-0750

RE: Supplemental Green Line Information (Verbal), EC2024-0750

RECOMMENDATION OF THE EXECUTIVE COMMITTEE, 2024 JUNE 11:

That Council:

1. Receive the Confidential Presentation for the Corporate Record; and
2. Direct that the Confidential Presentation and Closed Meeting discussions remain confidential pursuant to Sections 16 (Disclosure harmful to business interests of a third party), 24 (Advice from officials), 25 (Disclosure harmful to economic and other interests of a public body), and 27 (Privileged information) of the *Freedom of Information and Protection of Privacy Act*, to be reviewed by 2028 December 31.

Excerpt from the Minutes of the Regular Meeting of the Executive Committee, 2024 June 11:

“A confidential presentation was distributed with respect to Confidential Verbal Report EC2024-0750.”

Attachment:

1. Confidential Attachment

POSTPONED REPORT

Excerpt from the Minutes of the Regular Meeting of Council, held 2024 May 28:

“11.2 Intergovernmental Relations Update (Verbal), C2024-0612

A document entitled "Postponed Report" was distributed with respect to Verbal Report C2024-0612.

Moved by Councillor Carra

Seconded by Councillor Penner

That with respect to Verbal Report C2024-0612, the following be adopted:

That Council postpone Item 11.2, Intergovernmental Relations Update (Verbal), C2024-0612 to the 2024 June 18 Regular Meeting of Council.

For: (14): Councillor Carra, Councillor Chu, Mayor Gondek, Councillor Sharp, Councillor Spencer, Councillor Walcott, Councillor Pootmans, Councillor McLean, Councillor Wyness, Councillor Mian, Councillor Penner, Councillor Chabot, Councillor Wong, and Councillor Dhaliwal

MOTION CARRIED”

Excerpt from the Minutes of the Public Hearing Meeting of Council, held 2024 May 7:

“9.1 Intergovernmental Relations Update (Verbal), C2024-0612

This Item was dealt with following Item 7.3.1.

Moved by Councillor Mian

Seconded by Councillor Chabot

That with respect to Verbal Report C2024-0612, the following be adopted:

That Council reconsider its decision with respect to Confidential Verbal Report C2024-0593, Recommendations 1 to 4.

Moved by Councillor Penner

Seconded by Councillor Walcott

That with respect to Verbal Report C2024-0612, the following be adopted:

That Council postpone Item 9.1, Intergovernmental Relations Update (Verbal), C2024-0612 to the 2024 May 28 Regular Meeting of Council.

For: (13): Councillor Walcott, Councillor Dhaliwal, Councillor Chu, Councillor Pootmans, Councillor Wong, Councillor Wyness, Councillor Sharp, Councillor Penner, Councillor Chabot, Councillor Spencer, Councillor McLean, Councillor Mian, and Mayor Gondek

MOTION CARRIED”

Law, Legislative Services & Security Report to
Regular Meeting of Council
2024 June 18

ISC: UNRESTRICTED
C2024-0699

Public Member Resignations and Appointments to Boards, Commissions and Committees

PURPOSE

The purpose of this report is to:

- Advise Council of mid-term Public Member resignations from Boards, Commissions and Committees (“BCCs”) and
- Recommend that Council fill vacancies created by mid-term Public Member resignations on the Anti-Racism Action Committee (“ARAC”) from the Council-approved Reserve List.

PREVIOUS COUNCIL DIRECTION

Section 5.18.3 of Council Policy CP2016-03, *Governance and Appointments of Boards, Commissions and Committees* (“the Policy”) stipulates that, upon notification of a vacancy on a BCC, the City Clerk’s Office contacts Reserve List applicants to determine if they are still interested and available to serve as Public Members.

RECOMMENDATIONS:

Review By: Do not release Confidential Attachments 1 and 2.

That Council:

1. Thank Iftu Hargaaya, Rosalinda Hernandez, Christine Song, and Janet McCready for their service on Boards, Commissions and Committees;
2. Appoint the recommended candidates to the Anti-Racism Action Committee for terms set out in Confidential Attachment 1;
3. Direct the City Clerk to make the appointments publicly available following notification of the appointees and their acceptance of the appointments; and
4. Direct that the Closed Meeting Discussions and Confidential Attachments 1 and 2 remain confidential pursuant to Sections 17 (Disclosure harmful to personal privacy) and 19 (Confidential evaluations) of the *Freedom of Information and Protection of Privacy Act*.

CHIEF ADMINISTRATIVE OFFICER/GENERAL MANAGER COMMENTS

The City Solicitor and General Counsel concurs with this report.

HIGHLIGHTS

- The City Clerk’s Office was notified of the following Public Member resignations:
 - Iftu Hargaaya resigned from the Anti-Racism Action Committee;
 - Rosalinda Hernandez resigned from the Anti-Racism Action Committee;
 - Christine Song resigned from the BiodiverCity Advisory Committee; and
 - Janet McCready resigned from Heritage Calgary.
- Background and Previous Council Direction is provided in Attachment 3.

Law, Legislative Services & Security Report to
Regular Meeting of Council
2024 June 18

ISC: UNRESTRICTED
C2024-0699

Public Member Resignations and Appointments to Boards, Commissions and Committees

DISCUSSION

The ARAC has requested that two vacancies be filled with candidates from the Reserve List and that one position remain vacant until the 2024 Organizational Meeting of Council. The BiodiverCity Advisory Committee and Heritage Calgary have also requested that vacant positions remain vacant until the 2024 Organizational Meeting of Council.

In addition to the vacancies mentioned, ARAC had a vacancy occur in 2024 March and they decided not to fill it at that time (Member Resignations and Appointments to Boards, Commissions and Committees, C2024-0504).

EXTERNAL ENGAGEMENT AND COMMUNICATION

- | | |
|---|--|
| <input checked="" type="checkbox"/> Public engagement was undertaken | <input 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 |

Upon being informed of the mid-term vacancies, the City Clerk's Office confirmed with candidates placed on the Reserve List for the ARAC that they were still interested and available to serve as Public Members. The Reserve List was distributed to the ARAC Chair to assess the candidates and provide recommendations. The resultant short list and candidate applications are presented in Confidential Attachment 1.

IMPLICATIONS

Social

Not applicable

Environmental

Not applicable

Economic

Not applicable

Service and Financial Implications

None

RISK

If a vacancy on the ARAC is not filled in a timely manner, it may impose delays on the Committee's ability to fulfil its mandate.

ATTACHMENTS

1. CONFIDENTIAL Anti-Racism Action Committee Short List
2. CONFIDENTIAL Anti-Racism Action Committee Applications
3. Background and Previous Council Direction
4. Presentation

**Law, Legislative Services & Security Report to
Regular Meeting of Council
2024 June 18**

**ISC: UNRESTRICTED
C2024-0699**

**Public Member Resignations and Appointments to Boards, Commissions and
Committees**

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform
Jill Floen, City Solicitor and General Counsel	Law, Legislative Services and Security	Approve
Katarzyna Martin, Director/City Clerk	Law, Legislative Services and Security	Approve

Author: Chantal Coulombe, City Clerk's Office

Background and Previous Council Direction

ANTI-RACISM ACTION COMMITTEE

Background

The Anti-Racism Action Committee (“ARAC”) advises Council and provides leadership on the development and implementation of a community-based anti-racism strategy, monitors emerging community opportunities and challenges related to racism, identifies systemic barriers to accessing City of Calgary programs and services, and recommends actions and opportunities to work with community partners and organizations on actions to address structural racism.

A previous vacancy remained following the resignation of Shiva Souri, effective 2024 March 14. The City Clerk’s Office submitted Report C2024-0504, Member Resignations and Appointments to Boards, Commissions and Committees, to the 2024 April 30 Regular Meeting of Council to inform Council of the resignation. At that time, the Anti-Racism Action Committee decided to leave the position vacant. Report C2024-0504 was postponed to the 2024 May 28 Regular Meeting of Council.

On 2024 April 12, the administrative resource staff of the ARAC informed the City Clerk’s Office of the resignation of Public Member Iftu Hargaaya effective 2024 April 11.

On 2024 April 29, the administrative resource staff of the ARAC informed the City Clerk’s Office of the resignation of Public Member Rosalinda Hernandez effective 2024 April 26.

Previous Council Direction

DATE	REPORT NUMBER	DIRECTION / DESCRIPTION
2024 May 28	C2024-0504	Member Resignations and Appointments to Boards, Commissions and Committees Council thanked Shiva Souri for their service on the Anti-Racism Action Committee.
2023 October 24	N2023-0817	2023 Public Member Appointments to Boards, Commissions and Committees Shiva Souri was appointed to the Anti-Racism Action Committee for a two-year term expiring at the 2025 Organizational Meeting of Council.
2022 October 25	N2022-0979	2022 Public Member Appointments to Boards, Commissions and Committees <ul style="list-style-type: none"> ○ Iftu Hargaaya was appointed to the Anti-Racism Action Committee for a two-year term expiring at the 2024 Organizational Meeting of Council. ○ Rosalinda Hernandez was appointed to the Anti-Racism Action Committee for a two-year term expiring at the 2024 Organizational Meeting of Council.

2021 November 15	N2021-1207	Public Member Appointments to Boards, Commissions and Committees Iftu Hargaaya was appointed to the Anti-Racism Action Committee for completion of a two-year term expiring at the 2022 Organizational Meeting of Council.
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Bylaws, Regulations, Council Policies

Anti-Racism Action Committee Terms of Reference

5. Composition

The Anti-Racism Action Committee is meant to comprise a diverse and inclusive membership. It will consist of:

1. At least 11 Calgarians, and no more than 13, with expertise in challenging structural racism and/or community organizing.
2. Up to two members of The City of Calgary Senior Leadership Team (non-voting).

7. Term

Committee members will be appointed for an initial two-year term, set to expire at the annual Organizational Meeting of Council. Subsequent terms will be one-year terms with the opportunity for up to three one-year renewals.

Background and Previous Council Direction

BIODIVERCITY ADVISORY COMMITTEE

Background

The BiodiverCity Advisory Committee provides Council and Administration with strategic advice on matters affecting urban biodiversity in The City of Calgary. The Committee advances the commitments and procedures identified within Our BiodiverCity, Calgary's 10-year Biodiversity Strategic plan (2015-2025), The Durban Commitment: Local Governments for Biodiversity, and the Climate Strategy.

On 2024 May 21, the administrative resource staff of the BiodiverCity Advisory Committee informed the City Clerk's Office of the resignation of Public Member Christine Song, effective 2024 May 15.

Previous Council Direction

DATE	REPORT NUMBER	DIRECTION / DESCRIPTION
2022 October 25	N2022-0979	2022 Public Member Appointments to Boards, Commissions and Committees Christine Song was appointed to the BiodiverCity Advisory Committee for a two-year term expiring at the 2024 Organizational Meeting of Council.

Bylaws, Regulations, Council Policies

BiodiverCity Advisory Committee's Terms of Reference

Composition

The BiodiverCity Advisory Committee is comprised of 15 members appointed by resolution of Council at the annual Organizational Meeting of Council:

- 5 members who represent the technical industry or research field with a background in biology, ecology, horticulture, applicable field in engineering (e.g., waste management, storm water management, hydrology, etc.), planning, economics, community health, recreational management or similar.
- 2 members who represent the ecological literacy field with a background in art, education and/or communications.
- 2 citizens-at-large with an interest in biodiversity and ecological literacy.
- 1 youth (18 to 30 years of age) with an interest in biodiversity and ecological literacy.
- 5 members of City Administration from any of the following Departments: Planning and Development Services; Law; Operational Services; Infrastructure Services; Community Services; People, Innovation & Collaboration Services; Corporate Planning & Financial Services.

Term

One year for youth member and two years for all other members.

Background and Previous Council Direction

HERITAGE CALGARY

Background

Heritage Calgary is a charitable Civic Partner of The City of Calgary which advises Council on matters relating to Calgary's heritage, evaluates potential historic sites, maintains Calgary's inventory of evaluated historic resources and promotes public awareness of shared heritage.

On 2024 April 15, the administrative resource staff of Heritage Calgary informed the City Clerk's Office of the resignation of Public Member Janet McCready, effective 2024 April 12.

Previous Council Direction

DATE	REPORT NUMBER	DIRECTION / DESCRIPTION
2023 October 24	N2023-0952	Civic Partner Appointments Janet McCready was appointed to Heritage Calgary for a two-year term expiring at the 2025 Organizational Meeting of Council.
2020 October 26	N2020-1050	Civic Partners Appointment Report Janet McCready was appointed to the Calgary Heritage Authority (operating as Heritage Calgary) for a three-year term expiring at the 2023 Organizational Meeting of Council.
2017 October 30	C2017-1069	Consideration of Applicants for Appointment to Advisory, Review and Interest Group BCCs Janet McCready was appointed to the Calgary Heritage Authority for a term set to expire at the 2020 Organizational Meeting of Council.

Bylaws, Regulations, Council Policies

Calgary Heritage Authority Amendment Act, 2022

Appointments and terms of directors

- 6(1) The Council must appoint at least 8 but no more than 12 Directors to the Board, each for a term not exceeding 3 years.

Heritage Calgary Bylaw 1

5. Composition

5.1 The Board shall be composed of not less than 8 and not more than 12 Directors by the process set out in the Act.

5.2 A Director will be appointed for a term of up to 3 years and may thereafter be re-appointed for additional terms, to a maximum tenure of 9 years.



Public Member Resignations and Appointments to Boards, Commissions and Committees

2024 June 18 Regular Meeting of Council

C2024-0699

Recommendations

That Council:

1. Thank Iftu Hargaaya, Rosalinda Hernandez, Christine Song, and Janet McCready for their service on Boards, Commissions and Committees;
2. Appoint the recommended candidates to the Anti-Racism Action Committee for terms set out Confidential Attachment 1;
3. Direct the City Clerk to make the appointments publicly available following notification of the appointees and their acceptance of the appointments; and
4. Direct that the Closed Meeting Discussions and Confidential Attachments 1 and 2 remain confidential pursuant to Sections 17 (Disclosure harmful to personal privacy) and 19 (Confidential evaluations) of the *Freedom of Information and Protection of Privacy Act*.

Anti-Racism Action Committee

- At its 2024 May 28 Regular Meeting, Council was notified of a Public Member resignation on the Anti-Racism Action Committee (“ARAC”).
- On 2024 April 12, the City Clerk’s Office was notified of the resignation of Public Member Iftu Hargaaya.
- On 2024 April 29, the City Clerk’s Office was notified of the resignation of Public Member Rosalinda Hernandez.
- The ARAC’s composition is 11 to 15 Members.
- The ARAC is requesting to fill two vacancies with candidates from the Reserve List and leave the remaining position vacant until the 2024 Organizational Meeting of Council.

BiodiverCity Advisory Committee

- On 2024 May 21, the City Clerk's Office was notified of the resignation of Public Member Christine Song from the BiodiverCity Advisory Committee.
- The BiodiverCity Advisory Committee is composed of 10 Public Members and 5 Administration Members, appointed by Council.
- The BiodiverCity Advisory Committee recommends that the vacancy not be filled until the 2024 Organizational Meeting of Council.



Heritage Calgary

- On 2024 April 15, the City Clerk's Office was notified of the resignation of Public Member Janet McCready from Heritage Calgary.
- Heritage Calgary Board of Directors is composed of 8 to 12 Public Members.
- Heritage Calgary recommends that the vacancy not be filled until the 2024 Organizational Meeting of Council.



Recommendations

That Council:

1. Thank Iftu Hargaaya, Rosalinda Hernandez, Christine Song, and Janet McCready for their service on Boards, Commissions and Committees;
2. Appoint the recommended candidates to the Anti-Racism Action Committee for terms set out Confidential Attachment 1;
3. Direct the City Clerk to make the appointments publicly available following notification of the appointees and their acceptance of the appointments; and
4. Direct that the Closed Meeting Discussions and Confidential Attachments 1 and 2 remain confidential pursuant to Sections 17 (Disclosure harmful to personal privacy) and 19 (Confidential evaluations) of the *Freedom of Information and Protection of Privacy Act*.

Law, Legislative Services & Security Report to
Regular Meeting of Council
2024 June 18

ISC: UNRESTRICTED
C2024-0505

Response to Motion Arising - Third-party Recruiter for Boards, Commissions and Committees

PURPOSE

This Report responds to Council direction to use a third-party recruiter, referred to in the Council Policy on *Governance and Appointments of Boards, Commissions and Committees*, CP2016-03 (“the Policy”) as a search consultant, to support recruitment of Public Members for select Boards, Commissions and Committees (“BCCs”).

PREVIOUS COUNCIL DIRECTION

On 2023 October 24, with respect to Report N2023-0817, the following Motion Arising was adopted by Council:

“In accordance with Section 5.11.13 of the *Governance and Appointments of Boards, Commissions and Committees* Policy, the following Boards, Commissions and Committees will be supported by Administration and a third-party recruiter: Audit, Assessment Review Board, Calgary Police Commission, Calgary Planning Commission, and Subdivision and Development Appeal Board.”

RECOMMENDATION:

That Council:

1. Direct Administration to include costs set out in the Confidential Attachment 1 for the services of a search consultant to support recruitment of Public Members for select Boards, Commissions and Committees in its submission to Mid-Cycle Adjustments to Service Plans and Budgets; and,
2. Direct that Confidential Attachment 1 be held confidential pursuant to Section 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 2029 June 18.

CITY MANAGER/GENERAL MANAGER COMMENTS

The City Solicitor and General Counsel concurs with this Report.

HIGHLIGHTS

- In response to Council’s direction to work with a search consultant to recruit Public Members for select BCCs, this Report presents cost estimates required to implement this Council direction.
- The estimated cost of supporting recruitment for the Audit Committee, the Assessment Review Board, the Calgary Police Commission, the Calgary Planning Commission, and the Subdivision and Development Appeal Board is set out in Confidential Attachment 1.
- A search consultant would assist with Public Member application intake, screening and short-listing, and enhance the applicant pools for those BCCs selected by Council by targeting the recruitment of candidates with specialized expertise and experience.

Response to Motion Arising - Third-party Recruiter for Boards, Commissions and Committees

DISCUSSION

The City Clerk's Office is responsible for conducting an annual recruitment and advertising campaign to seek applicants interested in serving on BCCs as Public Members, except for those BCCs that are exempt from the recruitment process pursuant to section 5.12 of the Policy.

Section 5.11.13 of the Policy states as follows:

Council may by resolution approve the services of a search consultant with any advertised recruitment process to enhance the applicant pool and assist with the application intake, screening and short-listing process. In its approval, Council will approve funding to cover the costs of the search consultant's services.

The City Clerk's Office has worked with Human Resources to estimate the costs of engaging the services of a search consultant as directed by Council. There is currently no allocated operating budget within the City Clerk's Office to support the estimated expense of an external search consultant, as set out in Confidential Attachment 1.

If funding for a search consultant is approved, it will take from six to eight months to engage the services of an external search consultant and the earliest implementation for an annual recruitment campaign would be 2025.

EXTERNAL ENGAGEMENT AND COMMUNICATION

- | | |
|--|---|
| <input 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 checked="" type="checkbox"/> Public communication or engagement was not required |

Consultation with the Human Resources Talent Acquisition team informed the cost estimates and understanding of the implications for using a search consultant.

IMPLICATIONS

Social

Not Applicable

Environmental

Not Applicable

Economic

Not Applicable

Law, Legislative Services & Security Report to
Regular Meeting of Council
2024 June 18

ISC: UNRESTRICTED
C2024-0505

Response to Motion Arising - Third-party Recruiter for Boards, Commissions and Committees

Service and Financial Implications

Existing operating funding - base

The estimated costs of engaging a search consultant as directed by Council are set out in Confidential Attachment 1.

RISK

As per section 5.11.13 of the Policy, the engagement of the services of a search consultant is dependent on Council approving funding to meet the costs of a search consultant's services.

ATTACHMENTS

1. CONFIDENTIAL - Cost Estimates
2. Background and Previous Council Direction
3. Presentation

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform
Jill Floen, City Solicitor/General Counsel	Law, Legislative Services & Security	Approve
Katarzyna Martin, Director/City Clerk	Law, Legislative Services & Security	Approve

Author: Jeremy Fraser

Background and Previous Council Direction

Background

The Audit Committee assists Council in fulfilling its oversight and stewardship responsibilities in relation to the integrity of The City's annual financial statements; effective governance, risk management and compliance; the qualifications, independence, and effectiveness of the External Auditor and the City Auditor; and utilization of the confidential and independent Whistle-blower Program. The composition of this Committee includes four Members of Council, three Public Members, and includes the Mayor as an ex-officio Member.

The Calgary Assessment Review Board is an independent tribunal established under authority of the *Municipal Government Act* that hears complaints against the assessments of properties, businesses, and local improvements. The current composition of this Board includes 22 Public Members, plus one General Chair and one Vice-Chair.

The Calgary Police Commission is a statutory body created under the *Alberta Police Act* that provides independent civilian oversight and governance of the Calgary Police Service. The Calgary Police Commission is responsible for appointing the Chief of Police and evaluating their performance. The composition of this Commission is up to seven Public Members, plus two Members which are Councillors or City employees.

The Calgary Planning Commission acts as the approving authority on all subdivision matters and as the development authority on some development matters. The Commission makes recommendations to Council on land use and planning items such as Area Structure Plans, land use designations, and street lane closures. The composition of this Commission includes two Members of Council, six Public Members, and two Administration members.

The Calgary Subdivision and Development Appeal Board is an independent tribunal established under authority of the *Municipal Government Act* that hears appeals regarding decisions made by The City of Calgary Subdivision and Development authorities. The composition of this Board includes a minimum of 15 to a maximum of 25 Public Members.

Previous Council Direction

DATE	REPORT NUMBER	DIRECTION/DESCRIPTION
2023 October 24	N2023-0817	<p>2023 Public Member Appointments to Boards, Commissions and Committees</p> <p>That with respect to Report N2023-0817, the following Motion Arising be adopted:</p> <p>In accordance with Section 5.11.13 of the <i>Governance and Appointments of Boards, Commissions and Committees</i> Policy, the following Boards, Commissions and Committees will be supported by Administration and a third-party recruiter:</p> <ul style="list-style-type: none"> • Audit • Assessment Review Board • Calgary Police Commission • Calgary Planning Commission • Subdivision and Development Appeal Board

Bylaws, Regulations, Council Policies

Governance and Appointments of Boards, Commissions and Committees, CP2016-03

Section 5.11 Recruitment of Public Members and Advertising

- 5.11.1** The City Clerk’s Office shall conduct an annual recruitment and advertising campaign seeking applicants interested in being appointed to BCCs with Public Member vacancies.
- 5.11.2** The City Clerk’s Office will facilitate all duties in relation to recruitment, advertising, preparation and distribution of applications, unless a BCC is exempt under section 5.12. Administration Resources may also support these processes.
- 5.11.13** Council may by resolution approve the services of a search consultant with any advertised recruitment process to enhance the applicant pool and assist with the application intake, screening and short-listing process. In its approval, Council will approve funding to cover the costs of the search consultant’s services.

Section 5.12 BCCs Outside of the Annual City Clerk’s Office Recruitment and Advertising Campaign

5.12.1 BCCs may be exempt from the annual City Clerk's Office recruitment and advertising campaign by resolution of Council. BCCs shall request an exemption in sufficient time for a Council decision in May of each year.

5.12.2 An exempt BCC is responsible for:

- a) The cost of conducting recruitment and advertising activities outside of the annual City Clerk's Office recruitment and advertising campaign;
- b) Receiving and processing applications;
- c) Submitting a report to the City Clerk's Office with recommendations for appointments;
- d) Submitting the names and contact information of all applicants to the City Clerk's Office for the purpose of notification in accordance with section 5.17; and
- e) Submitting the required information in sections (c) and (d) within the timeframe established by the City Clerk's Office for items to be submitted to the annual Organizational Meeting of Council.

5.12.3 The City Clerk's Office is responsible for notifying all applicants of their status as outlined in section 5.17.



Response to Motion Arising – Third-party Recruiter for Boards, Commissions and Committees

2024 June 18 Regular Meeting of Council

Recommendation:

That Council:

1. Direct Administration to include costs set out in the Confidential Attachment 1 for the services of a search consultant to support recruitment of Public Members for select Boards, Commissions and Committees in its submission to Mid-Cycle Adjustments to Service Plans and Budgets; and,
2. Direct that Confidential Attachment 1 be held confidential pursuant to Section 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 2029 June 18.

Previous Council Direction

That with respect to Report N2023-0817, the following Motion Arising be adopted:

In accordance with Section 5.11.13 of the *Governance and Appointments of Boards, Commissions and Committees Policy*, the following Boards, Commissions and Committees will be supported by Administration and a third-party recruiter:

- Audit
- Assessment Review Board
- Calgary Police Commission
- Calgary Planning Commission
- Subdivision and Development Appeal Board

Council Policy CP2016-03 on *Governance and Appointments of Boards, Commissions and Committees*

5.11.13 Council may by resolution approve the services of a search consultant with any advertised recruitment process to enhance the applicant pool and assist with the application intake, screening and short-listing process. In its approval, Council will approve funding to cover the costs of the search consultant's services.

- Estimated costs are set out in Confidential Attachment 1
- There is currently no allocated operating budget within the City Clerk's Office to support the estimated expense of an external search consultant.
- A budget request could be incorporated into Mid-Cycle Adjustments to Service Plans and Budgets.

- Timelines:
 - Six to eight months to engage external search consultant.
 - Recruitment process is estimated to take three months.
 - Earliest implementation to support annual BCC recruitment would be in 2025.

Recommendation:

That Council:

1. Direct Administration to include costs set out in the Confidential Attachment 1 for the services of a search consultant to support recruitment of Public Members for select Boards, Commissions and Committees in its submission to Mid-Cycle Adjustments to Service Plans and Budgets; and,
2. Direct that Confidential Attachment 1 be held confidential pursuant to Section 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 2029 June 18.

Shareholder Alignment Review of Wholly-Owned Subsidiaries Update and ENMAX Performance Measures

PURPOSE

To support effective shareholder governance of ENMAX Corporation (“ENMAX”), this report recommends performance measures to evaluate progress on the ENMAX Shareholder Value Proposition and recommends a process to further support the shareholder in its role. This report also provides an update on other ongoing work to support the ENMAX shareholder as directed in the Shareholder Alignment Review of Wholly-Owned Subsidiaries Report AC2021-1354 (“2021 Alignment Report”).

PREVIOUS COUNCIL DIRECTION

In 2021, Administration was directed to retain utility experts (“Independent Utilities Advisors”) to support the ENMAX shareholder and to collaborate with ENMAX to review and update the Shareholder Value Proposition to better align with City interests. On July 4, 2023, Council approved a new ENMAX Shareholder Value Proposition (“SVP”) and directed Administration to develop performance measures to assess the desired outcomes for the SVP.

RECOMMENDATIONS:

That Council:

1. Approve the performance measures contained in confidential Attachment 3 (“Performance Measures”);
2. Direct that prior to annual shareholder meetings with ENMAX, Administration:
 - a) Request the Independent Utilities Advisors to prepare a confidential expert report for a closed meeting of Council that includes information based on the Performance Measures; and
 - b) Request the Independent Utilities Advisors to attend the annual shareholder meetings; and
3. Direct that Attachments 1, 2 and 3 be held confidential pursuant to Sections 16 (Disclosure harmful to business interests of a third party), 23 (Local public body confidences) and 24 (Advice from officials) of the *Freedom of Information and Protection of Privacy Act* (Alberta). **Review by: 2025 December 31.**
4. Direct that Attachment 4 be held confidential pursuant to Sections 16 (Disclosure harmful to business interests of a third party), 23 (Local public body confidences), 24 (Advice from officials), and 27 (Privileged information) of the *Freedom of Information and Protection of Privacy Act* (Alberta). **Review by: No review by date.**

CITY MANAGER/GENERAL MANAGER COMMENTS

City Solicitor & General Counsel Jill Floen concurs with the content of this report.

Shareholder Alignment Review of Wholly-Owned Subsidiaries Update and ENMAX Performance Measures

HIGHLIGHTS

- Following ENMAX Board endorsement of the SVP, it was approved by Council on July 4, 2023. This report proposes Performance Measures to assess progress on the SVP for Council's review and approval.
- The SVP and Performance Measures were developed to maximize shareholder value and support the shareholder in its governance role.
- The direction to secure expert reports from Independent Utilities Advisors and their attendance at annual shareholder meetings enhances shareholder support.
- Work continues on the remaining recommendations in the 2021 Alignment Report, which is anticipated to return to Council through Audit Committee Q4 2024.

DISCUSSION

The 2021 Alignment Report contained recommendations to enhance alignment between The City and its wholly-owned subsidiaries. The 2021 Alignment Report contained recommendations regarding ENMAX, including an updated SVP, which was approved on July 4, 2023. In connection with that approval, Council directed Administration to develop performance measures to assess desired outcomes of the SVP.

Under the leadership of the Independent Utilities Advisors, meetings with ENMAX have occurred since Q3 2023 to develop the Performance Measures. Administration and the Independent Utilities Advisors are aligned on the Performance Measures detailed in Attachment 3. A report from the Independent Utilities Advisors regarding the Performance Measures is found in confidential Attachment 4.

Administration, with the assistance of the Independent Utilities Advisors, will create materials summarizing the Performance Measures on a regular basis. The materials will be provided to Council prior to ENMAX's annual meeting, accompanied by a report from the Independent Utilities Advisors. The Independent Utilities Advisors will also attend the annual and quarterly shareholders meetings. These resources will provide Council with the background and context of ENMAX's business, outline the significance of the various Performance Measures, and identify any potential areas of interest in preparation for the annual meeting.

As the sole shareholder of ENMAX, The City (through Council) determines the value it expects to receive from its investment in ENMAX. Council's approval of the SVP and the Performance Measures (as Council and not in its formal role as the shareholder) enables it (as a major investor in ENMAX) to make its expectations clear without running the risk of the SVP and Performance Measures being construed as operational direction to ENMAX from the shareholder. In approving the SVP and Performance Measures in this manner, Council is also creating a transparent and publicly accessible corporate record.

Administration is continuing to implement the direction contained in the 2021 Alignment Report. Details on Administration's progress are contained in confidential Attachment 2. In addition to this work, ENMAX has requested Administration to work together to review and revise ENMAX's corporate bylaws. Administration will undertake this work in conjunction with the remaining 2021 Alignment Report directions.

Completion of the 2021 Alignment Report directions is ongoing but progressing slower than planned due to competing demands from other matters such as Green Line and the Debt

Shareholder Alignment Review of Wholly-Owned Subsidiaries Update and ENMAX Performance Measures

Capital Markets and Private Placement Program. Administration will return to Council in Q4 2024 with an update on Administration's progress.

EXTERNAL ENGAGEMENT AND COMMUNICATION

- | | | | |
|--------------------------|---|-------------------------------------|---|
| <input 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 checked="" type="checkbox"/> | Public communication or engagement was not required |

Administration and Independent Utilities Advisors extensively engaged with ENMAX's management on the development of the Performance Measures.

IMPLICATIONS

Social, Environmental, and Economic

The Performance Measures will provide Council and Administration with greater insight into the social, environmental and economic aspects of ENMAX's business and support for the shareholder in its governance role.

Service and Financial Implications – No anticipated financial impact.

RISK

The Performance Measures assist The City in assessing whether the desired outcomes of the SVP have been met and whether ENMAX remains an attractive investment. With the continued implementation of the 2021 Alignment Report directions, The City will continue to apply best practices in the governance of ENMAX.

ATTACHMENTS

1. Previous Council Direction, Background (Confidential)
2. Summary of EY ENMAX Recommendations (Confidential)
3. Shareholder Value Proposition Performance Measures (Confidential)
4. Advice from Independent Utilities Advisors on Performance Measures (Confidential)
5. Presentation

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform
Jill Floen	Law Legislative Services & Security	Approve
Carla Male	Corporate Planning and Financial Services	Inform



Shareholder Alignment Review of Wholly-Owned Subsidiaries Update and ENMAX Performance Measures

C2024-0753

June 18 2024

1. Approve the performance measures contained in confidential Attachment 3 (“Performance Measures”);
2. Direct that prior to annual shareholder meetings with ENMAX, Administration:
 - a. Request the Independent Utilities Advisors to prepare a confidential expert report for a closed meeting of Council that includes information based on the Performance Measures; and
 - b. Request the Independent Utilities Advisors to attend the annual shareholder meetings; and
3. Direct that Attachments 1, 2 and 3 be held confidential pursuant to Sections 16 (Disclosure harmful to business interests of a third party), 23 (Local public body confidences) and 24 (Advice from officials) of the Freedom of Information and Protection of Privacy Act (Alberta). Review by: 2025 December 31.
4. Direct that Attachment 4 be held confidential pursuant to Sections 16 (Disclosure harmful to business interests of a third party), 23 (Local public body confidences), 24 (Advice from officials), and 27 (Privileged information) of the Freedom of Information and Protection of Privacy Act (Alberta). Review by: No review by date.

Support to the Shareholder by the Utilities Advisors

- Shareholder Value Proposition
- Key Performance Indicators
- Simplified & streamlined KPI reporting
- Utilities Advisors to attend future Shareholder meetings

1. Approve the performance measures contained in confidential Attachment 3 (“Performance Measures”);
2. Direct that prior to annual shareholder meetings with ENMAX, Administration:
 - a. Request the Independent Utilities Advisors to prepare a confidential expert report for a closed meeting of Council that includes information based on the Performance Measures; and
 - b. Request the Independent Utilities Advisors to attend the annual shareholder meetings; and
3. Direct that Attachments 1, 2 and 3 be held confidential pursuant to Sections 16 (Disclosure harmful to business interests of a third party), 23 (Local public body confidences) and 24 (Advice from officials) of the Freedom of Information and Protection of Privacy Act (Alberta). Review by: 2025 December 31.
4. Direct that Attachment 4 be held confidential pursuant to Sections 16 (Disclosure harmful to business interests of a third party), 23 (Local public body confidences), 24 (Advice from officials), and 27 (Privileged information) of the Freedom of Information and Protection of Privacy Act (Alberta). Review by: No review by date.



Questions?



CRD AGGRESSION
GE
FROM NOT-RACIST
↓
ANTI-RACIST



Dismantling Systemic Racism, Transforming Lives: The City of Calgary Anti Racism Strategic Plan (2023-2027) Quarterly Update.

2024 June 18

Recommendation

That Council receives this verbal update for the Corporate record.

- Implementation workshops.
- Customized training for Transit Operators.





- Anti-Racism 101 modules to all City staff.
- Elected Officials Anti-Racism Training.
- Host Emancipation Day (July 31st).

Community Services Report to
Community Development Committee
2024 May 22

ISC: UNRESTRICTED
CD2024-0224

Bylaw to Establish the Council Advisory Committee on Housing

PURPOSE

This report requests three readings of the proposed Bylaw to establish a Council Advisory Committee on Housing.

PREVIOUS COUNCIL DIRECTION

On 2023 November 28, Council approved the establishment of a Council Advisory Committee on Housing and directed Administration to return to Council with the required Bylaw.

RECOMMENDATIONS:

That the Community Development Committee recommend that Council:

1. Give three readings to the Council Advisory Committee on Housing Bylaw (Attachment 2).
2. Direct Administration to recruit members through The City Clerk's Office Boards, Commissions and Committees annual recruitment campaign.

RECOMMENDATION OF THE COMMUNITY DEVELOPMENT COMMITTEE, 2024 MAY 22:

That Council:

1. Give three readings to the Council Advisory Committee On Housing Bylaw, **Proposed Bylaw 22M2024** (Attachment 2); and
2. Direct Administration to recruit members through The City Clerk's Office Boards, Commissions and Committees annual recruitment campaign.

Opposition to Recommendations: Councillor Chabot

Excerpt from the Minutes of the Regular Meeting of the Community Development Committee, 2024 May 22:

“A presentation entitled "Have a "HART"!" was distributed with respect to Report CD2024-0224.”

CHIEF ADMINISTRATIVE OFFICER/GENERAL MANAGER COMMENTS

GM Katie Black concurs with the content of this report. A Council Advisory Committee on Housing contributes to independent feedback on The City's implementation of Home is Here: The City of Calgary's Housing Strategy 2024-2030 as well as other Council approved housing initiatives.

Bylaw to Establish the Council Advisory Committee on Housing

HIGHLIGHTS

- Council directed the establishment of a Council Advisory Committee on Housing (the Committee) in response to an exploration of various models that could be considered for a "Housing Security Commission".
- The Committee's mandate will be to provide Council with:
 - advice and recommendations on previously approved Council initiatives which address the housing crisis.
 - independent monitoring and feedback on The City's progress towards addressing housing affordability.
 - support for collaboration and advocacy between City Administration, Council, other orders of government, professionals within the housing sector and Calgarians.
- Boards, Commissions and Committees strengthen decision-making by providing an opportunity for diverse representation and opportunities to take part in shaping our city's future direction.
- The Committee will bring together voices from across the housing sector and from Calgarians with lived experience.

DISCUSSION

Calgary is in a housing crisis. Responding to this crisis requires sustained and focused collaboration and monitoring. The Committee is complementary to Administration's ongoing commitment to housing as a priority and will ensure continued focus on this key issue.

The Committee shall consist of a minimum of nine members and a maximum of 15 members from:

- (a) housing developers;
- (b) market rental housing operators;
- (c) non-market housing developers and operators;
- (d) homeless-serving agencies, second stage shelters and transitional housing operators;
- (e) Indigenous People living in Calgary;
- (f) Calgarians with lived experience related to homelessness, housing precarity, and non-market tenancies;
- (g) Calgarians with knowledge of or lived experience related to housing for seniors, post-secondary students, and families with children;
- (h) Calgarians with knowledge of or lived experience related to universal access design standards and housing for equity deserving communities including newcomers.

In addition, the Director of Partnerships will be a member of the Committee.

Council's approval of the Bylaw is required to establish the Committee. If approved, Administration will recruit members through the annual Boards, Commissions and Committee's recruitment process for Council's consideration and approval at the fall Council Organizational Meeting.

Community Services Report to
Community Development Committee
2024 May 22

ISC: UNRESTRICTED
CD2024-0224

Bylaw to Establish the Council Advisory Committee on Housing

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 |

IMPLICATIONS

Social

Boards, Commissions, and Committees strengthen our community through diverse representation and by providing Calgarians the opportunity to take part in our city's future direction. A Council Advisory Committee on Housing will bring together voices from across the housing sector and from Calgarians with lived experience to increase equitable outcomes for Calgarians seeking safe, affordable, and supportive housing.

Environmental

None.

Economic

The Committee's advice and recommendations will inform decision-making to address Calgary's housing crisis, which in turn will have a positive impact on Calgary's economic growth and prosperity.

Service and Financial Implications

Existing operating funding - base

The new Board, Commission and Committee Public Member Remuneration and Expense Policy requires business units to remunerate and reimburse expenses to public members. This was estimated to be \$93,000 per year for the Council Advisory Committee on Housing.

Resources exist in the previously approved Affordable Housing line of service budget.

RISK

The Bylaw for the Committee will ensure that risks related to governance, clarity of roles and responsibilities, scope and decision making are managed effectively.

Risks related to the Committee member recruitment process will be mitigated by following the Council policy on Governance and Appointments of Board, Commissions and Committees (CP2016-03).

ATTACHMENTS

1. Previous Council Direction and Background
2. **Proposed Bylaw 22M2024**
3. Presentation
4. **Public Submission Received at Committee**

Community Services Report to
Community Development Committee
2024 May 22

ISC: UNRESTRICTED
CD2024-0224

Bylaw to Establish the Council Advisory Committee on Housing

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform
Katie Black	Community Services	Approve
Jill Floen	Law and Legislative Services	Consult
Stuart Dalgleish	Chief Operating Officer	Inform

Author: Partnerships business unit

City Clerks: C. Doi / J. Booth

Background and Previous Council Direction

Previous Council Direction

Date	Report Number	Direction/Description
2023 November 28	CD2023-0909	<p>Council Advisory Committee on Housing</p> <p>That with respect to Report CD2023-0909, the following be approved, as amended:</p> <p>That the Community Development Committee recommend that Council:</p> <ol style="list-style-type: none"> 1. Approve the establishment of a Council Advisory Committee on Housing; and 2. Direct Administration to return to Council with the required bylaw to establish a Council Advisory Committee on Housing that incorporates the proposed Terms of Reference (Amended Attachment 3) for approval no later than Q2 2024.
2022 June 7	EC2022-0638	<p>Housing and Affordability Task Force Notice of Motion</p> <p>That Council Direct Administration to:</p> <ol style="list-style-type: none"> 1. Return to Council during the 2023-2026 budget discussions with a workplan and budget request to support the work for a report to Council by 2023 Q3 considering: <ol style="list-style-type: none"> a) The development of a "Housing and Affordability Task Force," that would report to Council with advice and policy recommendations relating to increasing, measuring, and managing Housing Affordability and Affordable Housing along the entire housing continuum, including a survey/review of existing programs, policies, and solutions both locally and in other relevant jurisdictions: b) An exploration of models for the creation of a "Housing Security Commission" to work in collaboration with The City, supportive housing providers, non-market housing providers, Calgary Housing Company, attainable homeownership providers, emergency shelters, the provincial and federal governments, to increase equitable outcomes for Calgarians seeking safe, affordable, and supportive housing; and c) Address these considerations as a part of the refreshed Corporate Affordable Housing Strategy.

Date	Report Number	Direction/Description
		<p>2. Report back to Council by 2023 Q1 with:</p> <p>a) A review of all City-owned parcels to ensure broad consideration for the Non-Market Land Sale, and modification of relevant corporate policies and practices, including the Non-Market Land Sale Policy, to ensure The City can capitalize on and leverage the Federal 2022 Budget commitments to Housing; and to better position The City to support the creation of more Affordable Housing; and</p> <p>b) Strategies to support non-profit and private sector efforts to better leverage the National Housing Strategy/Canada Mortgage and Housing Corporation affordable housing and missing middle programs.</p>

Bylaws, Regulations, Council Policies

Code of Conduct for Public Members on Council Established Boards Commissions and Committees, CP2022-5.

PROPOSED

CD2024-0224
ATTACHMENT 2

BYLAW NUMBER 22M2024

BEING A BYLAW OF THE CITY OF CALGARY TO ESTABLISH THE COUNCIL ADVISORY COMMITTEE ON HOUSING

WHEREAS Council has considered CD2024-0224 and considers it desirable to establish a Council Advisory Committee on Housing;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. This Bylaw may be cited as the “Council Advisory Committee on Housing Bylaw”.
2. (1) In this Bylaw,
 - (a) “*Committee*” means the Council Advisory Committee on Housing established by this Bylaw;
 - (b) “*Council*” means the municipal council of the *City*;
 - (c) “*City*” means the municipal corporation of The City of Calgary;
- (2) If this Bylaw refers to any statutes, regulations or bylaw, the reference is to the statute, regulation or bylaw as amended, whether amended before or after the commencement of this Bylaw, and includes reference to any statutes, regulation or bylaw that may be substituted in its place.

ESTABLISHMENT

3. The Council Advisory Committee on Housing is hereby established as a committee of *Council*.

MANDATE

4. (1) The goal of the Council Advisory Committee on Housing is to increase equitable outcomes for Calgarians seeking safe, affordable, and supportive housing.
- (2) The *Committee* will provide *Council* with:
 - (a) advice and recommendations on previously approved *Council* initiatives which address the housing crisis;
 - (b) independent monitoring and feedback on The *City*’s progress towards addressing housing affordability;

PROPOSED

BYLAW NUMBER 22M2024

- (c) support for collaboration and advocacy between *City* administration, *Council*, other orders of government and professionals within the housing sector and Calgarians.

RESPONSIBILITIES

- 5. The *Committee's* responsibilities include:
 - (a) providing advice and input on previously approved *Council* initiatives which address the housing crisis and housing affordability.
 - (b) providing input on systemic, social, financial, and policy barriers that Calgarians face in securing and maintaining housing;
 - (c) supporting advocacy for housing to other orders of government to secure funding and in alignment with *Council*-approved housing initiatives;
 - (d) providing specific recommendations to support *Council's* decision-making, communications, engagement, and advocacy efforts for the implementation of the previously approved *Council* initiatives related to housing, and other related actions, policy, regulations, and procedures;
 - (e) sharing housing research findings, best practices, and trends to provide advice and recommendations to *Council*;
 - (f) building connections across the affordable housing sector to collaborate on opportunities to increase housing supply and supportive programs across the housing continuum;
 - (g) providing independent monitoring and feedback on The *City's* progress towards addressing housing affordability.

REPORTS

- 6.
 - (1) The *Committee* reports to *Council* through the Community Development Committee.
 - (2) The *Committee* will provide *Council* with an annual progress report. Additional reporting may occur as matters arise.

COMPOSITION OF THE COMMITTEE

- 7.
 - (1) The *Committee* shall consist of a minimum of 9 members and a maximum of 15 members:
 - (2) Membership should include members from:
 - (a) housing developers;
 - (b) market rental housing operators;

PROPOSED

BYLAW NUMBER 22M2024

- (c) non-market housing developers and operators;
- (d) homeless-serving agencies, second stage shelters and transitional housing operators;
- (e) Indigenous people living in Calgary;
- (f) Calgarians with lived experience related to homelessness, housing precarity, and non-market tenancies;
- (g) Calgarians with knowledge of or lived experience related to housing for seniors, post-secondary students, and families with children;
- (h) Calgarians with knowledge of or lived experience related to universal access design standards and housing for equity deserving communities including newcomers.

The overall membership composition must reflect a range of housing subject areas to ensure broad expertise and representation. Diversity, equity, and inclusivity must be considered when selecting members.

- (3) Members will be appointed by resolution of *Council* at the annual Organizational Meeting of *Council*.
- (4)
 - (a) The Director, Partnerships is a member of the committee.
 - (b) The Director, Partnerships shall not count towards the minimum and maximum limits for members of the *Committee* as set out in subsection (1);
 - (c) The Director, Partnerships may send a delegate to attend *Committee* meetings on their behalf.
- (5) Other than the member set out in subsection (4), members shall not be *City* employees.

TERM

- 8.
 - (1) Terms are 2 years.
 - (2) Despite subsection (1), *Council* may appoint some members for 1-year terms in order to stagger term expiries.
 - (3) A member may serve a maximum of 6 consecutive years.
 - (4) Despite the above, a member may serve more than 6 consecutive years if authorized by a 2/3 vote of *Council*.

PROPOSED

BYLAW NUMBER 22M2024

- (5) Despite the above, a member may serve until their successor is appointed. The service of a member beyond the appointed term shall not count towards the limit on the length of service set out above if the additional service is 1 year or less.

VACANCIES

9. When an appointment is made to fill a member vacancy:
 - (a) if the balance of the term to be served is 1 year or less, that service shall not count towards the limit on the length of service; and
 - (b) if the balance of the term to be served is more than 1 year, that service shall count towards the limit on the length of service.

QUORUM

10. Quorum for the *Committee* is a majority (greater than 50%) of the membership of the voting body.

CHAIR AND VICE CHAIR

11.
 - (1) The Chair and Vice Chair are elected by the *Committee* and may serve up to two consecutive terms.
 - (2) The Chair and Vice-Chair, in consultation with Administration, will establish the agenda for the *Committee* meetings and lead meetings.

MEETINGS

12.
 - (1) The *Committee* will meet monthly, or as determined appropriate by the *Committee* to meet a given timeline for an initiative.
 - (2) Notice of meetings must comply with sections 195 and 196(2) of the *Municipal Government Act*. Notice by email to *Committee* members is permitted.
 - (3) Meetings are open to the public. However, the *Committee*, by majority vote, will decide when it is appropriate to meet in a closed meeting and shall give reasons for doing so in accordance with the *Freedom of Information and Protection of Privacy Act* (Alberta). The confidentiality of closed meetings will comply with the applicable provisions of the *Municipal Government Act* (Alberta) and the *Freedom of Information and Protection of Privacy Act* (Alberta)
 - (4) A meeting may be called or cancelled at the call of the Chair or Vice Chair and notice provided via email.

MEETING SUPPORT

13.
 - (1) The Manager of Housing Solutions will act as a resource to the *Committee*.

PROPOSED

BYLAW NUMBER 22M2024

- (2) The Manager of Housing Solutions will arrange venues, agendas and minutes for meetings in consultation with the Chair and will distribute required materials to members.
- (3) Minutes will be prepared by City Administration staff and will be published externally on the *City's* website.

PROCEDURE

- 14. The *Committee* will follow the Procedure Bylaw 35M2017 and may establish its own policies and procedures not inconsistent with that Bylaw. The *Committee* must pass a resolution in order to establish policies and procedures, and the resolution must be documented in minutes.

CODE OF CONDUCT

- 15. Members must abide by the *Council* policy on the *Code of Conduct for Public Members Appointed to Council Established Boards, Commissions and Committees* (CP2022-05).

COMING INTO FORCE

- 16. This Bylaw comes into force on the day it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____



Bylaw to Establish the Council Advisory Committee on Housing

CD2024-0224

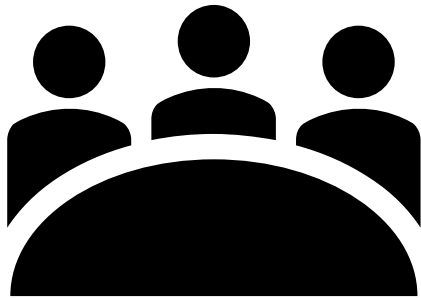
2024 May 22

Recommendations

That the Community Development Committee recommend that Council:

1. Give three readings to the Council Advisory Committee on Housing Bylaw (Attachment 2).
2. Direct Administration to recruit members through The City Clerk's Office Boards, Commissions and Committees annual recruitment campaign.

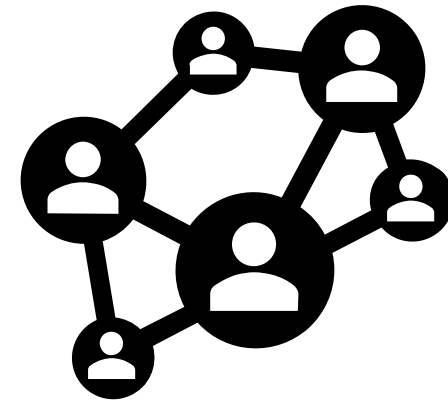
Purpose of Committee



Provide advice & recommendations



Independently monitor & provide feedback



Support collaboration & advocacy

Home is Here: The City of Calgary's Housing Strategy

Vision: Everyone in Calgary has an affordable place to call home.



Outcome 1

Increase the supply of housing to meet demand and increase affordability.



Outcome 2

Support affordable housing providers to deliver services that make a positive impact.



Outcome 3

Enable The City's housing subsidiaries to improve service delivery.



Outcome 4

Ensure diverse housing choice to meet the needs of equity-deserving populations.



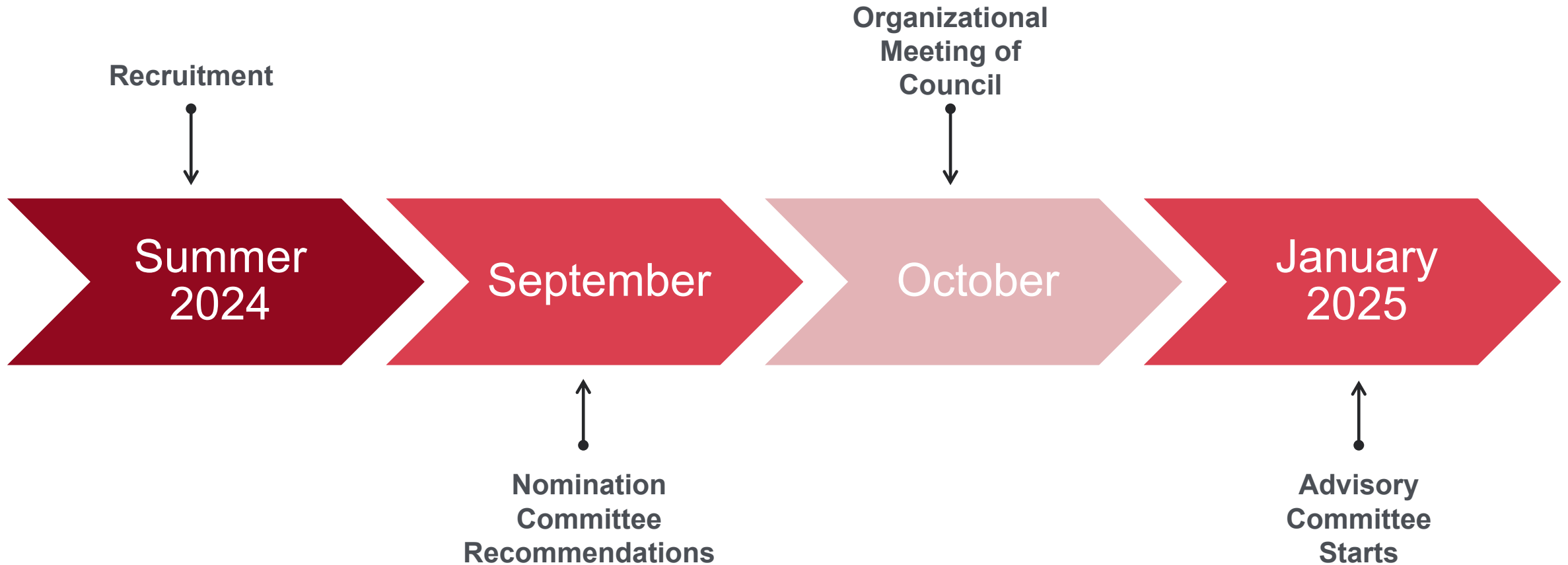
Outcome 5

Address the affordable housing needs of Indigenous people living in Calgary.





Recruitment Timeline



Recommendations

That the Community Development Committee recommend that Council:

1. Give three readings to the Council Advisory Committee on Housing Bylaw (Attachment 2).
2. Direct Administration to recruit members through The City Clerk's Office Boards, Commissions and Committees annual recruitment campaign.

Have a “HART”!

PROPOSED: A VERY VISIBLE City of Calgary Community-Wide Strategy-Campaign to IMMEDIATELY address Calgary’s growing HOUSING EMERGENCY.

Because Calgarians “wear their hearts on their sleeves” and because the “HART folks”* are some of the most vulnerable in need of adequate, affordable, accessible housing and can be the targets of profit-maximizing strategies of landlords resulting in housing unaffordability and homelessness.

*HART Housing Needs Assessment Tool – see <https://hart.ubc.ca/housing-needs-assessment-tool/>

HELP is NOW – it involves ALL of us - LEAVE NO ONE BEHIND!

Have a “HART”!
50,000+ households in Calgary, Alberta
 need shelter costing **\$1,262/month or LESS**

Have a “HART”!
 Housing Needs Assessment Tool
<https://hart.ubc.ca/housing-needs-assessment-tool/>

50,000+
 households in Calgary, Alberta
 need shelter costing
\$1,262/month or LESS
 “CORE HOUSING NEED”
Excludes 2023 Expenditure on
 HART Housing Needs Assessment Tool

LOWER RENT-GOUGED RENT & MORE!

HOUSING IS A HUMAN RIGHT.
 Info@CalgariansForHousingRights.ca



I spoke before The City of Calgary Council on April 30, 2024 at the time of the ZONING public hearings and I provided detailed information.

Enough is enough!

"Canada's housing crisis has reached catastrophic proportions and it is only getting worse...we cannot count on the for-profit housing industry to fix the problem..."

Prioritizing people over profit is the way forward on the housing crisis - The Star Calgary, OPINION: Marie-Josée Houle, Federal Housing Advocate - September 7, 2023

- LOWER RENT-GOUGED RENT**
- NATIONAL RENT FREEZE**
- NATIONAL EVICTION FREEZE**
- & MORE!**

HOUSING IS A HUMAN RIGHT.



Info@CalgariansForHousingRights.ca

CITY OF CALGARY
RECEIVED
 IN COUNCIL CHAMBER
 MAY 22 2024
 ITEM: 7-2 CD2024-0224
 DISTING - PRESENTATION
 CITY CLERK'S DEPARTMENT

ASK for HOUSING is a HUMAN RIGHT

**IT'S THE LAW.
LEAVE NO ONE BEHIND!**

Have questions? EMAIL: info@CalgariansForHousingRights.ca
Calgarians for HOUSING is a HUMAN RIGHT



ASK FOR HOUSING IS A HUMAN RIGHT.
IT'S THE LAW.
Leave no-one behind!

In Canada, you have a right to "adequate" housing as per the National Housing Strategy Act, 2019 and international law - including the United Nations International Covenant on Social, Economic & Cultural Rights.

- Affordability - so you can enjoy other human rights such as health, work, etc.
- Habitability - safe, healthy and secure
- Security of tenure/stay - free from illegal evictions, harassment & other threats
- Accessibility - to meet the needs of those with disabilities (physical, mental)
- Location - access to employment, education, health-care & social services
- Availability of services - including safe drinking water, adequate sanitation, affordable heating
- Cultural Adequacy - enable the expression of your cultural identity

**Have questions? EMAIL: info@CalgariansForHousingRights.ca.
Calgarians for HOUSING is a HUMAN RIGHT**

Enough is enough!

Have a "HART"!

50,000+ households in Calgary, Alberta need shelter costing \$1,262/month or LESS

**STOP THE LOSS.
BUILD THE RIGHT HOUSING.
FOCUS on PRIORITY
POPULATIONS in
CORE HOUSING NEED
in Calgary (CD), Census 2021.**
(HH = Households)



- Single mother-led HH (20.92%)
- HH Head over 85 (18.53%); HH over 65 (12.69%); HH under 25 (16.19%)
- Refugee-claimant-led HH (16.04%); NEW migrant-led HH (13.37%)
- Indigenous-led HH (13.40%); Women-led HH (12.59%)
- Black-led HH (15.09%); Visible minority HH (9.88%); HH with physical activity limitation (8.06%), HH with cognitive, mental or addictions activity limitation (7.94%)

Calgary (CD) 2021 Affordable Housing Deficit

Income Category	Affordable Shelter Cost (2015 CAD\$)	1 Person HH*	2 Person HH*	3 Person HH*	4 Person HH*	5+ Person HH*	Total
Very low income: <=\$20,200	<=\$595	5,810	1,230	420	115	55	7,630
Low income: \$20,200 - \$50,500	\$505 - \$1,262**	22,245	11,770	5,185	2,635	1,425	43,260
Moderate income: \$50,500 - \$80,800	\$1,263 - \$2,020	0	460	1,015	1,215	1,860	4,550
Median income: \$80,800 - \$121,000	\$2,020 - \$3,030	0	0	0	0	0	0
High income: >=\$121,000	>=\$3,031	0	0	0	0	0	0
Total		28,055	13,460	6,620	3,965	3,340	55,440

*HH = Household **\$1,262/\$1,263

**HART (Housing Assessment Resource Tools)
Housing Needs Assessment Tool**

<https://hart.ubc.ca/housing-needs-assessment-tool/>

Marie-Josée Houle, Federal Housing Advocate asked House of Commons "HUMA" Committee to call industry witnesses and their DATA



Federal Housing Advocate wants industry witnesses to account for their practices that undermine housing affordability, security of tenure and habitability.



HOUSING IS A HUMAN RIGHT.

Info@CalgariansForHousingRights.ca



HOUSING is a HUMAN RIGHT is the LAW - NOT an option to be IGNORED. NOT a GAME to PLAY. We need REAL HELP – RIGHT NOW!

- Canadians have the right to [adequate housing](#) as per [National Housing Strategy Act, 2019](#) and [International Law \(United Nations International Covenant on Economic, Social and Cultural Rights\)](#) and as upheld in the highest courts in CANADA - see [\[2020 SCC 5 \(CanLII\)\] | Nevsun Resources Ltd. v. Araya | CanLII](#) - "*International human rights norms ...(are) moral imperatives and legal necessities*".
- The right to [adequate housing](#) includes: affordability; accessibility; security of tenure – including protection against forced evictions, harassment and other threats; habitability – safe and healthy; availability of services, materials, facilities & infrastructure; location to provide access to key services; and cultural adequacy. See [The Right to Housing 101](#) by the [National Right to Housing Network](#).

Of course, RENT CAPS – HOUSING is a HUMAN RIGHT!

[COVID-19 and The Right to Housing: Impacts and the way forward- A/75/148](#) – Mr. Balakrishnan Rajagopal, UN Special Rapporteur on the Right to Adequate Housing

LEAVE NO ONE BEHIND!

- Allocate sufficient resources.
- End forced evictions. End sweeping of encampments and house the homeless.
- Provide subsidies to renters and small landlords.
- Ensure no one pays more than 30 per cent of household income.
- Constrain private equity firms as landlords.
- Protect renters (with landlord licensing, public DATA tracking...).
- And MORE!



2024-04-11 AL

Operational Services Report to
Executive Committee
2024 June 11

ISC: UNRESTRICTED
EC2024-0674

Wastewater, Stormwater, and Water Utility Bylaw Amendments

PURPOSE

The purpose of this report is to recommend that Council pass a bylaw making minor changes to improve the Stormwater Bylaw (Attachment 2), Wastewater Bylaw (Attachment 3), and Water Utility Bylaw (Attachment 4). The proposed changes will ensure consistency within the bylaws and provide clarity to enable the City to improve customer communication, compliance, and better protect infrastructure, public health, and the environment.

PREVIOUS COUNCIL DIRECTION

No previous council direction has been provided on this bylaw revision or the proposed amendments.

RECOMMENDATION:

That the Executive Committee recommend that Council:

1. Give three readings to **Proposed Bylaw 26M2024** in Attachment 2 to amend Bylaw 37M2005, Stormwater Bylaw;
2. Give three readings to **Proposed Bylaw 25M2024** in Attachment 3 to amend Bylaw 14M2012, Wastewater Bylaw; and
3. Give three readings to **Proposed Bylaw 27M2024** in Attachment 4 to amend Bylaw 40M2006, Water Utility Bylaw.

Excerpt from the Minutes of the Regular Meeting of the Executive Committee, 2024 June 11:

“Moved by Councillor Wong

That, pursuant to section B.5(d) of Procedure Bylaw 35M2017, the Agenda for today's meeting be amended by referring the following Items to the 2024 June 18 Regular Meeting of Council:

- 7.6, Wastewater, Stormwater, and Water Utility Bylaw Amendments, EC2024-0674
- 7.7, Securing Calgary's Water Future – City-wide Outdoor Watering Schedule, EC2024-0665

MOTION CARRIED”

CHIEF ADMINISTRATIVE OFFICER/GENERAL MANAGER COMMENTS

Operational Services General Manager Doug Morgan concurs with this report.

HIGHLIGHTS

- Changes to the stormwater, wastewater and water utility bylaws including small updates to make definitions clearer and ensure City bylaws match with other standards.
- These changes help everyone understand what is expected from Calgarians, businesses, and The City, making sure responsibilities are clear. This will improve communication, protect infrastructure, public health, and the environment.

Wastewater, Stormwater, and Water Utility Bylaw Amendments

DISCUSSION

The Water Utility is continually seeking to increase efficiency and effectiveness in the provision of services, while making sure that social, environmental, and economic factors are understood and considered. Administration is recommending that Council approve these changes to the stormwater, wastewater, and water utility bylaws by passing the amending bylaws attached to this report.

The proposed bylaw amendments include:

- Updating commonly used terms to provide clarity to City staff and customers.
- Ensuring consistency between bylaws and other City specifications.
- Providing clarification that will enable The City to effectively communicate requirements to customers, and better protect infrastructure, public health, and the environment.
- Incorporating content from Canadian Standards Association (CSA) standards into the wastewater bylaw to clarify the requirements for operating and maintaining grease interceptors, which are devices that prevent fats, oil, and grease from entering the wastewater system and play an important role in preventing system backups.
- Ensuring full-service food vehicles have proper grey water disposal connections to prevent pollution resulting from improper or leaky connections.

EXTERNAL ENGAGEMENT AND COMMUNICATION

- | | |
|--|---|
| <input 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 |

The Community Compliance team in Water Services interacts with industrial, commercial, and institutional customers daily and these bylaw changes are based on the information and feedback received through these customer interactions. Communication regarding the requirements food service truck operators has been completed in 2024 through The City's annual Food Truck Blitz.

Internal engagement has been undertaken with other City groups that use these bylaws. The proposed changes have been endorsed by the Wastewater Collection & Treatment Service Team, the Stormwater Collection Service Team, and the Water Distribution and Treatment Service Team which provide governance and oversight for each of these lines of service.

IMPLICATIONS

Social

These changes will make the rules clearer and improve communication with Calgarians and businesses. The changes will also help The City better protect our infrastructure and river health. This, in turn, helps our downstream neighbours who rely on the Bow River for their water supply.

Environmental

These changes encourage education and regulatory compliance programs that support The City's commitment to protecting the environment. These changes will help reduce the number of

**Operational Services Report to
Executive Committee
2024 June 11**

**ISC: UNRESTRICTED
EC2024-0674**

Wastewater, Stormwater, and Water Utility Bylaw Amendments

wastewater main blockages and help prevent pollution from entering the stormwater system and the natural environment, which will help protect the Elbow and Bow River ecosystems.

Economic

There are no anticipated economic impacts resulting from the proposed amendments.

Service and Financial Implications

No anticipated financial impact

This report recommendation has no direct financial implications to The City's capital or operating budgets. However, providing clarity around the operation and maintenance of grease interceptors could help reduce operations and maintenance costs related to grease in the wastewater collection system over time.

RISK

The proposed changes ensure success of The Utility to mitigate or address environmental and infrastructure risks as well as better serve citizens, communities, and customers in a cohesive and collaborative way.

If these bylaw changes are not approved there will be a higher risk of non-compliance, which could have consequences such as sewer backups and the release of prohibited materials into the stormwater system and the environment.

ATTACHMENTS

1. Background and Previous Council Direction
2. **Proposed Bylaw 26M2024**
3. **Proposed Bylaw 25M2024**
4. **Proposed Bylaw 27M2024**
5. Summary of Amendments to Stormwater, Wastewater, and Water Utility Bylaws
6. Presentation

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform
Doug Morgan, General Manager	Operational Services	Approve
Nancy Mackay, Director	Operational Services - Water Services	Approve
Debra Hamilton, Acting General Manager	Planning and Development Services	Inform
Carolyn Bowen, Director	Planning and Development Services – Climate and Environment	Inform

Authors: Kari Macdonald, Kelly Rowsell

City Clerks: C. Doi / B. Dufault

Background and Previous Council Direction

Below are the most recent Stormwater, Water and Wastewater Bylaw amendment approvals, having originated from The City's Water Utility:

On 2005 July 4, Council approved Bylaw 37M2005, the Drainage Bylaw. On 2019 November 29, Council approved Bylaw 41M2019, being a Bylaw of The City of Calgary to amend Bylaw 58M2018, the Drainage Bylaw. In 2021 Council approved Bylaw 41M2021, being a bylaw of The City of Calgary to amend Bylaw 37M2005, which included a title change to Stormwater Bylaw.

On 2006 July 24, Council approved Bylaw 40M2006, the Water Utility Bylaw. On 2019 November 29, Council approved Bylaw 40M2019, being a Bylaw of The City of Calgary to amend Bylaw 57M2018, the Water Utility Bylaw. In 2021 Council approved Bylaw 43M2021, being a bylaw of The City of Calgary to amend Bylaw 40M2006.

On 2012 March 12, Council approved Bylaw 14M2012, the Wastewater Bylaw. On 2019 November 29, Council approved Bylaw 42M2019 Being a Bylaw of The City of Calgary to amend Bylaw 56M2018, the Wastewater Bylaw. In 2021 Council approved Bylaw 42M2021, being a bylaw of The City of Calgary to amend Bylaw 14M2012.

PROPOSED

EC2024-0674
ATTACHMENT 2

BYLAW NUMBER 26M2024

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND BYLAW 37M2005 THE STORMWATER BYLAW

WHEREAS Council has considered report EC2024-0674 and deems it necessary to amend Bylaw 37M2005, the Stormwater Bylaw;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. Bylaw 37M2005, the Stormwater Bylaw, as amended, is hereby further amended.
2. In section 2:
 - (a) in subsection (1)(w), the definition of “remedial order”, the words “and in accordance with Part 2 of the Community Standards Bylaw, Bylaw Number 5M2004” are deleted; and
 - (b) in subsection (p.1), the definition of “owner”, the following is added after subsection (iii) as subsection (iv):

“(iv) a business operating on the land or premises;”.
3. In section 4(3)(b), after the word “less”, the following is added:

“, provided that such water does not contain Prohibited Material”.
4. In section 8, after the word “manage”, the following is added:

“, add controls”.
5. In section 11(4), after the word “alter,”, the following is added:

“damage,”.
6. Subsections 18(2), (3), and (4) are deleted and the following is substituted as section 18(4.1):

“(4.1) A Remedial Order written pursuant to this Bylaw may be served in accordance with the Community Standards Bylaw 32M2023.”.

PROPOSED BYLAW NUMBER 26M2024

7. This Bylaw comes into force on the day it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____

PROPOSED

EC2024-0674
ATTACHMENT 3

BYLAW NUMBER 25M2024

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND BYLAW 14M2012 THE WASTEWATER BYLAW

WHEREAS Council has considered report EC2024-0674 and deems it necessary to amend Bylaw 14M2012, the Wastewater Bylaw;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. Bylaw 14M2012, the Wastewater Bylaw as amended, is hereby further amended.
2. In section 3,
 - (a) in the definition of “CAN/CSA B481”, the word “2007” is deleted and the following is substituted:

“2012”; and
 - (b) in the definition of “owner”, the following is added after subsection (iii) as subsection (iv):

“(iv) a business operating on the land or *premises*”.
3. In section 26:
 - (a) Subsection (4)(b) is deleted and the following is substituted:

“(b) keep a maintenance log for each *pre-treatment system* on the *premises*, in the form prescribed by the *Director, Water Services*, with a record of every inspection, servicing, and repair;

(b.1) keep maintenance logs in accordance with subsection (b) on the *premises* for a minimum of two years; and”;
 - (b) The following is added after subsection 4(c) as section 26(4.1):

“(4.1) A *person* must not provide false or misleading information on a maintenance log under this *Bylaw*.”
4. Section 27(1) is deleted in its entirety, and the following is substituted as sections 27(1), (1.1), and (1.2):

“27. (1) An *owner* of a business or a *premises* that is connected directly or indirectly to the *wastewater system*, and where food may be cooked,

PROPOSED BYLAW NUMBER 25M2024

processed, or prepared, and where a *fixture* or equipment releases *wastewater* that includes *Fats, Oil or Grease* must do the following:

- (a) install a *FOG interceptor* at a location with *adequate access* on the upstream side of a *monitoring access point* in or on the premises to prevent *FOG* from passing into the *wastewater system*;
- (b) select and install a *FOG interceptor* which is properly sized and designed in accordance with the *CAN/CSA B481*;
- (c) ensure *FOG interceptor* meets the requirements of the *National Plumbing Code of Canada*;
- (d) ensure the *FOG interceptor* is installed in a location that has *adequate access* for cleaning;
- (e) ensure a minimum of 12in (300mm) clearance between the cover of the *FOG interceptor* and the bottom of the sink or other obstacle;
- (f) monitor, operate, and *properly maintain* a *FOG interceptor* at all times;
- (g) clean all *FOG interceptors* monthly or at an interval required by the *Director, Water Services*; and
- (h) dispose of exhaust hood wash water in a *fixture* that is connected to a *FOG interceptor* or haul such water to a location approved by the *Director, Water Services*.

(1.1) For the purposes of subsection (1) above:

- (a) “*fixture*” means a receptacle, sink, appliance, apparatus, or other device that *releases* or has the potential to *release, wastewater* or *FOG* and includes a floor drain;
- (b) “*adequate access*” means easy access for proper cleaning and removal of *FOG* and sediments, allowing, at a minimum: access by a 50mm (2in) diameter vacuum hose, and for personnel to reach all removable internal components; and
- (c) “*properly maintain*” means removing the entire contents and thoroughly cleaning the *FOG interceptor*.

(1.2) The *Director, Water Services* may:

- (a) prescribe the frequency of *FOG interceptor* cleanings; and
- (b) prescribe approved locations for disposal of hauled hood wash water.”.

PROPOSED BYLAW NUMBER 25M2024

5. In section 34(1)(c):
 - (a) the word “; and” in subsection (iv) is deleted and the following is substituted:
 “.”; and
 - (b) subsection (v) is deleted in its entirety.

6. In section 34.1:
 - (a) subsection (2) is deleted and the following is substituted:
 “(2) The operator of a *full service food vehicle* must dispose of *wastewater* at a location approved by the *Director, Water Services*.”;
 - (b) subsection (3) is deleted; and
 - (c) after subsection (5), the following is added as section 34.1(6):
 “(6) The operator of a *full-service food vehicle* must equip that vehicle with a greywater disposal connection as approved by the *Director, Water Services*.”.

7. Sections 43(1), (2) and (3) are deleted and the following is substituted as sections 43(3.1) and 43(3.2):

“(3.1) Where:

 - (a) the *Director, Community Planning*;
 - (b) the *Director, Water Services*; or
 - (c) an *Officer*;

believes a *Person* has contravened any provision of this Bylaw, they may issue to the *Person* a *Remedial Order* to remedy the infraction.

(3.2) A *Remedial Order* issued pursuant to this Bylaw may be served in accordance with the Community Standards Bylaw 32M2023.”.

8. In **Schedule “J” - “Offences and Penalties”**:
 - (a) after:

Section	Description of Offences	Minimum Penalty	Specified Penalty
“26(4)(a)	Failing to obtain and retain manuals, instructions and specifications related to the installation, operation, maintenance and	\$100	\$200”

PROPOSED BYLAW NUMBER 25M2024

	cleaning of the <i>pre-treatment system</i> installed at the <i>premises</i>		
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the following is deleted under the headings indicated:

Section	Description of Offences	Minimum Penalty	Specified Penalty
"26(4)(b)	Failing to maintain a maintenance schedule and record of each maintenance for the <i>pre-treatment system</i> installed at a <i>premises</i> for a period of two years, including records for disposal of <i>waste residue</i>	\$100	\$500"

and the following is substituted in its place under the headings indicated:

Section	Description of Offences	Minimum Penalty	Specified Penalty
"26(4)(b)	Failure to keep a maintenance log in accordance with this Bylaw	\$100	\$500
26(4)(b.1)	Failure to keep maintenance logs for length of time required	\$100	\$500";

(b) after:

Section	Description of Offences	Minimum Penalty	Specified Penalty
"26(4)(c)	Failing to submit records requested by the <i>Director</i>	\$100	\$500"

the following is deleted under the headings indicated:

Section	Description of Offences	Minimum Penalty	Specified Penalty
"27(1)(a)	Failing to install a <i>FOG interceptor</i> as required by subsection 27(1)(a)	\$500	\$2000
27(1)(b)	Failing to monitor, operate, properly maintain and clean each <i>FOG interceptor</i> as required by subsection 27(1)(b)	\$500	\$1500
27(1)(c)	Failing to ensure that <i>wastewater</i> does not exceed the maximum allowable concentration limits for <i>FOG</i> set out in Schedule C of the <i>Bylaw</i>	\$1000	\$3000
27(1)(d)	Failing to submit <i>interceptor</i> maintenance records requested by the <i>Director</i>	\$100	\$500"

and the following is substituted in its place under the headings indicated:

Section	Description of Offences	Minimum Penalty	Specified Penalty
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PROPOSED BYLAW NUMBER 25M2024

“27(1)(a)	Failing to install a <i>FOG interceptor</i> at a location with <i>adequate access</i>	\$500	\$2000
27(1)(b)	Failing to select and install a properly designed <i>FOG interceptor</i>	\$500	\$2000
27(1)(c)	<i>FOG interceptor</i> fails to meet requirements of <i>National Plumbing Code of Canada</i>	\$500	\$2000
27(1)(d)	<i>FOG interceptor</i> installed in improper location	\$500	\$2000
27(1)(e)	<i>FOG interceptor</i> installed without appropriate clearance	\$500	\$2000
27(1)(f)	Failing to monitor, operate, and <i>properly maintain</i> a <i>FOG interceptor</i>	\$500	\$1500
27(1)(g)	Failing to clean <i>FOG interceptor</i> at required interval	\$500	\$1500
27(1)(h)	Failing to dispose of exhaust hood wash water in accordance with this <i>Bylaw</i>	\$500	\$1500”;

and

(c) after the following:

Section	Description of Offences	Minimum Penalty	Specified Penalty
“34.1(5)	Failing to provide logbook upon request	\$100	\$200”

the following is added:

Section	Description of Offences	Minimum Penalty	Specified Penalty
“34.1(6)	Failing to equip Food Service Vehicle with a proper greywater disposal connection	\$500	\$1500”.

PROPOSED BYLAW NUMBER 25M2024

9. This Bylaw comes into force on the day it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____

PROPOSED

EC2024-0674
ATTACHMENT 4

BYLAW NUMBER 27M2024

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND BYLAW 40M2006 THE WATER UTILITY BYLAW

WHEREAS Council has considered report EC2024-0674 and deems it necessary to amend Bylaw 40M2006, the Water Utility Bylaw;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. Bylaw 40M2006, the Water Utility Bylaw, as amended, is hereby further amended.
2. In section 47(1), the words “is guilty of an offence” are deleted and the following words are substituted:

“commits an offence.”.
3. In **Schedule “B” -- OFFENCES: SPECIFIED PENALTIES**, after:

<u>SECTION NUMBER</u>		<u>SPECIFIED PENALTY</u>
“39(4)	Fail to retain test records on-site	\$500”

the following is deleted under the headings indicated:

<u>SECTION NUMBER</u>		<u>SPECIFIED PENALTY</u>
“39(5)	Fail to file passed Testable Cross Connection Control Devise test report within thirty days	\$500”

and the following is substituted in its place under the headings indicated:

<u>SECTION NUMBER</u>		<u>SPECIFIED PENALTY</u>
“39(5)	Fail to file passed Testable Cross Connection Control Device test report within five days	\$500”.

PROPOSED BYLAW NUMBER 27M2024

4. This Bylaw comes into effect on the day that it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____

Bylaw 37M2005 (Stormwater) Amendment	Reason for Change
<p>In section 2:</p> <p>(a) in subsection (1)(w), the definition of “remedial order”, the words “and in accordance with Part 2 of the Community Standards Bylaw, Bylaw Number 5M2004” are deleted; and</p> <p>(b) in subsection (p.1), the definition of “owner”, the following is added after subsection (iii) as subsection (iv): “(iv) a business operating on the land or premises;”.</p>	<p>Update definition of remedial order to align with the definitions in other bylaws.</p> <p>Business owners and operators are responsible for their business' compliance with Calgary's bylaws; updating definition of Owner to include “a business operating on the land or premises.”</p>
<p>In section 4(3)(b), after the word “less”, the following is added: “, provided that such water does not contain Prohibited Material”.</p>	<p>Clarify that water discharged to the Stormwater System from a pool, pond, or fountain less than 3000 liters cannot contain any chemicals or other pollutants that could harm the environment.</p> <p>This aligns with the requirement that discharged water does not contain “Prohibited Material” with the rest of the bylaw</p>
<p>In section 8, after the word “manage”, the following is added: “, add controls”.</p>	<p>Include the addition of controls for water and sediment as a possible requirement from the Director in the list of actions related to water flowing from a private parcel.</p> <p>These controls are often listed as a requirement in erosion and sediment control plans for construction sites</p>
<p>In section 11(4), after the word “alter”, the following is added: “damage,”.</p>	<p>Expands definition of actions that are not allowed. This is required to cover more instances of bylaw infractions.</p>
<p>Subsections 18(2), (3), and (4) are deleted and the following is substituted as section 18(4.1): “(4.1) A Remedial Order written pursuant to this Bylaw may be served in accordance with the Community Standards Bylaw 32M2023.”.</p>	<p>Remove detailed requirements on remedial orders and refer to the Community Standards Bylaw as the single source for this information.</p> <p>This will avoid potential conflicts from having similar information in several different bylaws.</p>

Bylaw 14M2012 (Wastewater) Amendment	Reason for Change
<p>In section 3, (a) in the definition of “CAN/CSA B481”, the word “2007” is deleted and the following is substituted: “2012”; and (b) in the definition of “owner”, the following is added after subsection (iii) as subsection (iv): “(iv) a business operating on the land or <i>premises</i>”;</p>	<p>Update CSA standard definition to refer to most current version from 2012 to ensure the most current standards are being referenced in the bylaw.</p> <p>Update definition of Owner to include “a business operating on the land or premises.” Since business owners and operators are responsible for their business’ compliance with Calgary’s bylaws.</p>
<p>In section 26: Subsection (4)(b) is deleted and the following is substituted: “(b) keep a maintenance log for each <i>pre-treatment system</i> on the <i>premises</i>, in the form prescribed by the <i>Director, Water Services</i>, with a record of every inspection, servicing, and repair; (b.1) keep maintenance logs in accordance with subsection (b) on the <i>premises</i> for a minimum of two years; and”; The following is added after subsection 4(c) as section 26(4.1): “(4.1) A <i>person</i> must not provide false or misleading information on a maintenance log under this <i>Bylaw</i>.”</p>	<p>Include specific details on CSA standard <i>CAN/CSA B481</i> so customers to not have to buy that standard to understand the bylaw requirements.</p> <p>This includes specific details on CSA requirements related to the installation, operation, maintenance, and record keeping for grease interceptors at food service establishments. Grease Interceptors prevent fats, oils, and grease from entering the wastewater system, blocking pipes, and causing wastewater backups in City and private infrastructure</p>
<p>Section 27(1) is deleted in its entirety, and the following is substituted as sections 27(1), (1.1), and (1.2): “27. (1) An <i>owner</i> of a business or a <i>premises</i> that is connected directly or indirectly to the <i>wastewater system</i>, and where food may be cooked, processed, or prepared, and where a <i>fixture</i> or equipment releases <i>wastewater</i> that includes <i>Fats, Oil or Grease</i> must do the following: (a) install a <i>FOG interceptor</i> at a location with <i>adequate access</i> on the upstream side of a <i>monitoring access point</i> in or on the premises to prevent <i>FOG</i> from passing into the <i>wastewater system</i>; (b) select and install a <i>FOG interceptor</i> which is properly sized and designed in accordance with the <i>CAN/CSA B481</i>; (c) ensure <i>FOG interceptor</i> meets the requirements of the <u><i>National Plumbing Code of Canada</i></u>; (d) ensure the <i>FOG interceptor</i> is installed in a location that has <i>adequate access</i> for cleaning; (e) ensure a minimum of 12in (300mm) clearance between the cover of the <i>FOG interceptor</i> and the bottom of the sink or other obstacle; (f) monitor, operate, and <i>properly maintain</i> a <i>FOG interceptor</i> at all times; (g) clean all <i>FOG interceptors</i> monthly or at an interval required by the <i>Director, Water Services</i>; and (h) dispose of exhaust hood wash water in a <i>fixture</i> that is connected to a <i>FOG interceptor</i> or haul such water to a location approved by the <i>Director, Water Services</i>. (1.1) For the purposes of subsection (1) above: (a) “<i>fixture</i>” means a receptacle, sink, appliance, apparatus, or other device that <i>releases</i> or has the potential to <i>release, wastewater</i> or <i>FOG</i> and includes a floor drain;</p>	<p>Include specific details on CSA standard <i>CAN/CSA B481</i> so customers to not have to buy that standard to understand the bylaw requirements.</p> <p>This includes specific details on CSA requirements related to the installation, operation, maintenance, and record keeping for grease interceptors at food service establishments. Grease Interceptors prevent fats, oils, and grease from entering the wastewater system, blocking pipes, and causing wastewater backups in City and private infrastructure.</p>

<p>(b) “adequate access” means easy access for proper cleaning and removal of FOG and sediments, allowing, at a minimum: access by a 50mm (2in) diameter vacuum hose, and for personnel to reach all removable internal components; and</p> <p>(c) “properly maintain” means removing the entire contents and thoroughly cleaning the <i>FOG interceptor</i>.</p> <p>(1.2) The <i>Director, Water Services</i> may:</p> <p>(a) prescribe the frequency of <i>FOG interceptor</i> cleanings; and</p> <p>(b) prescribe approved locations for disposal of hauled hood wash water.”.</p>	
<p>In section 34(1)(c):</p> <p>(a) the word “; and” in subsection (iv) is deleted and the following is substituted:“.”; and</p> <p>(b) subsection (v) is deleted in its entirety.</p>	<p>Removes specific requirements related to hauled wastewater manifests that are used for reporting the source and types of wastewater being disposed of at City of Calgary facilities.</p> <p>This edit is needed for consistency since these requirements are clearly stated in the manifest template that wastewater haulers are required to complete, so removing them from the bylaw will mitigate the risk of conflicting information between the bylaw and the manifest.</p>
<p>In section 34.1: subsection (2) is deleted and the following is substituted:</p> <p>“(2) The operator of a <i>full service food vehicle</i> must dispose of <i>wastewater</i> at a location approved by the <i>Director, Water Services</i>.”;</p> <p>subsection (3) is deleted; and after subsection (5), the following is added as section 34.1(6):</p> <p>“(6) The operator of a <i>full-service food vehicle</i> must equip that vehicle with a greywater disposal connection as approved by the <i>Director, Water Services</i>.”.</p>	<p>Adds some needed definition about how food trucks operate within the Wastewater bylaw.</p> <p>Clarifies that it is the operator of a full-service food vehicle (food truck) who is responsible for meeting current bylaw requirements.</p>
<p>Sections 43(1), (2) and (3) are deleted and the following is substituted as sections 43(3.1) and 43(3.2):</p> <p>“(3.1) Where:</p> <p>(a) the <i>Director, Community Planning</i>;</p> <p>(b) the <i>Director, Water Services</i>; or</p> <p>(c) an <i>Officer</i>;</p> <p>believes a <i>Person</i> has contravened any provision of this Bylaw, they may issue to the <i>Person</i> a <i>Remedial Order</i> to remedy the infraction.</p> <p>(3.2) A <i>Remedial Order</i> issued pursuant to this Bylaw may be served in accordance with the Community Standards Bylaw 32M2023.”.</p>	<p>Remove detailed requirements on remedial orders and refer to the Community Standards Bylaw as the single source for this information.</p> <p>This will avoid potential conflicts from having similar information in several different bylaws.</p>

Bylaw 14M2012 (Wastewater) Amendment (...continued) In Schedule "J" - "Offences and Penalties":				Reason for Change
(a) after:				Update Offences and Penalties section to align with changes made in other sections of the bylaw.
Section	Description of Offences	Minimum Penalty	Specified Penalty	
"26(4)(a)	Failing to obtain and retain manuals, instructions and specifications related to the installation, operation, maintenance and cleaning of the <i>pre-treatment system</i> installed at the <i>premises</i>	\$100	\$200"	
the following is deleted under the headings indicated:				
Section	Description of Offences	Minimum Penalty	Specified Penalty	
"26(4)(b)	Failing to maintain a maintenance schedule and record of each maintenance for the <i>pre-treatment system</i> installed at a <i>premises</i> for a period of two years, including records for disposal of <i>waste residue</i>	\$100	\$500"	
and the following is substituted in its place under the headings indicated:				
Section	Description of Offences	Minimum Penalty	Specified Penalty	
"26(4)(b)	Failure to keep a maintenance log in accordance with this Bylaw	\$100	\$500	
26(4)(b.1)	Failure to keep maintenance logs for length of time required	\$100	\$500";	
(b) after:				
Section	Description of Offences	Minimum Penalty	Specified Penalty	
"26(4)(c)	Failing to submit records requested by the <i>Director</i>	\$100	\$500"	
the following is deleted under the headings indicated:				
Section	Description of Offences	Minimum Penalty	Specified Penalty	
"27(1)(a)	Failing to install a <i>FOG interceptor</i> as required by subsection 27(1)(a)	\$500	\$2000	
27(1)(b)	Failing to monitor, operate, properly maintain and clean each <i>FOG interceptor</i> as required by subsection 27(1)(b)	\$500	\$1500	
27(1)(c)	Failing to ensure that <i>wastewater</i> does not exceed the maximum allowable concentration limits for <i>FOG</i> set out in Schedule C of the <i>Bylaw</i>	\$1000	\$3000	
27(1)(d)	Failing to submit <i>interceptor</i> maintenance records requested by the <i>Director</i>	\$100	\$500"	

and the following is substituted in its place under the headings indicated:

Section	Description of Offences	Minimum Penalty	Specified Penalty
"27(1)(a)	Failing to install a <i>FOG interceptor</i> at a location with <i>adequate access</i>	\$500	\$2000
27(1)(b)	Failing to select and install a properly designed <i>FOG interceptor</i>	\$500	\$2000
27(1)(c)	<i>FOG interceptor</i> fails to meet requirements of <i>National Plumbing Code of Canada</i>	\$500	\$2000
27(1)(d)	<i>FOG interceptor</i> installed in improper location	\$500	\$2000
27(1)(e)	<i>FOG interceptor</i> installed without appropriate clearance	\$500	\$2000
27(1)(f)	Failing to monitor, operate, and <i>properly maintain</i> a <i>FOG interceptor</i>	\$500	\$1500
27(1)(g)	Failing to clean <i>FOG interceptor</i> at required interval	\$500	\$1500
27(1)(h)	Failing to dispose of exhaust hood wash water in accordance with this <i>Bylaw</i>	\$500	\$1500";

and

(c) after the following:

Section	Description of Offences	Minimum Penalty	Specified Penalty
"34.1(5)	Failing to provide logbook upon request	\$100	\$200"

the following is added:

Section	Description of Offences	Minimum Penalty	Specified Penalty
"34.1(6)	Failing to equip Food Service Vehicle with a proper greywater disposal connection	\$500	\$1500".

Bylaw 40M2006 (Water Utility) Amendment			Reason for Change																		
<p>In section 47(1), the words "is guilty of an offence" are deleted and the following words are substituted:</p> <p>"commits an offence."</p>			<p>Updates wording to the preferred language in bylaw.</p>																		
<p>In Schedule "B" -- OFFENCES: SPECIFIED PENALTIES, after:</p> <table border="1"> <thead> <tr> <th><u>SECTION NUMBER</u></th> <th></th> <th><u>SPECIFIED PENALTY</u></th> </tr> </thead> <tbody> <tr> <td>"39(4)</td> <td>Fail to retain test records on-site</td> <td>\$500"</td> </tr> </tbody> </table> <p>the following is deleted under the headings indicated:</p> <table border="1"> <thead> <tr> <th><u>SECTION NUMBER</u></th> <th></th> <th><u>SPECIFIED PENALTY</u></th> </tr> </thead> <tbody> <tr> <td>"39(5)</td> <td>Fail to file passed Testable Cross Connection Control Devise test report within thirty days</td> <td>\$500"</td> </tr> </tbody> </table> <p>and the following is substituted in its place under the headings indicated:</p> <table border="1"> <thead> <tr> <th><u>SECTION NUMBER</u></th> <th></th> <th><u>SPECIFIED PENALTY</u></th> </tr> </thead> <tbody> <tr> <td>"39(5)</td> <td>Fail to file passed Testable Cross Connection Control Device test report within five days</td> <td>\$500".</td> </tr> </tbody> </table>				<u>SECTION NUMBER</u>		<u>SPECIFIED PENALTY</u>	"39(4)	Fail to retain test records on-site	\$500"	<u>SECTION NUMBER</u>		<u>SPECIFIED PENALTY</u>	"39(5)	Fail to file passed Testable Cross Connection Control Devise test report within thirty days	\$500"	<u>SECTION NUMBER</u>		<u>SPECIFIED PENALTY</u>	"39(5)	Fail to file passed Testable Cross Connection Control Device test report within five days	\$500".
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"39(5)	Fail to file passed Testable Cross Connection Control Device test report within five days	\$500".																			

Calgary



Wastewater, Stormwater, Water Utility Bylaw Update Report

EC2024-0674

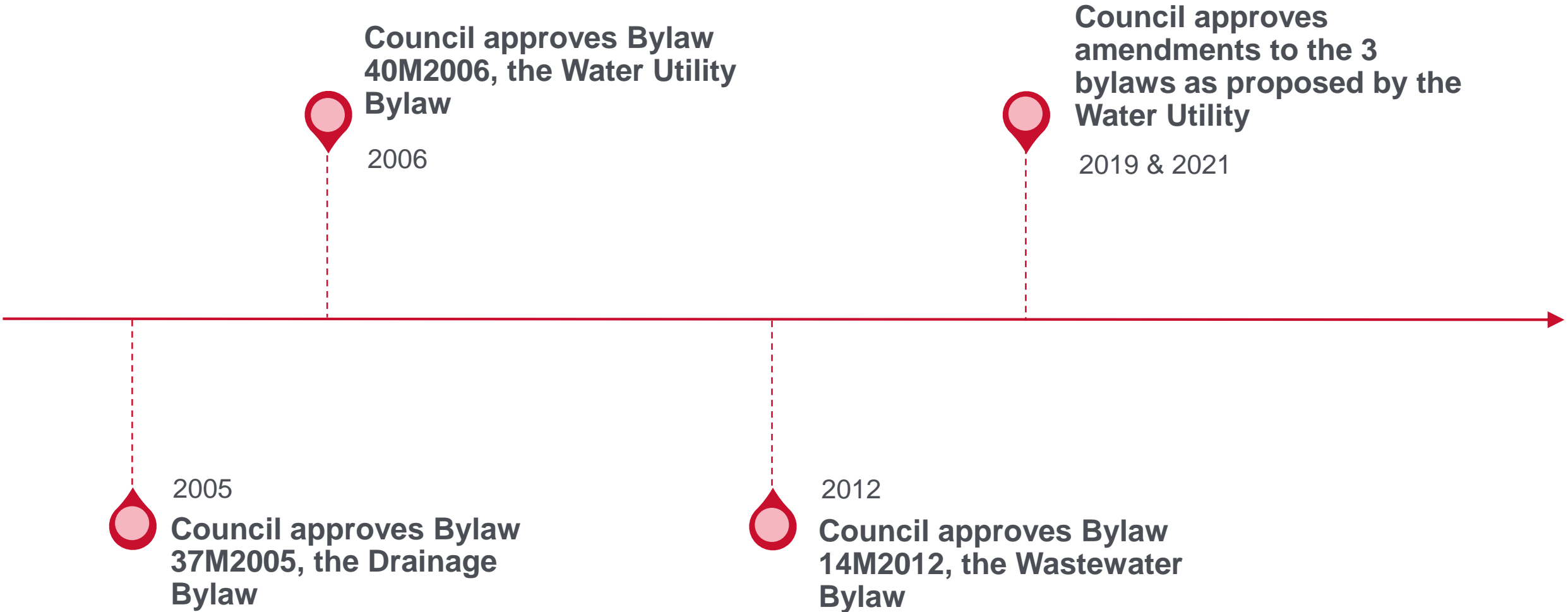
2024 June 11

That the Executive Committee recommend that Council:

1. Give three readings to the proposed bylaw to amend Bylaw 37M2005, Stormwater Bylaw
2. Give three readings to the proposed bylaw to amend Bylaw 14M2012, Wastewater Bylaw
3. Give three readings to the proposed bylaw to amend Bylaw 40M2006, Water Utility Bylaw



Background and Previous Council Direction



Objectives

1. **Clarify expectations** of citizens, customers and The City to strengthen collaboration, accountability, transparency and promote continuous improvement.
2. **Facilitate communication** with customers on specific bylaw requirements.
3. **Provide clarity and consistency** in plain language across all the Utility Bylaws.
4. **Improve response mechanisms** to promote compliance and help reduce risks to infrastructure, the environment and public health.

Highlights: Amendments



Water Utility Bylaw



Wastewater Bylaw



Stormwater Bylaw

That the Executive Committee recommend that Council:

1. Give three readings to the proposed bylaw to amend Bylaw 37M2005, Stormwater Bylaw
2. Give three readings to the proposed bylaw to amend Bylaw 14M2012, Wastewater Bylaw
3. Give three readings to the proposed bylaw to amend Bylaw 40M2006, Water Utility Bylaw

Planning & Development Services Report to
Executive Committee
2024 June 11

ISC: UNRESTRICTED
EC2024-0665

Securing Calgary's Water Future – City-wide Outdoor Watering Schedule

PURPOSE

Advancing water conservation is essential to maintaining a reliable water supply today and for future generations. This report proposes the immediate implementation of an Outdoor Watering Schedule ('Watering Schedule') through the Water Utility Bylaw (Attachment 2 & 3) to proactively reduce water usage, raise awareness of efficient watering practices and support water conservation as a normal part of everyday life for Calgarians. The Watering Schedule allows outdoor sprinkler use any two days per week up to a maximum of three hours per day between 8:00pm and 10:00am totalling up to six hours per week. Watering with a spray nozzle or by hand may continue any day and at any time. Additional amendments are proposed to ensure clarity and equity when implementing Stage one to four Outdoor Water Use Restrictions.

PREVIOUS COUNCIL DIRECTION

In alignment with Council's direction to advance priority water demand strategies from the Drought Resilience Plan in the 2023-2026 business cycle (CD2023-0756) (Attachment 1), this report brings forward amendments to the Water Utility Bylaw, which proposes reductions in non-essential outdoor water use. These activities also support Calgary's Water Security Framework (UCS2019-1539) and Calgary's Climate Strategy: Pathways to 2050 (CD2022-0465) objectives to provide safe, secure and reliable water supply in a changing climate.

RECOMMENDATION:

That the Executive Committee recommend that Council:

1. Give three readings to **Proposed Bylaw 28M2024** in Attachment 2 to amend Bylaw 40M2006, the Water Utility Bylaw; and
2. Direct Administration to return in Q1 2025 to Community Development Committee with an updated Water Efficiency Plan including a renewed suite of water conservation tools to manage Calgary's water use in a changing climate and growing population, following engagement.

Excerpt from the Minutes of the Regular Meeting of the Executive Committee, 2024 June 11:

"Moved by Councillor Wong

That, pursuant to Section B.5(d) of Procedure Bylaw 35M2017, the Agenda for today's meeting be amended by referring the following Items to the 2024 June 18 Regular Meeting of Council:

- 7.6, Wastewater, Stormwater, and Water Utility Bylaw Amendments, EC2024-0674
- 7.7, Securing Calgary's Water Future – City-wide Outdoor Watering Schedule, EC2024-0665

MOTION CARRIED"

Securing Calgary's Water Future - City-wide Outdoor Watering Schedule

CHIEF ADMINISTRATIVE OFFICER/GENERAL MANAGER COMMENTS

Acting General Manager Debra Hamilton and General Manager Doug Morgan concur with the recommendations of this report. Approval of the proposed amendments and implementation of a Watering Schedule are key to helping secure Calgary's water future.

HIGHLIGHTS

- Our water supply is changing and river flows will be very different in the future because of a changing climate.
- Administration's efforts to prepare and respond to drought risks have underscored a need for additional water conservation tools to proactively reduce community-wide water use and enhance community preparedness for transitioning into Outdoor Water Use Restrictions if/when required. Proposed amendments to the Water Utility Bylaw include:
 1. New authority to the Director, Water Services to declare a Water Schedule to proactively respond to drought and/or manage seasonal water demand and reduce outdoor water use and;
 2. Updates to Outdoor Water Use Restrictions to improve clarity and equity of outdoor water use for customers.
- If approved, Administration intends to implement the Watering Schedule for the summer 2024 season, effective immediately, supported by a city-wide communications campaign.
- As a commitment through Calgary's Drought Resilience Plan, Administration will present an updated Water Efficiency Plan to Council in Q1 2025 followed by more comprehensive proposed amendments to the Water Utility Bylaw as needed which would factor in long-term water conservation goals. Engagement on elements of the Water Efficiency Plan will take place in Q3 2024.

DISCUSSION

Calgary is a big city on a small river.

The City committed to reducing its water consumption by 30 per cent over 30 years and achieved this target 10 years ahead of schedule, while serving a city and regional customer base that has grown by half a million people. While we have made great progress over the last twenty years, we need to do more to ensure that the water needs of Calgary's expected future population of two million people are met in the face of a changing climate bringing increased frequency and severity of drought conditions, changing water supply patterns and longer, hotter, drier summers.

Administration's recent efforts to prepare and respond to drought risk have underscored a need for additional water conservation tools to proactively reduce community-wide water use and better equip our community to transition into Outdoor Water Use Restrictions if/when required. At the same time, changes to the Water Utility Bylaw have been identified that will improve equity in how the restricted activities in Schedule E are applied to citizens and businesses, allow for consistent application of the bylaw, and clarify permitted uses for customers when The City needs to rely on more stringent outdoor water use restrictions stages.

Securing Calgary's Water Future - City-wide Outdoor Watering Schedule

Amendments will provide an immediate opportunity to make a change by managing seasonal water demand, and better preparing The City to support long-term drought resilience, even during times of normal water supply. They include:

1. The addition of a Watering Schedule (section 19.1 and Schedule D.1)
 - Provides new authority to the Director, Water Services to implement a Watering Schedule to proactively respond to drought and/or manage seasonal water demand and reduce outdoor water use. This schedule incorporates best practices for efficient outdoor watering in a dry climate permitting outdoor sprinkler use any two days per week up to a maximum of three hours per day between the hours of 8:00pm and 10:00am, totaling six hours of sprinkler time. Watering with a spray nozzle or by hand may continue any day and at any time.
 - The Watering Schedule will be enforceable under the Water Utility Bylaw (failure to comply will be a bylaw offence); however, bylaw enforcement will continue to take an education-first approach.
 - The Watering Schedule familiarizes customers with prescribed watering times, enhancing community preparedness for transitioning into Outdoor Water Use Restrictions if/when required.
2. Amendments to Outdoor Water Use Restrictions (section 20 and Schedule "E")
 - Changes to Outdoor Water Use Restrictions address implementation challenges experienced in 2023. Changes will increase equity in how the bylaw is applied to Calgarians and businesses, allowing for consistent application of the bylaw, and clarify permitted outdoor water uses for customers.
 - Key changes include clarifying permitted water use for construction and renovation; allowing water use for new tree and shrub establishment; and allowing testing and auditing of irrigation systems.
 - Stages one through four of Outdoor Water Use Restrictions will remain unchanged.
 - These changes will support The City's drought response in 2024 and will ensure consistency with the new Schedule D.1.

Should Council pass these amendments on June 18, 2024, Administration intends to declare a city-wide Watering Schedule, supported by a city-wide communications campaign. The Watering Schedule will remain in place throughout the summer (2024) unless more restrictive measures are required due to worsening drought conditions or operational needs in which case the Director, Water Services would consider enacting Outdoor Water Use Restrictions.

Throughout the 2024 outdoor water use season, Administration will evaluate how the use of Schedule D.1 and the updated Schedule E impact customers and water demand trends in Calgary. This information will be used to guide the Water Efficiency Plan policies, programs and tactics, including finalizing a permanent long term water schedule for Calgary. Input from customers and partners in the development of these solutions will occur through the Water Efficiency Plan engagement.

EXTERNAL ENGAGEMENT AND COMMUNICATION

- Public engagement was undertaken

Securing Calgary's Water Future - City-wide Outdoor Watering Schedule

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

Internal engagement has been undertaken with bylaw users and affected business units, including endorsement from the Water Treatment & Supply Service Team. Public feedback from over 700 service requests and Councillor inquiries during the 2023 outdoor water use restrictions informed proposed changes, aiming to enhance clarity and equity for customers.

Administration continually conducts research and engagement on matters related to Utility programs. In 2021, during the Drought Resilience Plan engagement, Calgarians showed strong support (71%) for outdoor watering schedules. In 2023, Administration conducted surveys and focus groups with residential customers, who supported the rationale for outdoor water restrictions and emphasized the importance of early, clear communication prior to implementing stricter measures.

IMPLICATIONS

Social

The amendments will limit Calgarians outdoor water use during specified times of day, which will require a shift in habits and may limit some convenient watering practices. However, the Watering Schedule will help proactively raise awareness of efficient watering practices and support water conservation as a normal part of everyday life for Calgarians. The proposed amendments to Schedule E will clarify regulations and promote equitable water use across the four stages of restrictions.

Environmental

The amendments support bylaw compliance to better protect public health, the environment, and infrastructure. Environmental benefits include protecting river health and supporting Calgary's downstream neighbours who also rely on the river for a sustainable water supply. In addition, amendments will support maintaining the health of the urban tree canopy and green infrastructure in Calgary.

Economic

Administration will continue to monitor the economic impact of limiting outdoor water use for both operations and customers, being cognisant that water use restrictions can have disproportionate impacts on certain industries including the landscape and irrigation industry in Calgary. The City remains committed to mitigate these impacts where possible.

Service and Financial Implications

No anticipated financial impact

This report recommendation has no direct financial implications to The City's capital or operating budgets. Water conservation efforts may lead to increased expenditure

Securing Calgary's Water Future - City-wide Outdoor Watering Schedule

(communication, education, enforcement) and reduced revenues as demand decreases. The Utility lines of service have sustainment reserves to manage revenue variability.

RISK

The risks of a limited water supply for a growing population in Calgary are becoming increasingly apparent. Seasonal demand management pressures persist largely due to outdoor water use, placing strains on infrastructure and rivers. Implementing a watering schedule can proactively mitigate these risks by limiting outdoor water use during specific times and promoting efficient watering practices to minimize water loss. These community-wide actions increase our resilience to drought and readies our community to enter into more stringent restrictions if needed.

ATTACHMENTS

1. Background and Previous Council Direction
2. **Proposed Bylaw 28M2024**
3. Summary of Proposed Water Utility Bylaw Amendments
4. Presentation

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform
Debra Hamilton, Acting General Manager	Planning and Development Services	Approve
Doug Morgan, General Manager	Operational Services	Approve
Carolyn Bowen, Director	Planning and Development Services – Climate and Environment	Approve
Nancy Mackay, Director	Operational Services - Water Services	Approve

Authors: Kari MacDonald, Sarah Marshall, Kelly Rowsell

City Clerks: C. Doi / B. Dufault

Background and Previous Council Direction

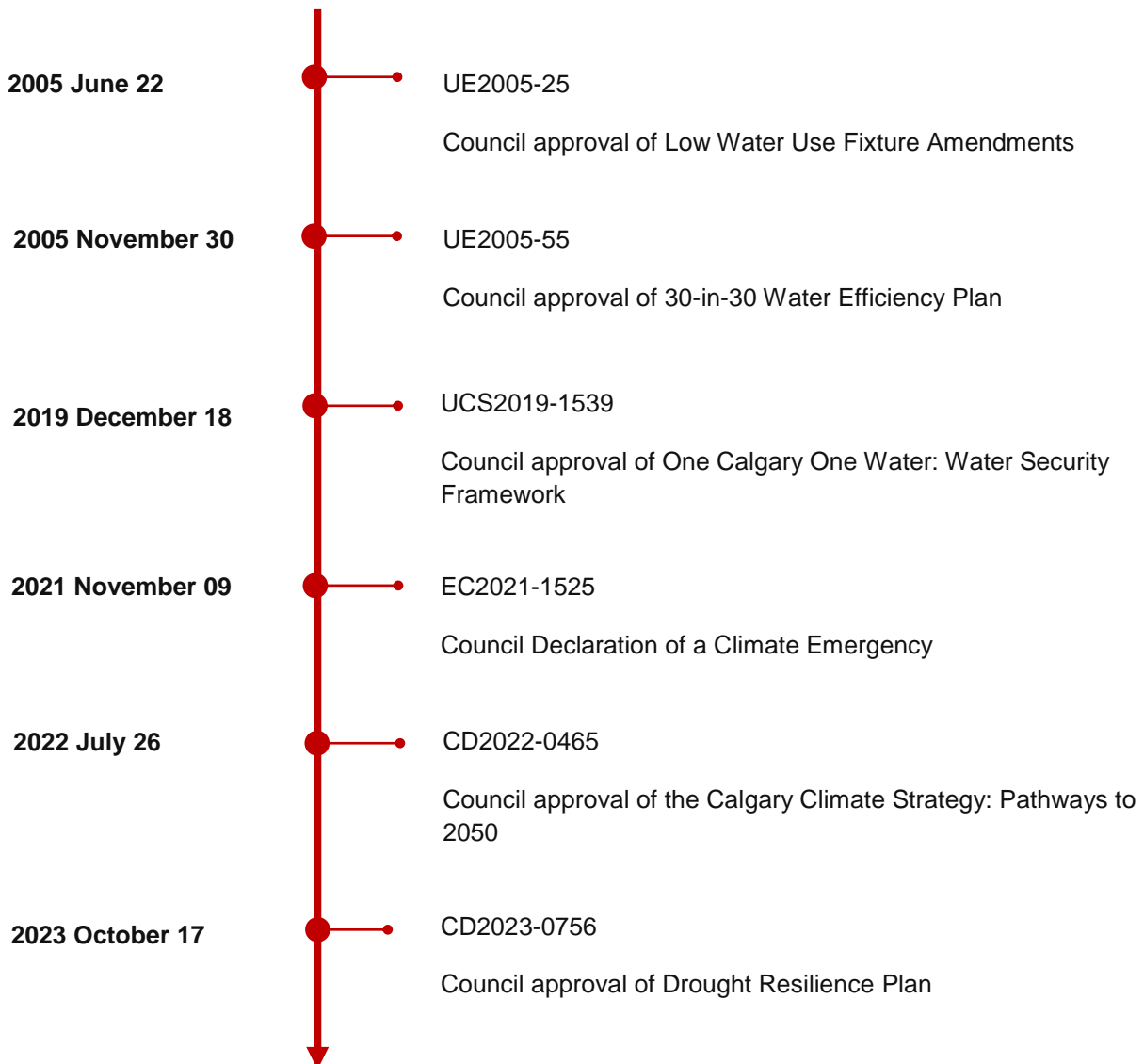
Background

In alignment with Council's direction to advance priority water demand strategies from the Drought Resilience Plan in the 2023-2026 business cycle (CD2023-0756), this report brings forward amendments to the Water Utility Bylaw, which proposes reductions in non-essential outdoor water use to manage and maintain a stable supply of water. These activities also support Calgary's Water Security Framework (UCS2019-1539) and Calgary's Climate Strategy: Pathways to 2050 (CD2022-0465).

Previous Council Direction

Previous Council Direction is outlined in a timeline in Figure 1.

Figure 1: Timeline – Water Conservation related decisions at The City of Calgary



Bylaws, Regulations, Council Policies

Water Utility Bylaw:

Part VII: Water Conservation

Legislates the mandatory inclusion of water efficient fixtures in all new construction or renovation.

Part VIII: Emergencies and Outdoor Water Use Restrictions

Provides authority to The City of Calgary to declare mandatory outdoor water use restrictions should there be a reason to require reduced water usage, including drought conditions. Schedule "E" of the Bylaw outlines permitted water activities across the four stages of mandatory outdoor water use restrictions.

Part XII: Water Meters

Legislates the mandatory metering of flat rate water customers.

Council Declaration of a Climate Emergency

Calls for The City to accelerate the timelines for climate action to reduce greenhouse gas emissions, develop strategic business plans and budgets across all departments for climate risk reduction opportunities, and collaborate and engage with First Nations communities.

PROPOSED

EC2024-0665
ATTACHMENT 2

BYLAW NUMBER 28M2024

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND BYLAW 40M2006 THE WATER UTILITY BYLAW

WHEREAS Council has considered report EC2024-0665 and deems it necessary to amend Bylaw 40M2006, the Water Utility Bylaw;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. Bylaw 40M2006, the Water Utility Bylaw, as amended, is hereby further amended.
2. In section 2(1), subsections (gg) and (hh) are deleted and the following is substituted:

“(gg) “Tier One Water Managed Site” means a site for which watering is applied through a system approved by the Director, Water Services in accordance with section 20.1 of this Bylaw;

(hh) “Tier Two Water Managed Site” means a site for which watering is applied through a system approved by the Director, Water Services in accordance with section 20.1 of this Bylaw;”.

3. The following is added after section 19 as section 19.1:

“OUTDOOR WATERING SCHEDULE

Declaration of Outdoor Watering Schedule

- 19.1. (1) The Director, Water Services is authorized to declare an outdoor watering schedule as set out in Schedule “D.1” to apply in the City based on one or more of the following criteria:
 - (a) to respond to drought conditions; or
 - (b) to reduce demands on the Water System when there is an anticipated or actual period of increased usage.
- (2) In the event there is reason to declare an outdoor watering schedule, the Director, Water Services may declare such schedule effective immediately.
- (3) When an outdoor watering schedule is declared, Potable Water usage restrictions set out in Schedule “D.1” are in effect.

Notice of Outdoor Watering Schedule

- (4) In the event of a declaration of an outdoor watering schedule made pursuant to this section, the Director, Water Services:

PROPOSED

BYLAW NUMBER 28M2024

- (a) shall cause public notice indicating the outdoor watering schedule and the date such schedule came or will come into effect to be given in any one or more of the following manners:
 - (i) City of Calgary press release;
 - (ii) notice on The City of Calgary website;
 - (iii) advertising in one or both major daily newspapers in circulation in the City;
 - (iv) circulation of flyers; or
 - (v) signage; and
- (b) shall, after determining that the reason or reasons to require reduced outdoor Potable Water usage has sufficiently abated, declare an end to an outdoor watering schedule and shall cause public notice of such declaration to be given in the manner described in subsection (a).

Prohibition

- (5) When an outdoor watering schedule is declared, an Owner or Occupier of a Parcel or Premises must not allow the use of Potable Water supplied through the Water System for any activity or application prohibited in Schedule "D.1".
- (6) The declaration of an outdoor watering schedule under this section is no longer in effect upon the declaration of an outdoor water use restriction under section 20."

- 4. Section 20 is deleted in its entirety, and the following is substituted as sections 20 and 20.1:

"OUTDOOR WATER USE RESTRICTIONS

Declaration of Restrictions

- 20. (1) In the event that the Director, Water Services believes there is a reason to require reduced Potable Water usage, the Director, Water Services may declare an outdoor water use restriction.
- (2) The declaration of an outdoor water use restriction by the Director, Water Services may apply to:
 - (a) the entire City;
 - (b) specific zones or geographic areas of the City; or

PROPOSED

BYLAW NUMBER 28M2024

- (c) other specific locations as defined by the Director, Water Services.
- (3) In the event there is reason to declare an outdoor water use restriction, the Director, Water Services may declare such restriction effective immediately.

Notice of Restrictions

- (4) In the event of a declaration of an outdoor water use restriction made pursuant to this section, the Director, Water Services:
- (a) shall determine that the outdoor water use restriction is a Stage One (Low risk to water supply), Stage Two (Moderate risk to water supply), Stage Three (High risk to water supply) or Stage Four (Severe risk to water supply) outdoor water use restriction, and the permitted activities shall be those referenced in Schedule “E” to this Bylaw;
 - (b) shall cause public notice indicating the stage of outdoor water use restriction and the date such restrictions came or will come into effect to be given in any one or more of the following manners:
 - (i) City of Calgary press release;
 - (ii) notice on The City of Calgary website;
 - (iii) advertising in one or both major daily newspapers in circulation in the City;
 - (iv) circulation of flyers; or
 - (v) signage;
 - (c) may declare different stages of outdoor water use restrictions in different areas.
 - (d) shall, if changing the areas of application or stages of restrictions in any area or lifting a declaration of outdoor water use restrictions, cause a public notice to be given in a manner described in subsection (b); and
 - (e) shall, after determining that the reason or reasons to require reduced water usage has sufficiently abated, declare an end to an outdoor water use restriction and shall cause public notice of such declaration to be given in a manner described in subsection (b).

Prohibition

- (5) When an outdoor water use restriction is in effect, an Owner or Occupier of a Parcel or Premises must not allow the use of Potable Water supplied

PROPOSED

BYLAW NUMBER 28M2024

through the Water System for any activity or application prohibited in the following stage of restrictions in Schedule “E” to this Bylaw:

- (a) Stage One (Low risk to water supply);
 - (b) Stage Two (Moderate risk to water supply);
 - (c) Stage Three (High risk to water supply); or
 - (d) Stage Four (Severe risk to water supply).
- (6) Where an outdoor water use restriction is in effect, the activities permitted in Schedule “E” shall only apply to core business operations and shall not apply to landscaping activities which are not a core function of a specific business or enterprise.

Permitted Activities During Restrictions

- (7) Despite Schedules “D.1” or “E”, at any stage of an outdoor water restriction, the following activities are permitted:
- (a) Potable Water use for washing down sidewalks, walkways, driveways, exterior building surfaces or other outdoor surfaces, where necessary to comply with health and safety requirements; and
 - (b) Potable Water use to apply pesticides where required by the Weed Control Act, RSA 2000, c. W-5, or other legislation governing the control of invasive species.
- (8) In section 20(7) above, “health and safety requirements” means:
- (a) washing away bodily fluids (such as urine, excrement and vomit) subject to the requirements of the Stormwater Bylaw 37M2005; or
 - (b) washing required by Occupational Health and Safety legislation and regulations.

WATER MANAGED SITES PROGRAM

- 20.1 (1) The Director, Water Services is authorized to establish a water managed sites program for Customers that use automatic irrigation systems that meet water efficiency standards including:
- (a) setting the form and content of applications to the program;
 - (b) establishing standards that must be met for water efficiency including form and types of irrigation auditing, performance reporting, and establishing standards for Tier One and Tier Two Customers;

PROPOSED

BYLAW NUMBER 28M2024

- (c) rejecting applicants that do not meet program requirements and issuing certificates to Customers accepted into the program; and
 - (d) establishing policies and procedures implementing the program.
- (2) The Director, Water Services may issue certificates under the water managed sites program accepting a Customer as either:
- (a) a Tier One Water Managed Site; or
 - (b) a Tier Two Water Managed Site.

Outdoor Watering Schedule and Outdoor Water Use Restrictions – Certificate Holders

- (3) When an outdoor watering schedule or outdoor water use restriction is in effect, an Owner or Occupier of a Parcel or Premises who holds a valid and subsisting certificate as a Tier One or Tier Two Water Managed System may use Potable Water supplied through the Water System in accordance with the requirements in Schedules “D.1” and “E” for either Tier One or Tier Two certificate holders as applicable.”.

5. In **Schedule “B” -- OFFENCES: SPECIFIED PENALTIES**, after the following:

<u>SECTION NUMBER</u>		<u>SPECIFIED PENALTY</u>
“18(1)(c)	Allow spray or stream of Potable Water to run into street or sidewalk or parcel	\$200”

the following is added under the headings indicated:

<u>SECTION NUMBER</u>		<u>SPECIFIED PENALTY</u>
“19.1(5)	Outdoor use of water contrary to the outdoor watering schedule	\$400”.

6. After **Schedule “D” – COLLECTION AND CUT-OFF FEES**, the following is added as Schedule “D.1”:

PROPOSED

BYLAW NUMBER 28M2024

“SCHEDULE “D.1” – OUTDOOR WATERING SCHEDULE

	Activity	Application Method	Application By	Outdoor Watering Schedule
1.	Watering of lawns	Any	All Customers except those listed below	Only two days per week to a maximum of 3 hours per day between the hours of 2000h and 1000h
		Irrigation by Water Managed Site (automatic irrigation system)	Tier One or Two Certificate Holders	Allowed
2.	Watering of gardens, trees, and shrubs (lawns excluded)	Irrigation with sprinkler, connected to a hose or automatic irrigation system	All Customers except those listed below	Only two days per week to a maximum of 3 hours per day between the hours of 2000h and 1000h
			Tier One or Two Certificate Holders – Irrigation by Water Managed Sites	Allowed
		Spring-loaded type nozzles and drip irrigation with automatic shut-off connected to hose	All Customers	Allowed
		Hand-held container (i.e., watering can, bucket)	All Customers	Allowed
3.	Watering of new grass (sod or seed) <i>Seed within 21 days</i> <i>Sod within 45 days</i>	Any	All Customers	Allowed
4.	Watering of new trees and shrubs during establishment period (5 years)	Any	All Customers	Allowed
5.	Watering of plants for commercial sale	Any	Nurseries, garden centers, turf and tree farms and market gardens	Allowed
6.	Testing and auditing of irrigation systems	Not Applicable	All Customers	Allowed”.

PROPOSED

7. Schedule “E” – OUTDOOR WATER USE RESTRICTIONS is deleted in its entirety and the following is substituted:

“SCHEDULE “E” – OUTDOOR CITY POTABLE WATER USE RESTRICTIONS

	Activity	Application Method	Application By	Stage One Low risk to water supply	Stage Two Moderate risk to water supply	Stage Three High risk to water supply	Stage Four Severe risk to water supply
1.	Watering of lawns	Any	All Customers except those listed below	Only one day per week to a maximum of 2 hours per day between the hours of 2000h and 1000h (based on a Schedule as determined by the Director, Water Services)	Only one day per week to a maximum of 1 hour per day between the hours of 2000h and 1000h (based on a Schedule as determined by the Director, Water Services)	Not Allowed	Not Allowed
			City of Calgary Operations	Not Allowed	Not Allowed	Not Allowed	Not Allowed
		Irrigation by a Tier One Water Managed Site	Tier One Certificate holders	Allowed Must reduce watering programs by 10%	Allowed Must reduce watering programs by 20%	Allowed Must reduce watering programs by 30%	Not Allowed
		Irrigation by a Tier Two Water Managed Site	Tier Two Certificate holders	Allowed Must reduce watering programs by 15%	Allowed Must reduce watering programs by 25%	Allowed Must reduce watering programs by 35%	Not Allowed
2.	Watering of gardens, trees and shrubs (lawns excluded)	Irrigation with sprinkler, connected to a hose or automatic irrigation system	All Customers except those listed below.	Only one day per week to a maximum of 2 hours per day between the hours of 2000h and 1000h (based on a	Only one day per week to a maximum of 1 hour per day between the hours of 2000h and 1000h (based on a	Not Allowed	Not Allowed

PROPOSED

BYLAW NUMBER 28M2024

	Activity	Application Method	Application By	Stage One Low risk to water supply	Stage Two Moderate risk to water supply	Stage Three High risk to water supply	Stage Four Severe risk to water supply
				Schedule as determined by the Director, Water Services)	Schedule as determined by the Director, Water Services)		
			Tier One Certificate holders – Irrigation by Water Managed Sites	Allowed Must reduce watering programs by 10%	Allowed Must reduce watering programs by 20%	Allowed Must reduce watering programs by 30%	Not Allowed
			Tier Two Certificate holders – Irrigation by Water Managed Sites	Allowed Must reduce watering programs by 15%	Allowed Must reduce watering programs by 25%	Allowed Must reduce watering programs by 35%	Not Allowed
		Spring-loaded type nozzles or drip irrigation with automatic shut-off connected to hose	All Customers	Allowed	Allowed	Not Allowed	Not Allowed
		Hand-held container (i.e., watering can, bucket)	All Customers	Allowed	Allowed	Allowed	Not Allowed
3.	Watering of New Grass (sod or seed) <i>Sod within 21 days</i> <i>Seed within 45 days</i>	Irrigation with sprinkler, connected to a hose or automatic irrigation system	All Customers except those listed below	Allowed	Allowed	Not Allowed	Not Allowed
			Tier One Certificate holders – Irrigation by Water Managed Sites	Allowed Must reduce watering programs by 10%	Allowed Must reduce watering programs by 20%	Allowed Must reduce watering programs by 30%	Not Allowed
			Tier Two Certificate holders – Irrigation by Water Managed Sites	Allowed. Must reduce watering programs by 15%	Allowed. Must reduce watering programs by 25%	Allowed. Must reduce watering programs by 35%	

PROPOSED

BYLAW NUMBER 28M2024

	Activity	Application Method	Application By	Stage One Low risk to water supply	Stage Two Moderate risk to water supply	Stage Three High risk to water supply	Stage Four Severe risk to water supply
		Spring-loaded type nozzles or drip irrigation with automatic shut-off connected to hose and hand-held containers	All Customers	Allowed	Allowed	Allowed	Not Allowed
4.	Watering of new trees and shrubs during establishment period (5 years)	Irrigation with sprinkler, connected to a hose or automatic irrigation system	All Customers except those listed below	Allowed	Allowed	Not Allowed	Not Allowed
			Tier One Certificate holders – Irrigation by Water Managed Sites	Allowed Must reduce watering programs by 10%	Allowed Must reduce watering programs by 20%.	Allowed Must reduce watering programs by 30%	Not Allowed
			Tier Two Certificate holders – Irrigation by Water Managed Sites	Allowed. Must reduce watering programs by 15%	Allowed Must reduce watering programs by 25%	Allowed Must reduce watering programs by 35%	Not Allowed
		Spring-loaded type nozzles or drip irrigation with automatic shut-off connected to hose and hand-held containers	All Customers	Allowed	Allowed	Allowed	Not Allowed
5.	Watering of plants for commercial sale	Any	Nurseries, garden centers, turf and tree farms and market gardens	Allowed	Allowed	Allowed	Not Allowed
6.	Testing and auditing of Irrigation systems	Not applicable	All Customers	Allowed	Allowed	Not Allowed	Not Allowed
			Tier One and Two Certificate Holders and Applicants to the Water Managed Sites Program undergoing Irrigation Auditing	Allowed	Allowed	Allowed	Not Allowed

PROPOSED

BYLAW NUMBER 28M2024

	Activity	Application Method	Application By	Stage One Low risk to water supply	Stage Two Moderate risk to water supply	Stage Three High risk to water supply	Stage Four Severe risk to water supply
7.	Water use on Integrated Pest Management Test Sites	Any	City of Calgary Operations at Pest Management Test Sites	Allowed	Allowed	Not Allowed	Not Allowed
8.	Wash down sidewalks, walkways, and driveways for any reason other than those permitted by section 20(7)	Any	All Customers	Not Allowed	Not Allowed	Not Allowed	Not Allowed
9.	Washing exterior building surfaces, including windows	Any	All Customers	Allowed	Allowed	Not Allowed	Not Allowed
10.	Washing of vehicles outdoors, subject to the Stormwater Bylaw 37M2005	Spring-loaded type nozzles with automatic shut-off connected to hose and hand-held containers	All Customers	Allowed	Allowed	Not Allowed	Not Allowed
			Vehicles subject to washing requirements under environmental or health and safety regulations	Allowed	Allowed	Allowed	Allowed
11.	Filling of Fountains and other Decorative Features	Any	All Customers	Not Allowed	Not Allowed	Not Allowed	Not Allowed
12.	Filling of outdoor hot tubs, swimming and wading pools	Any	All Customers	Allowed	Allowed	Not Allowed except with permission from the Director, Water Services	Not Allowed except with permission from the Director, Water Services
13.	Water use for construction or renovation purposes	Any	All Customers	Allowed	Allowed	Allowed	Not Allowed except with permission from the Director, Water Services
14.	Outdoor snow or ice making	Any	All Customers	Allowed	Allowed	Not Allowed except with permission	Not Allowed, except with permission from the

PROPOSED

BYLAW NUMBER 28M2024

	Activity	Application Method	Application By	Stage One Low risk to water supply	Stage Two Moderate risk to water supply	Stage Three High risk to water supply	Stage Four Severe risk to water supply
						from the Director, Water Services	Director, Water Services
15.	Watering of livestock	Any	Farm Operations	Allowed	Allowed	Allowed	Allowed
16.	Essential hydrant and main flushing	Any	The City of Calgary Operations	Allowed	Allowed	Allowed	Allowed
17.	Essential street, bridge and transit infrastructure cleaning and washing	Any	The City of Calgary Operations	Allowed	Allowed	Allowed	Allowed".

PROPOSED

BYLAW NUMBER 28M2024

8. This Bylaw comes into effect on the day that it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____

Summary of Proposed Water Utility Bylaw Amendments: Securing Calgary's Water: City-Wide Outdoor Watering Schedule

1) Watering Schedule

- Add *Schedule D.1 Outdoor Water Use Schedule* which allows watering with sprinklers between 8pm and 10am two days per week, for up to 3 hours per day and a maximum of 6 hours per week.
- Aligned allowable times for watering with sprinklers in *Schedule E Outdoor Water Use Restrictions* to the hours between 8pm and 10am.

2) Water Use for Construction

- Update description of “water use for construction purposes including grading compaction and dust control” to “water use for construction and renovation purposes”.
- Add ability to provide Director permission for water use during construction in Stage 4 OWR
- Add ability to test and audit irrigation systems any time in Stage 1 & 2 OWR, up to Stage 3 for Water Managed Sites and program applicants.

3) Outdoor Surface Washing

- Combine “washing exterior building surfaces” and “washing windows” into a new category – “Washing exterior building surfaces including windows”.
- Allow all customers to wash exterior building surfaces and windows in Stage 1 & 2 instead of just specific businesses or customer types being allowed.
- Update restrictions related to washing outdoor surfaces (sidewalks, walkways, driveways) to allow all customers to do this as it relates to ensuring public health and safety (e.g. cleaning c-train platforms, exterior walls, sidewalks, patios etc.)

4) Washing of Vehicles Outdoors

- Allow washing of vehicles with water only in Outdoor Water Restrictions Stages 1 & 2

5) Drip Irrigation

- Add drip irrigation to the application method: “spring loaded nozzles *and drip irrigation* with automatic shut off connected to hose”.

6) Pesticide and Herbicide Use

- Remove restrictions around the use of water for the application of pesticide and fertilizer.
- Add language around pesticide use for the control of Invasive Species and weeds under the Weed Control Act.

7) Watering Lawns, Gardens, Trees & Shrubs

- Separate activities for “watering of lawns” and “watering of gardens, trees and shrubs”
- Add new activity for “watering new trees and shrubs” to align with the existing activity for “watering of new grass”. This is allowed outside of the hours of 8pm to 10am to establish new plantings.
- Watering new grass and new trees and shrubs in Stage 3 will only be permitted by spring loaded nozzle connected to hose or handheld container.

8) Cleaning transit infrastructure

- Add transit infrastructure to activity “Essential street, bridge and *transit infrastructure* cleaning”

ISC: UNRESTRICTED



Securing Calgary's Water Future: City-wide Outdoor Watering Schedule

EC2024-0665

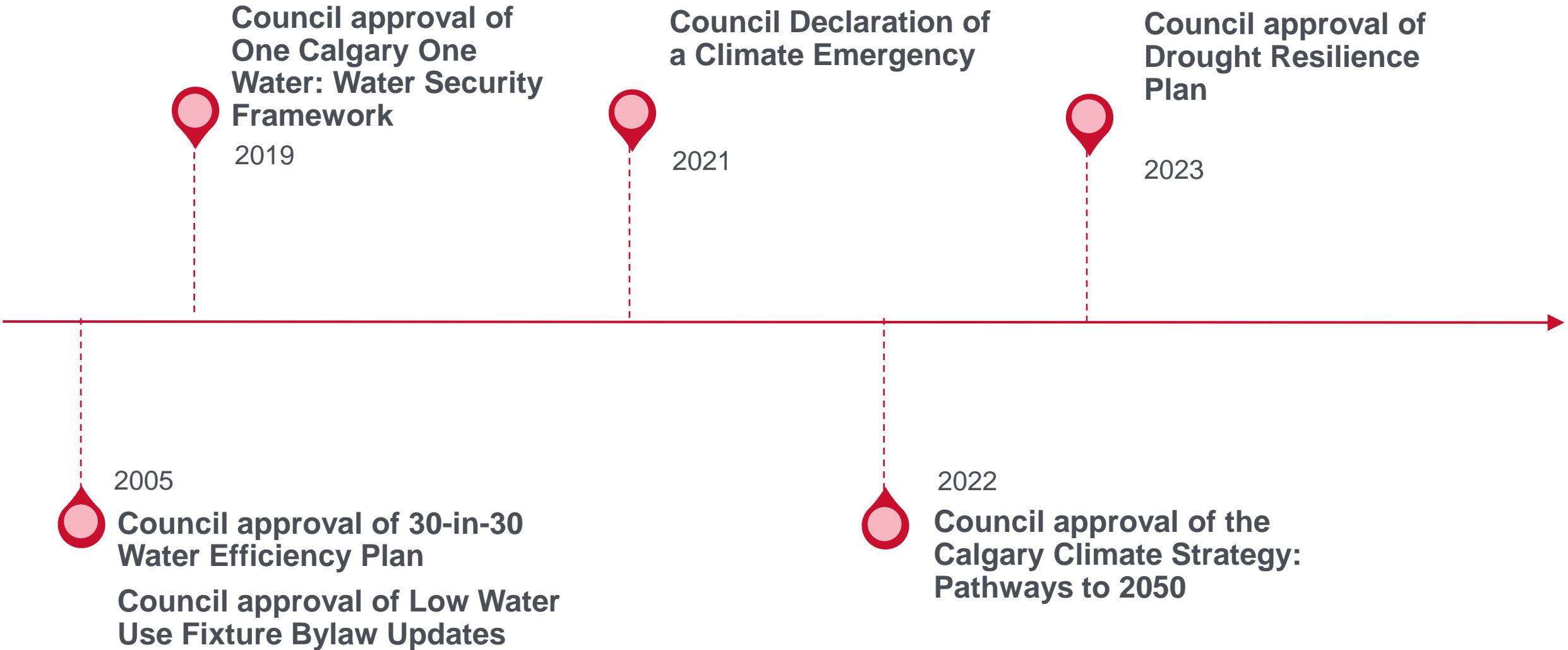
2024 June 11

That the Executive Committee recommend that Council:

1. Give three readings to the proposed bylaw to amend Bylaw 40M2006, Water Utility Bylaw
2. Direct Administration to return in Q1 2025 to Community Development Committee with an updated Water Efficiency Plan including a renewed suite of water conservation tools to manage Calgary's water use in a changing climate and growing population, following engagement.



Background and Previous Council Direction





Calgary's Water Conservation Successes

Calgary has achieved its 30 in 30 water efficiency target 10 years ahead of schedule, while serving a city and regional customer base that has grown by half a million people.

✓ Regulations

✓ Infrastructure & Operations

✓ Financial Tools & Incentives

✓ Education

OFFICE CONSOLIDATION

THE WATER UTILITY BY-LAW 40M2006

TABLE OF CONTENTS

PART	PAGE
PART I: GENERAL MATTERS	1
SHORT TITLE	1
INTERPRETATION AND DEFINITIONS	2
PART II: CONTINUATION OF THE WATER SYSTEM	6
PART III: RESPONSIBILITIES OF THE CITY AND CUSTOMERS	7
PART IV: GENERAL AUTHORITY OF THE DIRECTORS	8
PART V: RATES AND FEES	9
RESIDENTIAL METERED	10
RESIDENTIAL FLAT & TEMPORARY	10
IRRIGATION WATER	11
GENERAL SERVICE	11
OUTSIDE CITY	12
BULK WATER STATIONS	12
BUILDING CONSTRUCTION	12
FIRE HYDRANTS	12
PART VI: PAYMENTS	12
PART VII: WATER CONSERVATION	13
LOW WATER USE FIXTURES	13
ONCE-THROUGH COOLING	14
WATER WASTAGE	14
PART VIII: EMERGENCIES AND OUTDOOR WATER USE RESTRICTIONS	15
EMERGENCIES	15
OUTDOOR WATER USE RESTRICTIONS	15



Take it out. Cash it in.

The City of Calgary Residential Toilet Replacement Rebate program.

Make the switch to a WaterSense labelled, high-efficiency toilet and you could qualify for a **\$50** rebate.

Apply for your rebate online at calgary.ca/toilet. It's quick and easy.

Print applications are also available for mail-in or fax-in by visiting calgary.ca/toilet or by contacting 311.

Protecting what's precious. Land. Air. Water.

Onward! By 2033, per capita water use will be reduced from 2003 levels by 30 per cent.

Use your water meter to check for household leaks

1. Turn off all taps and water appliances in your home.
2. Check the water indicator – this could be a gear, triangle or needle on the face of the meter. If it keeps turning you have a leak in your house.
3. Check your toilet, taps, humidifier, hot water heater, water softener and other water using devices for leaks.
4. Visit calgary.ca/waterleaks to learn more about addressing leaks.

Check for leaks every six months. It can save water and money.

Five ways to create a more beautiful and relaxing yard:

- Use good soil, and lots of it, to make plants happy
- Pick flowers and shrubs intended for Calgary's climate
- Put the right plants in the right place
- Use mulch to retain moisture and for added beauty
- Water wisely – avoid watering in the heat of the day

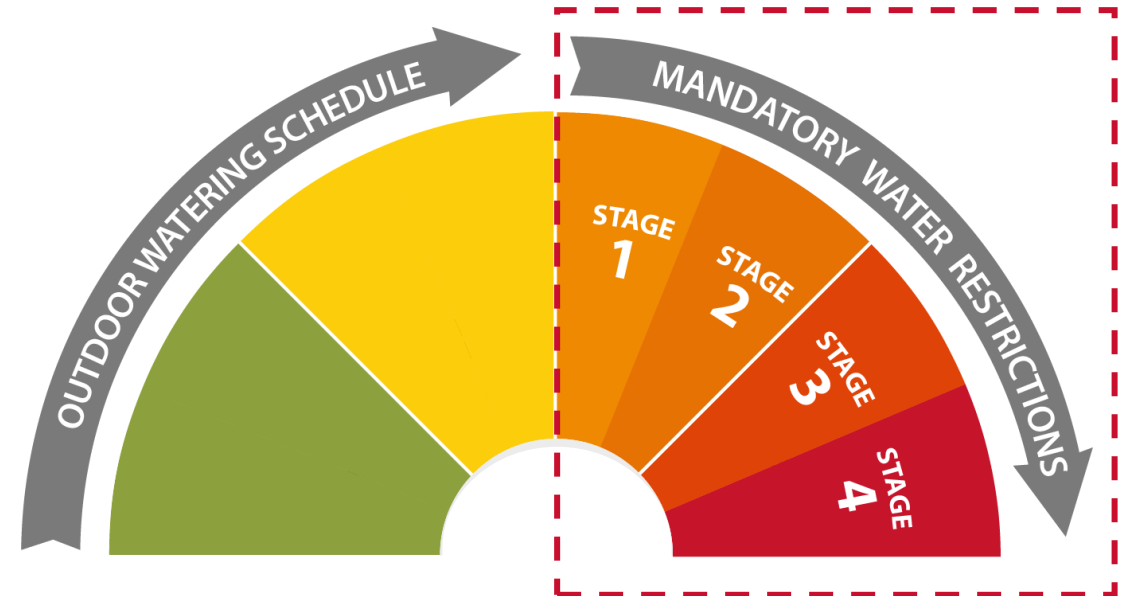
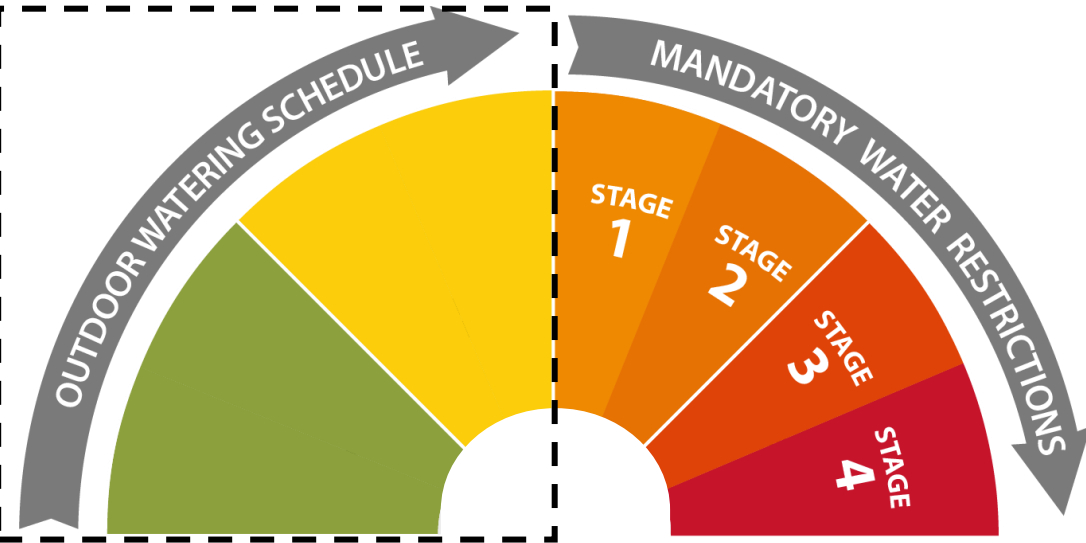
To learn more visit calgary.ca/yardsmart

Water Utility Bylaw – Two Key Changes

Water Utility Bylaw changes provide flexible response to drought; manage seasonal water demand; support long-term drought resilience; and meet temporary operational requirements.

✓ **Addition of a new Outdoor Watering Schedule**

✓ **Updates to Outdoor Water Use Restrictions (Schedule E)**





Addition of a new Outdoor Watering Schedule

- Incorporates best practices for **efficient outdoor watering** in a dry climate
- Intent to **implement in 2024 summer**
- Enhances **community preparedness** for potential transition to restrictions

Watering your lawn (any method)



Water any two days per week



Water up to three hours at a time
(six hours per week total)



Water between 8 p.m. – 10 a.m.

Allowed any day, any time



Hand watering gardens with a spring-loaded nozzle, drip irrigation or watering can


















































Newly planted grass, trees and shrubs (any method)



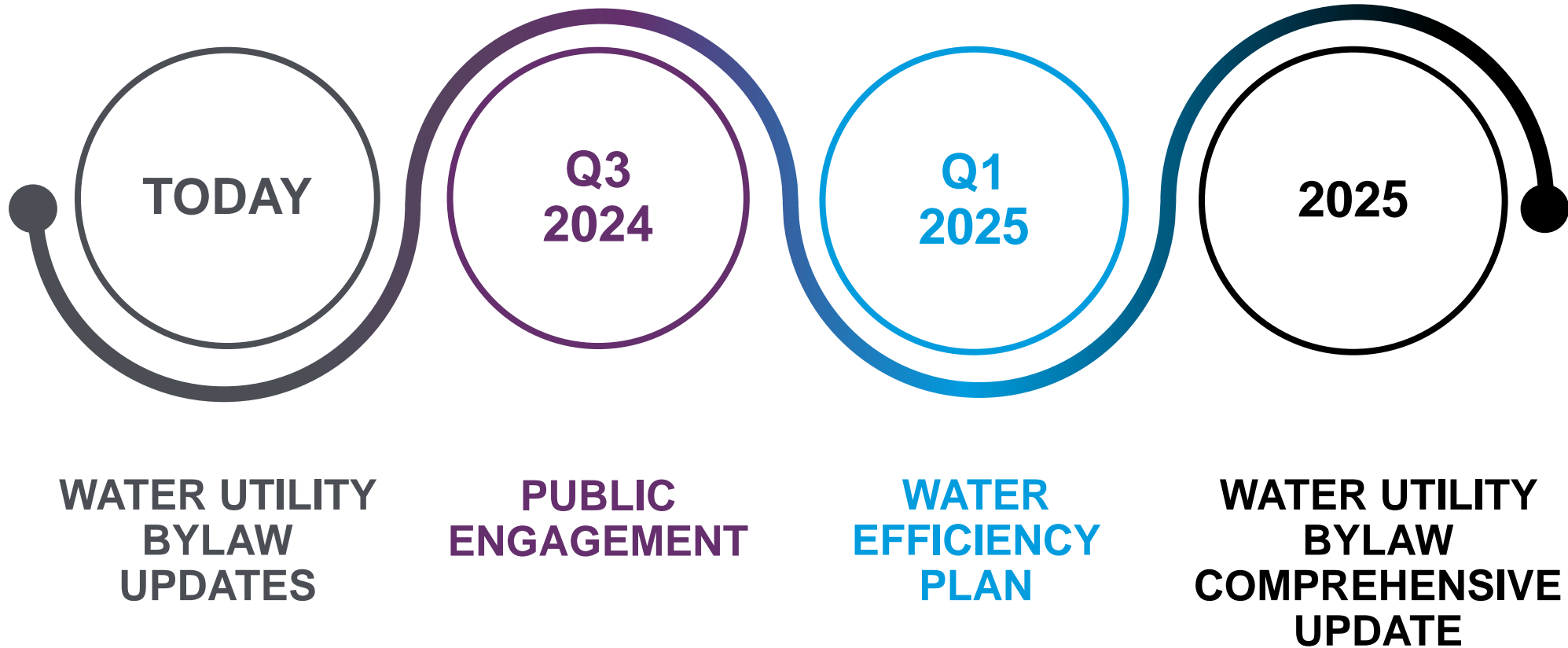
Updates to Outdoor Water Use Restrictions (Schedule E)

- Address implementation challenges from 2023
- Clarify permitted uses
- Align watering times to new Outdoor Watering Schedule
- Improve The City’s drought response

Outdoor Water Restriction Stages	Stage 1 Low risk to water supply	Stage 2 Moderate risk to water supply	Stage 3 High risk to water supply	Stage 4 Severe risk to water supply
 Sprinklers for lawns, gardens, trees and shrubs Includes automatic irrigation system	2 hr/week 	1 hr/week 		
	Even house number: Either Wednesday or Saturday Odd house number: Either Thursday or Sunday Water between: 8 p.m. – 10 a.m.			
Hoses with spray nozzle for gardens, trees and shrubs Includes drip irrigation with automatic shut off	 Any day/time	 Any day/time		
Hand watering gardens, trees and shrubs	 Any day/time	 Any day/time	 Any day/time	
 Newly planted grass, trees and shrubs Sod within 21 days Seed within 45 days Trees and shrubs less than 5 years old	 Any day/time Any watering method	 Any day/time Any watering method	CONDITIONAL Allowed only by hose with spray nozzle, automatic shut-off drip irrigation, or hand-held container	
 Testing and auditing irrigation systems	 Any day/time	 Any day/time		
Washing outdoor building surfaces and windows				
Washing cars outdoors Using water only	 Any day/time	 Any day/time		
Washing sidewalks, driveways or walkways				
Filling outdoor pools or hot tubs	 Any day/time	 Any day/time		
Filling fountains and other decorative features Excludes bird baths and residential ponds				
 Water use for construction or renovation	 Any day/time	 Any day/time	 Any day/time	



Advancing Water Conservation in Calgary



That the Executive Committee recommend that Council:

1. Give three readings to the proposed bylaw to amend Bylaw 40M2006, Water Utility Bylaw
2. Direct Administration to return in Q1 2025 to Community Development Committee with an updated Water Efficiency Plan including a renewed suite of water conservation tools to manage Calgary's water use in a changing climate and growing population, following engagement.

Planning & Development Services Report to
Executive Committee
2024 June 11

ISC: UNRESTRICTED
EC2024-0641

Tax Incentive Bylaw for Renewable Power Generation on Brownfield Sites

PURPOSE

The purpose of this report is to bring forward a proposed bylaw to create a property tax incentive for the development of solar and wind assets on brownfield sites within city boundaries, in accordance with Council policy CP2023-04.

PREVIOUS COUNCIL DIRECTION

On 2023 October 17 Council approved the recommendations set out in report EC2023-1120 “Tax Incentives for Renewable Energy Generation Developments on Brownfield Sites” and accompanying policy (CP2023-04). This policy sets out a framework for the tax incentive and includes clause 6.3:

“A bylaw will be drafted at the time of the first approved application.”

RECOMMENDATIONS:

That Executive Committee:

1. Forward this report to the 2024 June 18 Regular Meeting of Council; and
2. Recommend that Council:
 - a. Give three readings to proposed bylaw in Attachment 2 to create and administer a non-residential tax incentive program for renewable electricity development on brownfield sites; and
 - b. Rescind the Tax Incentives for Renewable Power Generation Developments on Brownfield Sites Council Policy CP2023-04.

RECOMMENDATIONS OF THE EXECUTIVE COMMITTEE, 2024 JUNE 11:

That Council:

1. Give three readings to **Proposed Bylaw 23M2024** in Attachment 2 to create and administer a non-residential tax incentive program for renewable electricity development on brownfield sites; and
2. Rescind the Tax Incentives for Renewable Power Generation Developments on Brownfield Sites Council Policy CP2023-04.

Opposition to Recommendations: Councillor Sharp, Councillor Chabot, Councillor McLean, and Councillor Wong

CHIEF ADMINISTRATIVE OFFICER/GENERAL MANAGER COMMENTS

Acting General Manager Debra Hamilton concurs with this report. Approval of the proposed bylaw will provide Calgary with a new tool to incentivize development that makes better use of brownfield land, increases Calgary’s non-residential tax base and increases local production of renewable power.

Tax Incentive Bylaw for Renewable Power Generation on Brownfield Sites

HIGHLIGHTS

- The Renewable Energy Non-Residential Tax Incentive Bylaw would establish a new tax incentive program in Calgary to provide an incentive of 50 per cent of municipal property taxes for five years on new renewable energy development on brownfield sites.
- This incentive aligns to the Calgary Climate Strategy: Pathways to 2050 (Climate Strategy) milestone of increasing renewable generation within city boundaries to 10 per cent by 2030 and 40 per cent by 2050.
- This tax incentive would apply to both new developments or expansion of existing renewable energy developments on brownfield sites greater than five megawatts. The proposed bylaw would supersede the existing Council Policy CP2023-04.
- The proposed bylaw encourages and attracts renewable and low-carbon industries and developments to Calgary, supporting job creation and spending in the local market. In addition, increasing renewable energy generation close to where it is consumed reduces associated infrastructure costs.
- A 50 per cent reduction in municipal taxes would make Calgary competitive for attracting this type of development. The proposed bylaw would incentivize productive and sustainable uses for brownfield sites within Calgary.

DISCUSSION

ATCO made an application to the program established under Council Policy CP2023-04 for their Deerfoot Solar Farm on 2023 October 18. The ATCO Deerfoot Solar Project is the first project to meet the criteria of the Policy, prompting the development of the proposed bylaw.

The Climate Strategy is intended to accelerate and support Calgary's energy transition and includes a milestone of 10 per cent of total electricity used in Calgary to be generated within city boundaries from renewable sources, such as solar, by 2030. The Municipal Government Act (MGA) section 364.2 permits The City to provide incentives to any non-residential property for the purposes of encouraging development or revitalization. There are several long-term environmental, land use planning and financial benefits associated with the general notion of generating energy and additional, long-term land value on sites that are unsuitable for conventional development.

Administration reviewed bylaws from several jurisdictions within Alberta to inform the development of the proposed bylaw. This broad review has shown that a 50 per cent exemption of the municipal property taxes levied on renewable development for five years would make Calgary competitive for attracting this type of development. This duration and level of incentive also considered the tax responsibility redistributive impact of property tax exemptions, the sufficiency of the incentive to impact property owners' decision to take advantage of the incentive and the overall climate impact of increased renewable energy generation within city boundaries.

Given the analysis contained in Attachment 3, the recommendation is the best option to balance these various considerations to achieve the desired objectives outlined in the Climate Strategy.

This proposed bylaw offers clear criteria for eligibility and continued receipt of the proposed incentive. The criteria are aligned with attracting renewable energy development within city boundaries and utilizing existing brownfield sites and other City policies.

Tax Incentive Bylaw for Renewable Power Generation on Brownfield Sites

The number of viable sites that meet the relevant size, topography and environmental parameters, is anticipated to be minimal at this time. This bylaw provides certainty to developers, businesses and industries that Calgary is a city that wants to attract future renewable energy development and 'we are open for business'.

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 |

Engagement with ATCO Ltd. – A team of representatives from ATCO was engaged throughout the development of the Council policy CP2023-04 that led to this bylaw being proposed. These discussions were one input that administration considered when determining the level of incentive alongside best-practices in other jurisdictions and other program goals, including delivering value for tax dollars to Calgarians.

Engagement with other renewable developers - Administration issued an Expression of Interest (EOI) to the broader market to understand the barriers, challenges and opportunities that exist for further development within city limits. The findings from the EOI were inconclusive due to limited responses.

Administration engagement - The core project team included representation from Climate & Environment, Assessment & Tax and Law. This team engaged Waste & Recycling Services, Development, Business & Building Services, Collaboration, Analytics and Innovation, Community Planning and City Clerk's.

Engagement with other jurisdictions – Administration connected with other jurisdictions to confirm specific aspects of their bylaws

IMPLICATIONS

Social

It is anticipated that any renewable development installed as a result of the proposed bylaw will have a localized positive impact on air quality benefitting local communities. Redevelopment of brownfield sites can improve the attractiveness of an area, which promotes pride in our communities.

Environmental

Incentivizing the development of renewable energy generation facilities on otherwise underutilized properties supports the objectives of the Calgary Climate Strategy, particularly zero-carbon energy transition.

Economic

Economic implications of this work include the potential to increase tax revenue from brownfield sites. Attracting development of renewables increases the value of land and improvements on land within city limits. These developments help create design, construction and maintenance

Tax Incentive Bylaw for Renewable Power Generation on Brownfield Sites

jobs and increase spending in the local market. Without improvement, these types of brownfields hold low economic value to The City and Calgarians.

Service and Financial Implications

Tax-supported funding

The proposed bylaw may result in an increase in the non-residential tax base.

The proposed bylaw may have a minimal impact on property taxes. When properties are tax exempt, the responsibility is redistributed to the remainder of the tax base. The particular case study presented with the ATCO solar site is estimated to redistribute approximately \$2.4M over five years in taxes to other non-residential taxpayers. The administration of the program can be managed within existing budgets.

RISK

Reputational Risks: Should Council not pass the proposed bylaw, The City could be seen as changing strategic direction from what was outlined in the Calgary Climate Strategy: Pathways to 2050 and the direction given in Council Policy CP2023-04.

Environmental Risks: Environmental risks include developing renewables on contaminated sites that may have the opportunity to be remediated further and developed with a higher and better use. This risk is mitigated by providing a review process whereby applications are reviewed on a case-by-case basis by The City's Contaminated Sites team.

Significant Program Uptake: There may be a significant number of privately held Brownfield sites that would be eligible under the criteria set out in the bylaw which The City does not have visibility into. This risk has been largely mitigated by ensuring the program is specific to utility-scale developments (>5MW) and the added scrutiny that is required of these types of projects by the provincial regulator.

ATTACHMENTS

1. Previous Council Direction and Background
2. **Proposed Bylaw 23M2024**
3. Detailed Analysis of Tax Incentive Options
4. Council Policy CP2023-04
5. Presentation

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform
Debra Hamilton	Planning and Development Services	Approve
Edwin Lee	Assessment & Tax	Approve
Carolyn Bowen	Climate & Environment	Approve

Planning & Development Services Report to
Executive Committee
2024 June 11

ISC: UNRESTRICTED
EC2024-0641

Tax Incentive Bylaw for Renewable Power Generation on Brownfield Sites

Author: Cory DeFraine, Climate & Environment

City Clerks: J. Palaschuk / C. Doi

Previous Council Direction and Background

Background

The City's Calgary Climate Strategy: Pathways to 2050 indicates that as a part of its zero-carbon energy transition that 40 percent of total electricity used in Calgary is generated within city boundaries from renewable sources. Parallel to this, Bill 7 from 2019 effectively granted permissions for Council to implement a tax incentive bylaw for non-residential properties.

On February 14th, 2023 a Notice of Motion was carried which outlined that Administration would explore the brownfield ATCO Solar Farms as a pilot for a future incentive program on brownfield sites and return to Council with recommendations, next steps, and lessons learned as a part of a larger program by the end of 2023.

On October 17, 2023 Administration returned to Council with a proposed policy, recommending as next steps to develop a bylaw if a qualifying application were made under the policy. ATCO Ltd. applied on October 18, 2023 with their Deerfoot Solar site, which met the eligibility criteria set out in the policy, triggering the need to develop the proposed bylaw.

Previous Council Direction

DATE	REPORT NUMBER	DIRECTION
2023 October 17	EC2023-1120	<p>Tax Incentives for Renewable Power Generation Developments on Brownfield Sites</p> <p>That with respect to Report EC2023-1120, the following be adopted:</p> <p>That Council adopt the proposed Council Policy 'Tax incentives for renewable power generation developments on brownfield sites' in Attachment 2.</p>
2023 February 14	EC2023-0131	<p>Notice of Motion - Incentivizing Low Carbon Investments</p> <p>That with respect to Notice of Motion EC2023-0131, the following be adopted:</p> <p>THEREFORE, BE IT RESOLVED that Council direct Administration to explore the brownfield ATCO Solar Farms as a pilot for future incentive programs on brownfield sites and return to Council with recommendations, next steps, and lessons learned as a part of a larger program by Q4 2023.</p>
2022 July 5	CD2022-0465	<p>That with respect to Report CD2022-0465, the following be adopted, as amended:</p>

That Council:

1. Adopt, by resolution, the updated Calgary Climate Strategy – Pathways to 2050 (Attachment 2);
2. Rescind, by resolution, the 2018 Climate Resilience Strategy Mitigation and Adaptation Plans;
3. Direct the Calgary Climate Strategy includes provision for independent, objective audits to support accountability and transparency in reporting to Calgarians on the progress made towards successfully implementing the Strategy;
6. Direct Administration to augment or revise the scope of the Climate Advisory Committee terms of reference to include a broader representation of affected and/or interested parties to allow fulsome public engagement which accompanies action planning and to support the Committee with the necessary administrative staff in order to achieve this goal.

2021 July 5

IGA2021-0823

City of Calgary Corporate Approach to Property Tax Incentives Pursuant to Bill 7, IGA2021-0823
That with respect to Report IGA2021-0823, the following be adopted:

That Council:

- 1) Direct Administration to use the framework in the Attachment when considering or developing a program to use property tax incentives pursuant to Bill 7; and
- 2) Continue to advocate to the Government of Alberta for additional property tax measures that would assist in Calgary's downtown recovery efforts, including but not limited to residential uses.

PROPOSED

EC2024-0461
ATTACHMENT 2

BYLAW NUMBER 23M2024

BEING A BYLAW OF THE CITY OF CALGARY TO CREATE AND ADMINISTER A NON-RESIDENTIAL TAX INCENTIVE PROGRAM FOR RENEWABLE ENERGY PROJECTS ON BROWNFIELDS

WHEREAS a municipal council may, by bylaw, provide for tax incentives for non-residential properties in the City pursuant to section 364.2 of the Municipal Government Act, RSA 2000, c. M-26;

AND WHEREAS the City of Calgary is committed to supporting a zero-carbon energy transition for the city, as outlined in the Calgary Climate Strategy: Pathways to 2050;

AND WHEREAS the City of Calgary is committed to achieving highest and best use of eligible brownfield properties within city boundaries and enabling redevelopment of these sites to incorporate renewable energy;

AND WHEREAS Council has considered EC2024-0641 and considers it necessary to pass a bylaw creating and administering a non-residential tax incentive program for renewable energy projects on brownfields;

NOW THEREFORE THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

PART 1 – SHORT TITLE

1. This Bylaw may be cited as the “Renewable Energy Non-Residential Tax Incentive Bylaw”.

PART 2 – INTERPRETATION AND DEFINITIONS

2. (1) In this Bylaw, unless context otherwise requires:
 - (a) “*Act*” means the Municipal Government Act, RSA 2000, c. M-26;
 - (b) “*assessed person*” means a person who is named on an assessment roll for a property in accordance with section 304 of the *Act*;
 - (c) “*City*” means the municipal corporation of The City of Calgary, and includes the geographical area within the boundaries of The City of Calgary where the context so requires;
 - (d) “*Director, Climate & Environment*” means the Chief Administrative Officer of the City of Calgary or the employee of the City of Calgary who has been delegated the authority to exercise the powers, duties, and functions of the Chief Administrative Officer under this Bylaw;

PROPOSED

BYLAW NUMBER 23M2024

- (e) “*Environmental Laws*” means all current and future environmental laws, statutes, bylaws and regulations of the Province of Alberta relating to the protection of the environment, or that govern the ownership, charge, management, control, responsibility or liability for substances;
 - (f) “*Linear Property Assessment*” means the portion of a property assessment notice that is the result of an electric power system on that property within the meaning of section 284(1)(k) of the *Act*;
 - (g) “*Municipal Assessor*” means the person appointed as designated officer under Bylaw 49M2007, or that person’s designate;
 - (h) “*Municipal Taxes*” means the property taxes owing on a property under the *Act*, exclusive of the provincial portion;
 - (i) “*Operation Date*” or “*operational*” means property that is considered operational as per section 2(3)(a) of the *Matters Relating to Assessment and Taxation Regulation*, AR 203/2017; and
 - (j) “*Renewable Power Generation Facility*” means a facility that can generate electricity for the purposes of supplying energy into the Alberta electrical grid from the following fuel sources:
 - i. solar;
 - ii. wind; and
 - iii. any other renewable fuel source designated as such by the *Director, Climate & Environment*.
- (2) Nothing in this Bylaw relieves a person from complying with any Federal or Provincial law or regulation, other bylaw or any requirements of any lawful permit, order or licence.
- (3) Where this Bylaw refers to another Act, bylaw, regulation or agency, it includes reference to any Act, bylaw, regulation or agency that may be substituted therefore.
- (4) Every provision of this Bylaw is independent of all other provisions and if any provision of this Bylaw is declared invalid for any reason by a Court of competent jurisdiction, all other provisions of this Bylaw shall remain valid and enforceable.

PART 3 – TAX INCENTIVE PROGRAM

3. (1) An *assessed person* is entitled to a tax incentive for that person’s property where it meets the eligibility criteria set out in section 5 of this Bylaw as determined by the *Municipal Assessor* following an application made under Part 4 of this Bylaw.
- (2) The term “tax incentive” in subsection (1) means the reduction in *Municipal Taxes* as described in section 4 below.

PROPOSED

BYLAW NUMBER 23M2024

Scope of Tax Incentive

4. (1) The tax incentive available under this Bylaw is an exemption of 50% of the *Municipal Taxes* that result from a new *Linear Property Assessment* issued after the construction of a new *Renewable Power Generation Facility* on that property.
- (2) The amount of the new *Linear Property Assessment* is determined with respect to the year prior to the *Operation Date* of the *Renewable Power Generation Facility*.
- (3) The tax incentive does not include any taxes resulting from the value of the land as a portion of the property's assessed value.
- (4) The tax incentive is available each year to a maximum of 5 consecutive taxation years.
- (5) An *assessed person* may apply for an additional 5-year tax incentive for an expansion of the *Renewable Power Generation Facility* on the property where:
 - (a) such expansion increases the assessed value of the *Renewable Power Generation Facility*; and
 - (b) the total capacity of the *Renewable Power Generation Facility* remains at or above 5 megawatts in accordance with section 5(1)(c) below.
- (6) An extension of the tax incentive under subsection (5) above is limited to an exemption of 50% of the *Municipal Taxes* resulting from the amount of the *Linear Property Assessment* resulting from the expanded portion of the *Renewable Power Generation Facility*, calculated from the *Operation Date* of the expanded portion.
- (7) The tax incentive does not include tax deferrals.

Eligibility for Program

5. (1) An *assessed person's* property is eligible for a tax incentive where:
 - (a) it is a Brownfield Property as defined in subsection (2) below;
 - (b) it is being developed as a *Renewable Power Generation Facility* and will be used as such for the duration of the tax incentive;
 - (c) the *Renewable Power Generation Facility* has a capacity of no less than 5 megawatts;
 - (d) the *Renewable Power Generation Facility* is not yet *operational* at the time the *assessed person* makes an application under section 7 below;
 - (e) the *assessed person* is not in property tax arrears;

PROPOSED

BYLAW NUMBER 23M2024

- (f) the *assessed person* has no ongoing litigation against the *City*, exclusive of assessment complaints and related court proceedings made pursuant to the *Act* or proceedings pursuant to section 364.3 of the *Act*; and
 - (g) the *assessed person* has obtained all required permits for the operation of the *Renewable Power Generation Facility*.
- (2) For the purposes of subsection (1) a “Brownfield Property” means a property where there are substances occurring in concentrations exceeding the maximum acceptable amounts permitted under an *Environmental Law* that are present in, on or under the site and, in addition, the property either:
- (a) is one where site remediation or redevelopment to a higher and better use is not technically or economically feasible or permitted for the property; or
 - (b) has an approved long term *in-situ* remediation plan being implemented.

Conditions for Ongoing Receipt

6. An *assessed person* receiving a tax incentive under this Bylaw must, for the duration of the tax incentive:
- (a) provide information on an annual basis to the *Municipal Assessor* in the form required by the *Municipal Assessor*;
 - (b) continue to operate the property as a *Renewable Power Generation Facility* at or above 5 megawatts, exclusive of minor business interruptions;
 - (c) ensure all permits required under section 5(1)(g) are renewed or otherwise kept valid;
 - (d) not file for bankruptcy;
 - (e) not be in property tax arrears; and
 - (f) have no ongoing litigation against the *City*, exclusive of assessment complaints and related court proceedings made pursuant to the *Act* or proceedings pursuant to section 364.3 of the *Act*.

PART 4 – AUTHORITY OF MUNICIPAL ASSESSOR

Applications

7. (1) Applications for tax incentives under this Bylaw must be made by an *assessed person* in the form required by the *Municipal Assessor*, and must include:
- (a) a Power Plant Approval from the Alberta Utilities Commission;

PROPOSED

BYLAW NUMBER 23M2024

- (b) proof that the property meets the criteria to be considered a Brownfield Property under this Bylaw, such as copies of reports prepared by qualified environmental professionals; and
 - (c) any other information required by the *Municipal Assessor*.
- (2) Applications made prior to this Bylaw being passed pursuant to Council Policy “Tax incentives for renewable power generation developments on brownfield sites” (CP2023-04) are deemed to be valid applications under this Bylaw.

Tax Incentive Decisions

8. (1) The *Municipal Assessor* is authorized to decide if an application for a tax incentive under this Bylaw should be granted or denied.
- (2) When granting an application for a tax incentive, the *Municipal Assessor* must provide a written document to the applicant specifying:
- (a) why the incentive is granted; and
 - (b) what taxation years the tax incentive applies to.
- (3) The *Municipal Assessor* is authorized to cancel a tax incentive where:
- (a) the *assessed person* provided false or misleading information on an application; or
 - (b) the *assessed person* breached a condition under subsection 6 above or is otherwise found to be ineligible.
- (4) The *Municipal Assessor* must provide a decision with reasons in writing to applicants when denying an application or cancelling an incentive.
- (5) The *Municipal Assessor* may consult with other business units of the *City* in making a decision on an application and must give notice to the Province pursuant to section 364.2(8) of the *Act*.

Program Policies

9. The *Municipal Assessor* is authorized to make policies and procedures implementing this Bylaw.

PART 5 – APPEALS

Appeal Applications

10. An *assessed person* who is dissatisfied with a decision of the *Municipal Assessor* under this Bylaw may appeal that decision to the Tax Incentive Appeal Board in accordance with bylaw 24M2024.

PROPOSED

BYLAW NUMBER 23M2024

PART 6 – COMING INTO FORCE

11. This Bylaw comes into force on the day it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____



Detailed Analysis of Tax Incentive Options

Executive Summary

This report aims to provide insights into using non-residential incentives enabled by section 364.2 of the *Municipal Government Act (MGA)* to enact a bylaw facilitating property tax exemptions for renewable power development on brownfield sites. The analysis in the report provides a rationale for the proposed exemption structure, level, duration, and additional eligibility considerations.

Following a Notice of Motion ([EC2023-0131](#)) by Councillor Spencer in February 2023, Administration was directed to explore tax incentives for renewable power generation on brownfield sites. In October 2023, Administration brought forward the Council policy “Tax incentives for renewable power generation development on brownfield sites” ([EC2023-1120](#)) which Council then passed. Administration has continued work to develop a bylaw to implement this policy, triggered by an application for the ATCO Deerfoot Solar Project. The objective of the program is to make the best use of Calgary’s brownfield sites and provide value to Calgarians while aligning with the zero-carbon energy transition goal of the Calgary Climate Strategy – Pathways to 2050. *MGA* s. 364.2 enables The City of Calgary to create a property tax bylaw to incentivize the development of non-residential properties, including renewable solar power generation, using property tax exemption tools.

Options for exemption structure, level, and duration are explored to balance competitiveness, value for The City and Calgarians, and tax responsibility redistribution. A scan of other Alberta municipalities shows varying approaches to s. 364.2 incentives and eligibility criteria; however, the majority of existing incentives have a duration of up to five years, typically shorter, and decrease the exemption level over time. Any exemption over this duration is at a maximum of 2.5% per year. Calgary would be competitive with other municipalities if it provided an incentive for a five-year duration.

Economic analysis considered the value for The City of different exemption levels and durations. Due to Calgary’s limited number of brownfield sites, this incentive program is likely not scalable, and a disproportionately large incentive compared to the available supply of brownfields may not provide additional value to The City. Additionally, the duration and level of exemption have implications for the redistribution of the tax responsibility to other non-residential properties. The annual municipal taxes projected from the Deerfoot solar property range from \$900 thousand to \$1.6 million during operation (on the exemptible portion). The portion exempted under the proposed bylaw would be redistributed to other non-residential properties and would create additional tax responsibility for the duration of the incentive. Further, a Net Present Value (NPV) analysis determined that the highest value for The City in perpetuity would be at the 50% exemption level at a five-year duration.

A brownfield renewable power incentive consisting of a 50% municipal property exemption for five years is recommended to support power development on brownfield sites. This incentive program aligns with the Calgary Climate Strategy, provides value for developers, and minimizes negative impacts to the non-residential property tax base. This program will attract renewable power investment to repurpose underutilized brownfields and provide value for residents.

Jurisdictional Scan

Below are the abridged results from the jurisdictional scan of other Alberta municipalities that have employed a *MGA* s. 364.2 bylaw.

In general, 364.2 exemption programs tend to be five years in duration or shorter (with longer durations compensated for by much smaller exemption amounts, where they exist). Most municipalities have structured the exemption to start with a larger impact and decrease year-over-year. Various jurisdictions have included unique eligibility criteria, included below. These tend to align with an objective of economic development by requiring certain increases to the property value, minimum project capital costs, or employment requirements.

Table 1. Alberta municipalities that have implemented an MGA s. 364.2 bylaw.

Jurisdiction	Exemption	Other Eligibility Criteria
Cardston	100% exemption in the first year, 80% in the second, 60% in the third, 40% in the fourth, 20% in the fifth.	Assessed value must increase by 25% compared to the previous assessment.
Drumheller	50% exemption in the first year, 25% in the second year.	\$50,000 increase from previous improvement assessment, not including land, and has a demonstrable "Return on Investment."
Hinton	100% exemption in the first year, 75% in the second year, 50% in the third, 25% in the fourth.	Increased assessment value by at least 25% by the end of year two from when the development permit was issued.
Lamont County	2.5% exemption up to ten years.	N/A
Fort Saskatchewan	2.5% exemption for up to ten years.	The project must be within a sector considered part of the energy value chain and deploy a capital cost expenditure of \$50 million or more. The project must employ a minimum of 250 workers during construction and 15 permanent positions during operations.
Fort Macleod	100% exemption in the first year, 75% in the second year, 50% in the third year.	\$50,000 increase in assessed value from new construction or expansion.
St Paul	100%/50%/25% exemption for five years depending on the zone.	Only new commercial buildings or improvements assessed over \$200,000, or additions/expansions/ renovations that are greater than or equal to an increase of 25% of the previous assessment.
Strathcona County	1% exemption for up to eleven years.	New project or an expansion project with eligible capital costs of more than \$50 million. Employ over 250 personnel over the course of construction and more than 15 on an ongoing basis after construction is complete.
Strathmore	100% exemption in the first year, 80% in the second, 60% in the third, 40% in the fourth, 20% in the fifth.	The assessment must increase by at least \$10,000,000. Employ 25 individuals. The new development must be at least 2,800 square meters in area on one level.
Sturgeon County	1.5% to 2.5% for up to ten years.	The project must be within the energy value chain or associated infrastructure with capital costs over \$50 million. Employ over 250 personnel over the course of construction and more than 15 on an



		ongoing basis after construction is complete.
Wetaskiwin	75% exemption in the first year, 50% in the second, and 25% in the third.	N/A
Wheatland County	40% exemption for three years.	The improvement assessment must increase by at least \$10,000,000 compared to the base year (land excluded).

Bylaw Framework from Council Policy

The current Council policy includes most components prescribed by the *MGA*, which will be translated into the bylaw. Most necessary components are either unambiguous or have already been determined:

- The bylaw will narrowly apply to:
 - “Eligible brownfield property” that exceeds maximum acceptable contamination, where no further economically or technically feasible remediation can be done.
 - “Renewable power generation facilities” such as solar and wind.
- The eligibility criteria states that:
 - The applicant must not be in arrears owed to The City nor involved in litigation against The City.
 - All permits are in place and the property is in compliance with the *Safety Codes Act*.
 - The facility has not reached its Commercial Operation Date at the time of the application.
 - The proposed generation facility must exceed 5 megawatts of electrical generation capacity.
 - 5 megawatts of electrical generation capacity is the minimum threshold at which the project must apply and be in compliance with the Alberta Utilities Commission and the Alberta Electric System Operator requirements.
- The property tax incentive will only apply to the new linear property improvement(s).
- The incentive will only apply to the municipal portion of property taxes. The provincial portion of property taxes for electric power systems is exempt from taxation until 2026, inclusive⁵.
- Appointing the Municipal Assessor as the designated officer under Bylaw 49M2007 and the requirements of his authority.
- The appeal process to Council which will be through the new Tax Incentive Appeal Board

Exemption Level and Duration

With the structure of the Municipal Government Act and the approved Council policy, the remaining components that must be finalized are incentive duration (e.g., 15 years, 10 years, 5 years), incentive level (e.g., 50%, 80%), whether the incentive will remain constant or decrease year-over-year, and if there are additional eligibility criteria that may be appropriate.

Exemption Level

Two types of exemptions are considered: a constant level of exemption, and a decreasing level of exemption.

- A constant exemption will be set at a particular level (e.g., 80%) and will remain at this level for the entire duration of the exemption, 15 years.
- A decreasing level of exemption decreases the exemption for each year during the duration of the exemption (e.g., 80% the first year, 50% the second year, 25% the third year, etc.).



A third type, a dynamic level of exemption (an exemption scale), would have significant implementation constraints, including technological and systems limitations, data availability and timing, administrative and monitoring requirements, and would create additional burden during the applications process. Additionally, this type of exemption scale was not identified in the jurisdictional scan. For these reasons, this type of exemption level is not recommended at this time.

Exemption Duration

MGA section 364.2(3)(c) allows an exemption to be no longer than 15 consecutive years and enables a subsequent exemption for an additional 15 years. The strategic purpose of the exemption is to incentivize development of under-utilized property, and once the incentive has been granted initially, the development and improvement to the under-utilized property will take place. The exemption duration must provide a meaningful incentive to prospective industry while balancing value for taxpayers and considering market conditions. The main considerations for the duration of the exemption are:

1. creating a competitive taxation environment in Calgary to attract renewable power development,
2. ensuring that the exemption level is set such that it is proportional to the availability of sites, and
3. the impact of redistributing the tax responsibility.

To be competitive with other municipalities in Alberta, a scan of Alberta's towns and counties revealed that most incentives under 364.2 are offered for one to two years, typically up to five years. Further, these incentives usually decrease year-over-year. A few counties offer low (1-2%) incentives for a longer period of up to ten years. The incentives also have requirements that vary from employment requirements, capital cost minimum, and physical area. See above for an abridged jurisdictional scan on the duration of exemptions pursuant to *MGA* s. 364.2.

At this time, a subsequent exemption is not under consideration. A 15-year extension following an initial 15-year exemption period is the longest duration available under s. 364.2. Under current considerations of limited scalability of the exemption program, limited availability of sites, and balancing the interests of Calgarians, a second 15-year exemption does not provide sufficient value for consideration. This is due to the diminishing returns on exemptions with longer durations, as discussed below. Should there be an expansion of scope (i.e., allowing sites other brownfield sites) or a significant increase to the number of brownfield sites available in Calgary, and it would add value to Calgarians to offer an extension, this can be considered at that time.

Economic Analysis

Vacant brownfields provide minimal value to The City and Calgarians. A policy to incentivize development repurposes the brownfield to its highest and best use and increases the property value. As an illustrative example, the Deerfoot ATCO site collected approximately \$13,000 in municipal taxes in 2022, prior to development. In 2024, post-development, municipal taxes are projected to be \$1.2 million. Incentivizing development of Calgary's brownfields creates value for The City.

If Calgary plans to offer the full level of incentive for the entire duration of the exemption, it can be competitive in doing so for 5 years, resulting in higher property tax savings for a company considering investment between competitor jurisdictions. At 10 years, Calgary is exceedingly competitive. At 15 years, the extra incentive does not provide additional competitive value as compared to other jurisdictions. It is also important to note that no directly neighbouring jurisdictions offer an incentive under s. 364.2.

A further consideration is the limited number of suitable brownfield sites available for investment. As this incentive program is not scalable, a disproportionately large incentive would create a mismatch between the demand for sites and their supply, which does not create value for Calgarians, and the excess incentive is an abatable loss for The City. Matching the incentive to the number of brownfield sites will ensure the



greatest use for brownfields and the best value for The City. After the implementation of the bylaw, it would be useful to monitor and see if the exemption should be adjusted.

Finally, though the sites are assumed to operate in perpetuity and there is an expected overall net gain from property taxes collected post-exemption, the duration of the exemption will also have implications for the redistribution of the tax responsibility to other non-residential properties. Though the annual municipal taxes projected from the Deerfoot property range from \$900 thousand to \$1.6 million during operation, which would only represent 0.08-0.15% of the total non-residential tax base, this would be an additional tax responsibility borne by other properties. The duration of the exemption would determine how long this responsibility would be redistributed to other properties and for potential future sites as well. Though this redistribution does not impact The City's property tax revenue, it does minimally increase tax responsibility of other non-residential properties.

Net Present Value Analysis at 50% and 80% Constant Exemption Levels and 15-, 10-, and 5-Year Exemption Durations

As previously mentioned, the level and duration of exemption should match the availability of brownfield sites for future development and should be mindful of trade-offs for providing an exemption level that is too high.

Methodology

Net Present Value (NPV) analysis compares the present value of cash flows throughout the duration of the project with the present value of costs (initial investment). The information is specific to the ATCO Deerfoot site and is meant to provide a sample calculation for consideration. It does not consider all possible sites within The City. This NPV analysis looks at the costs and cash flows to The City in the form of municipal property tax revenue. As power generation is exempt from provincial taxation per the Ministerial Order, provincial property taxes are not calculated. Further, the Designated Industrial Property (DIP) requisition is a flow-through payment collected on all DIP sites and remitted to the province, and as such is excluded from the NPV analysis.

The three sets of tables below show the total amount of tax revenue anticipated at each exemption duration and the impact of a 50% and 80% incentive at that exemption duration. These tables only look at revenue during the length of the exemption and do not include perpetuity after the exemption (unless otherwise noted). Each set of tables first provides the total municipal property tax revenue expected during the exemption period if no exemption was applied (e.g., 15 years, 10 years, 5 years). The second table in each set compares a 50% exemption level to an 80% exemption level at the given exemption duration. The table shows the property taxes that are expected to be collected at the exemption level and exemption duration, the property taxes that will not be collected and will be offered as the incentive, and the net value (revenue) to The City of the indefinite perpetuity after the exemption ends and the site returns to full taxation.

A perpetuity is expected on solar sites as there is no anticipated end-of-life for solar power generation operations. Due to the significant financial burden and regulatory risks associated with new sites, developers are more likely to continue to operate existing sites long term, replacing existing components as they reach end-of-life, rather than decommission at end of lifecycle. These would be considered typical operation and maintenance expenses in the context of solar assets and are low expenditures in comparison to new developments. Additionally, the fuel source for solar assets is essentially limitless, and as such, the assets can theoretically continue to operate indefinitely without depleting feedstock fuel.

Tables 2-7. Net present value analyses of 50% and 80% incentive levels at 15-, 10-, and 5-year durations.

15-Year Exemption Duration



15-Year Exemption (2024-2039)	
Net Present Value of Municipal Taxes - Pre-Exemption (Excluding Perpetuity)	\$11,050,459

Comparison - 15-Year Exemption (2024-2039)	50% Incentive	80% Incentive
Net Present Value of Taxes Collected at X% Incentive	\$5,525,230	\$2,210,092
Net Present Value of Tax Exemption at X% Incentive	\$5,525,230	\$8,840,367
Net Value to The City at X% Incentive Including Perpetuity	\$16,167,971	\$12,852,834

*Using the Alberta Capital Finance Authority (ACFA) indicative 15-year rate (as at May 1, 2024) of 5.43%.

10-Year Exemption Duration

10-Year Exemption (2024-2034)	
Net Present Value of Municipal Taxes - Pre-Exemption (Excluding Perpetuity)	\$8,241,835

Comparison - 10-Year Exemption (2024-2034)	50% Incentive	80% Incentive
Net Present Value of Taxes Collected at X% Incentive	\$4,120,917	\$1,648,367
Net Present Value of Tax Exemption at X% Incentive	\$4,120,917	\$6,593,468
Net Value to The City at X% Incentive Including Perpetuity	\$18,985,659	\$16,513,109

*Using the ACFA indicative 10-year rate (as at May 1, 2024) of 5.26%.

5-Year Exemption Duration

5-Year Exemption (2024-2029)	
Net Present Value of Municipal Taxes - Pre-Exemption (Excluding Perpetuity)	\$4,825,673

Comparison - 5-Year Exemption (2024-2029)	50% Incentive	80% Incentive
Net Present Value of Taxes Collected at X% Incentive	\$2,412,837	\$965,135
Net Present Value of Tax Exemption at X% Incentive	\$2,412,837	\$3,860,539
Net Value to The City at X% Incentive Including Perpetuity	\$24,298,030	\$22,850,328

*Using the ACFA indicative 5-year rate (as at May 1, 2024) of 5.22%.

The shortest and lowest exemption (5 years at 50%) would provide the largest benefit to The City, with an overall tax value of \$24,298,030 including the perpetuity, while still providing a \$2.4 million discount on property taxes for the developer. The duration of the exemption has a greater impact than the level of exemption; thus, The City could offer a greater level of exemption for a shorter period to boost competitiveness, while incurring a smaller financial impact (i.e., 5 years at 80%).

Alternatively, a decreasing exemption level could begin at a higher level and end at a lower level, provided that the balance of the entire exemption remains consistent with the trade-offs. Considerations for constant exemptions include that they are typically easier to administer, may have a higher cost if the exemption is set at a higher level, and may be marginally less efficient at advancing the goal of attracting renewable energy investment. A decreasing exemption is in line with how most municipalities deliver their s. 364.2 incentives, frontloads the exemption to reward development as opposed to continuous operation and will ease the tax redistribution responsibility year-over-year.

Given the analysis above, the best option to balance these various considerations to achieve the desired objectives outlined in the Climate Strategy is an exemption at a constant 50% level for a 5-year duration.

Exemption Eligibility Criteria



A scan of eligibility criteria from other jurisdictions (see above) shows that the use of s. 364.2 is primarily to stimulate economic development or revitalization. Aside from similar eligibility criteria to what has already been captured by The City's policy, many municipalities have eligibility criteria that require a minimum capital investment, minimum assessment value growth, employment requirements, or physical size requirements. Solar farms require minimal operational staff post-construction, which makes employment requirements unfeasible. The purpose of this bylaw is primarily to contribute to The City's carbon reduction strategy, and as such, environmental mitigation criteria could be considered (e.g., GHG abatement).

Due to the added complexity of administering additional ongoing eligibility criteria, no additional criteria are recommended. The existing criteria provided by s. 364.2 and those comprised in the bylaw provide sufficient strategic alignment and risk mitigation.

Conclusion

The applicable legislation and Council policy, in combination with the City of Calgary's Climate Strategy, provide a high-level structure to the proposed bylaw and property tax incentive program. A s. 364.2 bylaw would create value for The City by making the highest and best use of brownfield sites, attracting renewable energy investment to Calgary, and aligning with the objectives of the Calgary Climate Strategy.

The analysis in this report informs the decision-making regarding the structure and level of the incentive, the duration of the incentive, and any eligibility criteria or conditions to include, in addition to those outlined in the Council policy. These decisions are informed by considerations of the competitive nature of Calgary's taxation environment, comparative programs in other jurisdictions, the tax responsibility redistributive impact of property tax exemptions, the sufficiency of the incentive to impact property owners' decision to take advantage of the incentive, and the overall climate impact of increased renewable power generation within City boundaries.

A brownfield renewable power incentive program of 50% municipal property tax exemption for 5 years will provide an estimated \$2.4 million overall tax incentive to the developer provided in the case study over the length of the exemption duration and would be a net value of \$24.3 million to The City including perpetuity. This incentive program will sufficiently support the development of the ATCO site, bringing 37 megawatts of renewable power generation within City boundaries. Finally, the maximum of 5 years of tax redistributive impacts to the non-residential property tax base will minimize negative impacts to other non-residential property owners.



Council Policy CP2023-04

Policy Title: Tax incentives for renewable power generation developments on brownfield sites
Policy Number: CP2023-04
Report Number: EC2023-1120
Adopted by/Date: October 17, 2023
Effective Date: October 17, 2023
Last Amended: N/A
Policy Owner: Assessment & Tax, Climate and Environment

1. POLICY STATEMENT

- 1.1 The City of Calgary is committed to supporting a zero-carbon energy transition for the city, as outlined in the Calgary Climate Strategy: Pathways to 2050.
- 1.2 The City of Calgary aims to enable 10 per cent of total city electricity use generated within city boundaries from renewable sources by 2030, and 40 per cent of total city electricity use generated within city boundaries from renewable sources by 2050.
- 1.3 The City of Calgary is committed to achieving highest and best use of Eligible Brownfield Properties within city boundaries and enabling redevelopment of these sites to incorporate renewable energy.

2. PURPOSE

- 2.1 This Council policy addresses the need to:
 - 2.1.1 Increase renewable energy generation within city boundaries by reducing barriers for these types of developments to occur.
 - 2.1.2 Utilize brownfield sites for a higher value where appropriate.
 - 2.1.3 Reduce the need for additional transmission and distribution infrastructure for new generation, with the goal of lowering costs for Calgarians.
 - 2.1.4 Provide a municipal tax-based incentive to improve the financial viability of renewable energy generation within city boundaries.

3. DEFINITIONS

- 3.1 Act: the *Municipal Government Act*, RSA 2000 c M-26, as amended.

- 3.2 Applicant: the assessed person or authorized agent for the Assessed Person applying for an incentive.
- 3.3 Application: the documentation necessary for a complete assessment by The City of Calgary of the subject property and proposed renewable power generation facility, as outlined in the applicability section of this policy.
- 3.4 Assessed Person: an assessed person as that term is defined under section 284(1) of the Act.
- 3.5 Base Assessment Year: the year before redevelopment would impact the assessed value of the property.
- 3.6 Commercial Operation Date: The date from which the Machinery and Equipment components of the renewable power generation facility are operational as determined by MRAT and the Act. If the renewable power generation facility does not include Machinery and Equipment, then the date at which the renewable power generation facility is completed as determined in accordance with MRAT and the Act.
- 3.7 Current Improvement Assessment: the assessed value of the property after redevelopment occurs.
- 3.8 Environmental Standard: means any regulatory requirement under applicable law which prohibits contamination or establishes a qualitative or quantitative limit on the presence of contamination.
- 3.9 Eligible Brownfield Property: a titled parcel of land that is suitable for a low impact use including solar and wind farms where:
 - 3.9.1 Substances occurring in concentrations exceeding the maximum acceptable concentrations under an Environmental Standard are present in, on, or under the site; and:
 - 3.9.2 Site remediation or redevelopment to a higher and better use is not technically or economically feasible or permitted; or

- 3.9.3 An approved long-term in-situ remedial action plan is currently and will continue to be implemented.
- 3.10 Machinery and Equipment: machinery and equipment as that term is defined by the Act or MRAT.
- 3.11 MRAT: the *Matters Relating to Assessment and Taxation Regulation, 2018* Alberta Regulation 203/2017, as amended.
- 3.12 Machinery and Equipment: machinery and equipment as that term is defined by the Act or MRAT. Renewable Power Generation Facility: the project on a Subject Property that would generate renewable electricity for the purposes of supplying energy onto the Alberta electrical grid from a fuel source that is considered renewable. The current acceptable renewable fuel sources include:
 - 3.12.1 Solar; and
 - 3.12.2 Wind
 - 3.12.3 Other renewable sources not listed here can be proposed for review during the application process.
- 3.13 Subject Property: a titled parcel of land within city boundaries that is being considered for an incentive under this policy.
- 3.14 Renewable Power Generation Facility: the project on a Subject Property that would generate renewable electricity for the purposes of supplying energy onto the Alberta electrical grid from a fuel source that is considered renewable. The current acceptable renewable fuel sources include:
 - 3.14.1 Solar; and
 - 3.14.2 Wind
 - 3.14.3 Other renewable sources not listed here can be proposed for review during the application process.

4. **APPLICABILITY**

- 4.1 This Council policy applies to properties where:
 - 4.1.1 The Assessed Person must not be in arrears owed to The City.

- 4.1.2 The proposed renewable energy generation facility exceeds 5 megawatts of electrical generation capacity.
- 4.1.3 The Subject Property is not in violation of the *Safety Codes Act* at any time during the taxation years for which the incentive applies.
- 4.1.4 All applicable municipal, provincial or federal approvals and permits are in place with respect to the Subject Property.
- 4.1.5 The registered property owner or Assessed Person is not involved in litigation against The City. Filing of an assessment complaint is not considered a form of litigation under this policy.
- 4.1.6 The assessed value for the Subject Property must increase compared to the Base Assessment Year by an amount that increases the taxes collected on the Subject Property such that the overall collection of taxes does not decrease below the Base Assessment Year taxes collected.
- 4.1.7 The Subject Property meets the definition of Eligible Brownfield Property as outlined in this policy. An application for a Subject Property under this policy must include all environmental reports used to demonstrate the site meets the definition of an Eligible Brownfield Property. All environmental reports submitted must be prepared by a qualified environmental professional and shall be reviewed to the satisfaction of The City of Calgary.
- 4.1.8 The renewable power generation facility on the subject property has not reached its Commercial Operation Date at the time of application.
- 4.1.9 Any additional criteria as determined by Administration to be necessary to provide a tax-based incentive.
- 4.2 This Council policy does not apply if the Assessed Person is in bankruptcy or receivership or an Assessed Person's property is going through foreclosure.

5. **LEGISLATIVE AUTHORITY**

- 5.1 Pursuant to section 364.2 of the *Act*, a council may, by bylaw, for the purpose of encouraging the development or revitalization of properties in an assessment class specified in section 297(1)(b) or (d) for the general benefit of the municipality, provide for

- (a) full or partial exemptions from taxation under this Division for property in one or both of those assessment classes, or
- (b) deferrals of the collection of tax under this Division on property referred to in clause (a).

6. **PROCEDURE**

6.1 The application must include at a minimum:

6.1.1 Identification of the legal description of the Subject Property

6.1.2 Expected Commercial Operation Date.

6.1.3 Estimated capital construction costs.

6.1.4 Report prepared by a qualified environmental professional that demonstrates that the subject property meets the definition of an Eligible Brownfield Property. At a minimum, report must include, but is not limited to, the following:

6.1.4.1 Summary of soil and groundwater contamination assessment data with comparison to the applicable Alberta Environment & Protected Areas (AEPA) Tier 1 or Tier 2 Soil and Groundwater Remediation Guidelines criteria for the intended land use;

6.1.4.2 Copy of the approved contamination remedial action plan and/or risk management plan for the Subject Property including approval correspondence from the applicable government authority;

6.1.4.3 Rationale as to why further remediation and/or redevelopment to higher and better use is not technically or economically feasible;

6.1.4.4 Copies of all referenced environmental site assessment reports and;

6.1.4.5 Any additional documentation that may be relevant as determined by the applicant and/or The City of Calgary.

6.1.5 Proposed fuel source for the renewable power generation facility.

- 6.1.6 Proposed generation capacity of the renewable power generation facility.
- 6.2 The applicant will submit the application to Administration.
- 6.3 A bylaw will be drafted at the time of the first approved application. This bylaw must:
 - 6.3.1 Set criteria, outlined in section 4.1, to be met for property to qualify for an exemption or deferral,
 - 6.3.2 Establish a process, outlined in section 6.1, for the submission and consideration of applications for an exemption or deferral,
 - 6.3.3 Not provide for an exemption or deferral to have effect in respect of a property for more than 15 consecutive taxation years, but may, if the council considers it appropriate, provide for subsequent exemptions or deferrals of 15 consecutive taxation years or less to be applied for and granted in respect of the property, and
 - 6.3.4 Establish a process for requesting that the council review a decision made under the bylaw, including the period of time within which the request must be made.
- 6.4 Administration will circulate the application made under this policy to the appropriate internal teams to review documentation. All documentation shall be reviewed to the satisfaction of The City of Calgary.
 - 6.4.1 Climate & Environment will:
 - 6.4.1.1 Review the environmental information listed in section 6.1.4 and determine if the site meets the definition of an Eligible Brownfield Property.
 - 6.4.1.2 Review the proposed fuel source for the renewable power generation facility and proposed capacity.
 - 6.4.2 Assessment & Tax will provide:
 - 6.4.2.1 An approval outlining the duration and amount of the municipal tax exemption or deferral; or
 - 6.4.2.2 Reasoning behind rejection of the application.
- 6.5 Administration will notify the applicant of the results of the review, outlining:



- 6.5.1 The municipal tax incentive to be offered under the bylaw; or,
- 6.5.2 The reasons an incentive was not approved.
- 6.5.3 The exemption or deferral in this section must be granted in written form that specifies:
 - 6.5.3.1 the taxation years to which the exemption or deferral applies, which must not include any taxation year earlier than the taxation year in which the exemption or deferral is granted,
 - 6.5.3.2 in the case of a partial exemption, the extent of the exemption, and
 - 6.5.3.3 any condition the breach of which will result in cancellation and the taxation year or years to which the condition applies.
- 6.6 The approved exemption or deferral will take effect no earlier than the commercial operation date.

7. AMENDMENT(S)

Date of Council Decision	Report/By-Law	Description

8. REVIEWS(S)

Date of Policy Owner's Review	Description



Tax Incentive Bylaw for Renewable Power Generation on Brownfield Sites

Report # EC2024-0641

Attachment #5



Previous Council Direction

- On 2022 July 5, Council adopted by resolution the Calgary Climate Strategy – Pathways to 2050, which provided Administration direction to implement the Strategy
- On 2023 February 14, Council directed Administration through a Notice of Motion (EC2023-0131) to explore the ATCO Solar Farms located on brownfield sites as a pilot for future incentive programs on similar brownfield sites and return to Council with recommendations, next steps, and lessons learned as a part of a larger program by Q4 2023.
- On 2023 October 17, Administration returned to Council with recommendation to adopt a proposed Council Policy to incentivize renewable power generation developments on brownfield sites, and as next steps for Administration, to return with a Bylaw if an application was made under the Policy. ATCO applied with their Deerfoot site on 2023 October 18.



That Executive Committee:

- Forward this report to the 2024 June 18 Regular Meeting of Council; and
- Recommend that Council:
 - Give three readings to Proposed Bylaw in Attachment 2 to create and administer a non-residential tax incentive program for renewable electricity development on brownfield sites; and
 - Rescind the Tax Incentives for Renewable Power Generation Developments on Brownfield Sites Council Policy CP2023-04.

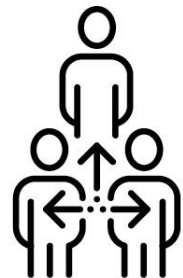


What are we trying to accomplish?



Support new utility scale renewable developments on brownfield sites within city boundaries

Reduce GHG emissions in line with the Calgary Climate Strategy – Pathways to 2050



Generate investment and economic growth in Calgary



What is the Bylaw?

- Establishes a tax incentive of 50 per cent of the municipal property taxes on the new linear property assessment related to new renewable development for five years, supporting renewable development on brownfield sites.
- New sites or expansions of existing sites that will have a total combined capacity of greater than 5 megawatts and are not yet operational when an application is made will be eligible
- Additional eligibility requirements:
 - The subject property is a brownfield site
 - Must be wind, solar, or other renewable energy source
 - Applicant must not have ongoing litigation with The City, and must not be in property tax arrears
 - Applicant must have all required permits in place for operation of the facility

Why Municipal Tax Incentives?

- Attracting new development results in an increase in the non-residential tax base
- Significantly influential on financial business case for developers
- Municipal tax incentives are used in other jurisdictions to attract development
- Part of a larger financial toolkit available to The City to incentivize climate-related outcomes
- The proposed Bylaw is aligned to “The City of Calgary Approach to Property Tax Incentives Pursuant to Bill 7”



That Executive Committee:

- Forward this report to the 2024 June 18 Regular Meeting of Council; and
- Recommend that Council:
 - Give three readings to Proposed Bylaw in Attachment 2 to create and administer a non-residential tax incentive program for renewable electricity development on brownfield sites; and
 - Rescind the Tax Incentives for Renewable Power Generation Developments on Brownfield Sites Council Policy CP2023-04.

Law, Legislative Services & Security Report to
Executive Committee
2024 June 11

ISC: UNRESTRICTED
EC2024-0506

Proposed Tax Incentive Appeal Board Bylaw

PURPOSE

This Report recommends the creation of a Tax Incentive Appeal Board to hear appeals of decisions made under the proposed Renewable Energy Non-Residential Tax Incentive Bylaw.

PREVIOUS COUNCIL DIRECTION

On 2023 October 17, Council adopted Council Policy CP2023-04 on Tax Incentives for Renewable Power Generation Developments on Brownfield Sites.

RECOMMENDATION:

That Executive Committee recommend that Council give three readings to the proposed Tax Incentive Appeal Board Bylaw (Attachment 1).

RECOMMENDATION OF THE EXECUTIVE COMMITTEE, 2024 JUNE 11:

That Council give three readings to **Proposed Bylaw 24M2024**, Tax Incentive Appeal Board Bylaw (Attachment 1).

Opposition to Recommendation: Councillor Chabot, Councillor McLean, and Councillor Wong

Excerpt from the Minutes of the Regular Meeting of the Executive Committee, 2024 June 11:

“A Revised Attachment 3 was distributed with respect to Report EC2024-0506.”

CHIEF ADMINISTRATIVE OFFICER/GENERAL MANAGER COMMENTS

The City Solicitor and General Counsel concurs with this Report.

HIGHLIGHTS

- Section 364.2(3)(d) of the *Municipal Government Act* (the “Act”) requires that, if Council provides that a designated officer can refuse to grant tax incentives in the form of an exemption from taxation or a deferral of the collection of tax, or can cancel an exemption or deferral, Council must also establish a process for the review of those decisions.
- The proposed Tax Incentive Appeal Board (“the proposed Board”) would allow applicants for tax incentives who disagree with the Municipal Assessor’s decisions regarding tax incentives to appeal the decisions to an independent and impartial tribunal.
- The proposed Board would be a committee of Council comprised of Public Members who are independent from The City of Calgary Assessment and Tax Business Unit.
- The appeal caseload for the proposed Board is expected to be low and eligibility for appointment to the proposed Board would be limited to members of the Assessment Review Board (“ARB”) and the Licence and Community Standards Appeal Board (“LCSAB”).

Proposed Tax Incentive Appeal Board Bylaw

DISCUSSION

The Climate and Environment Business Unit of Planning and Development Services is proposing a Renewable Energy Non-Residential Tax Incentive Bylaw which would allow the Municipal Assessor to make decisions regarding tax incentives on non-residential properties. If Council enacts this Bylaw, it must also establish a process for those decisions to be reviewed. Administration is proposing that a Tax Incentive Appeal Board be established to hear appeals of such decisions. Section 203(2)(e) of the Act states that “a council may not delegate a duty to decide appeals imposed on it by this or another enactment or bylaw, whether generally or on a case-by-case basis, unless the delegation is to a council committee and authorized by bylaw.”

The proposed Board would play a crucial role in ensuring a fair and transparent appeal process. The independence of the proposed Board from the decision-makers whose decisions would be appealed is critical to support public trust and confidence in the appeal process. The proposed Board would be made up of Public Members appointed by Council. Limiting eligibility of the proposed Board’s membership to members of the ARB and LCSAB would ensure that the proposed Board has the necessary expertise and experience, while minimizing the workload associated with recruitment and appointments. The proposed Board would consist of between six to ten members who would be appointed for one- or two-year terms.

If Council establishes the proposed Board, the proposed Board will be included in the City Clerk’s annual recruitment and advertising campaign for Boards, Commissions and Committees, and the City Clerk’s Office will implement a process to solicit expressions of interest from candidates applying to serve on the ARB and LCSAB. Recommendations for appointment to the proposed Board will be brought forward by the City Clerk’s Office to Council through Nominations Committee, beginning in Q4 of 2024.

EXTERNAL ENGAGEMENT AND COMMUNICATION

- | | |
|--|---|
| <input 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 checked="" type="checkbox"/> Public communication or engagement was not required |

The General Chair of the ARB and the Chair of the LCSAB were informed about the proposed Board. Both Chairs are supportive of having members from the ARB and LCSAB be eligible for participation on the proposed Board.

IMPLICATIONS

Social

The creation of the proposed Board will provide an appeal process for those who wish to have a decision of the municipal assessor reviewed.

Environmental

Not applicable.

Law, Legislative Services & Security Report to
Executive Committee
2024 June 11

ISC: UNRESTRICTED
EC2024-0506

Proposed Tax Incentive Appeal Board Bylaw

Economic

Not applicable.

Service and Financial Implications

As the proposed Board's appeal caseload and related start-up costs are expected to be low, no additional budget is expected to be required to support the proposed Board. The City Clerk's Office will monitor caseload and may bring forward a budget request, if required.

RISK

None.

ATTACHMENTS

1. **Proposed Bylaw 24M2024**
2. Background and Previous Council Direction
3. Presentation

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform
Jill Floen, City Solicitor and General Counsel	Law, Legislative Services and Security	Approve
Katarzyna Martin, Director/City Clerk	Law, Legislative Services and Security	Approve

Author: Lyndsay Morrison, City Clerk's Office

City Clerks: J. Palaschuk / C. Doi

PROPOSED

EC2024-0506
ATTACHMENT 1

BYLAW NUMBER 24M2024

BEING A BYLAW OF THE CITY OF CALGARY TO ESTABLISH A TAX INCENTIVE APPEAL BOARD

WHEREAS Council has passed the Renewable Energy Non-Residential Tax Incentive Bylaw 23M2024 creating a tax incentive for non-residential properties pursuant to section 364.2 of the Municipal Government Act, RSA 2000, c. M-26 (the “Act”);

AND WHEREAS that Bylaw delegates the responsibility for making decisions on applications for tax incentives to the Municipal Assessor;

AND WHEREAS section 364.2(3)(d) requires that if any person other than a council makes a decision on a tax incentive, the bylaw providing the incentive must establish a process for applications to be made to the council for the review of those decisions and must specify the period of time within which the application must be made;

AND WHEREAS a council may, pursuant to sections 8(1)(d) and 145 of the Act, pass a bylaw providing for an appeal, and to establish a council committee as the body that is to decide the appeal, and to provide for related matters;

AND WHEREAS a council may, pursuant to section 203 of the Act, by bylaw delegate its powers, duties, and functions to a committee of council;

AND WHEREAS Council has determined there is a need for Public Members to serve concurrently on more than one board in accordance with Council Policy CP2016-03, the *Governance and Appointments of Boards, Commissions and Committees Policy*;

AND WHEREAS Council has considered report EC2024-0506 and wishes to delegate its authority to conduct reviews of the Municipal Assessor’s decision on tax incentives to a committee of Council by passing this bylaw;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

SHORT TITLE

1. This Bylaw may be cited as the “Tax Incentive Appeal Board Bylaw”.

DEFINITIONS

2. (1) In this Bylaw,
 - (a) “Act” means the Municipal Government Act, RSA 2000, c. M-26;

PROPOSED BYLAW NUMBER 24M2024

- (b) “*appellant*” means a person who is seeking an appeal to the *Board*;
 - (c) “*assessed person*” has the same meaning as in Bylaw 23M2024;
 - (d) “*Board*” means the Tax Incentive Appeal Board established by this Bylaw;
 - (e) “*Chief Administrative Officer*” means the person holding the position of Chief Administrative Officer under Bylaw 52M2022 or the employee of The City of Calgary who has been delegated the authority to exercise the powers, duties, and functions of the position under this Bylaw;
 - (f) “*Council*” means the municipal council of the *City*;
 - (g) “*City*” means the municipal corporation of The City of Calgary;
 - (h) “*City Solicitor and General Counsel*” means the person appointed to the designated officer established by Bylaw 48M2000 or the employee of The City of Calgary who has been delegated the authority to exercise the powers, duties, and functions of that position under this Bylaw;
 - (i) “*City Clerk*” means the person appointed to the designated officer position established by Bylaw 73M94 or the employee of The City of Calgary who has been delegated the authority to exercise the powers, duties, and functions of that position under this Bylaw;
 - (j) “*member*” means a person appointed to the *Board*;
 - (k) “*Municipal Assessor*” means the person appointed to the designated officer position established by Bylaw 49M2007 or the employee of The City of Calgary who has been delegated the authority to exercise the powers, duties, and functions of that position under this Bylaw or Bylaw 23M2024;
- (2) If this Bylaw refers to any statute, regulation or bylaw, the reference is to the statute, regulation or bylaw as amended, whether amended before or after the commencement of this Bylaw, and includes reference to any statute, regulation or bylaw that may be substituted in its place.

ESTABLISHMENT

3. The Tax Incentive Appeal Board is hereby established as a committee of *Council*.

MANDATE

4. The mandate of the *Board* is to hear appeals of decisions made by the *Municipal Assessor* under Bylaw 23M2024, the Renewable Energy Non-Residential Tax Incentive Bylaw, to:
- (a) deny a tax incentive; or
 - (b) cancel a tax incentive.

PROPOSED BYLAW NUMBER 24M2024

BOARD COMPOSITION

5. (1) The *Board* is composed of up to 10 and no fewer than 6 *members* who are appointed by resolution of *Council*.
- (2) Unless otherwise specified by Council, *members* of the *Board* are appointed for 1 or 2 year terms commencing January 1 and ending December 31.
- (3) Members of *Council* may not be appointed to the *Board*.
- (4) *Members* of the *Board* shall not serve more than a cumulative maximum of 10 years.
- (5) Eligibility for appointment to the *Board* is limited to:
 - (a) members of the Assessment Review Board, excluding the General Chair of that Board; and
 - (b) members of the Licence and Community Standards Appeal Board, excluding the Chair of that Board.

VACANCIES

6. (1) If a vacancy occurs on the Board, *Council* may by resolution appoint a person to fill the vacancy.
- (2) A person appointed to fill a vacancy pursuant to subsection (1) shall hold office for the remainder of the current term. A partial term served pursuant to this section is not included in the calculation of years served for the purposes of section 5(4).

REMUNERATION OF MEMBERS

7. (1) The remuneration and expenses payable to each *member* shall be determined by the *City Clerk* in consultation with the Chair.
- (2) The remuneration and expenses payable to the Chair shall be determined by the *City Clerk* in consultation with the *Chief Administrative Officer*.

BOARD GOVERNANCE AND PROCEDURES

8. (1) The *members* of the *Board* must annually appoint a Chair and Vice-Chair of the *Board* at or prior to the first meeting of the calendar year.
- (2) The Vice-Chair may exercise any of the Chair's authority under this Bylaw if the Chair is unable to act or is absent.
- (3) The *Board* has the power to establish policies and rules of procedure relating to the hearing of appeals, providing that those procedures and policies do not conflict with the *Act*.

PROPOSED BYLAW NUMBER 24M2024

- (4) The *Board* may schedule meetings at the call of the Chair or, in the absence of an appointed Chair and Vice-Chair, meetings may be scheduled by the *City Clerk*.
- (5) A panel of the *Board* may seek legal advice from a lawyer who is independent from the parties to a hearing.
- (6) The *City Solicitor and General Counsel* will select and retain the lawyer required for the purposes of subsection (5) above.

NOTICE OF APPEALS

9. (1) Only the *assessed person* who applied for the tax incentive may file a notice of appeal and act as an *appellant* under this Bylaw.
 - (2) A notice of appeal will not be considered as having been filed unless the notice of appeal and applicable fee have been received by the *City Clerk* within the prescribed time period for filing a notice of appeal.
 - (3) An *appellant* seeking an appeal must submit a notice of appeal to the *City Clerk* within 30 days after the date on which the *appellant* received the decision of the *Municipal Assessor*.
 - (4) A notice of appeal must be in the form required by the City Clerk and include:
 - (a) the name of the *appellant*;
 - (b) the daytime telephone number at which the *appellant* may be reached;
 - (c) an address to which documents in relation to the appeal may be delivered;
 - (d) a copy of the decision being appealed including the date it was received; and
 - (e) the reasons for the appeal.

SCHEDULING

10. Upon receiving a notice of appeal, the *City Clerk* will schedule a hearing within 60 days from the date on which the notice of appeal is received and issue a Notice of Hearing.

HEARING PANELS

11. (1) The Chair will select and schedule panels from *Board* membership to hear appeals.
 - (2) The *members* of the *Board* may hear appeals in panels of no more than 3 *members*, so long as quorum requirements are satisfied.

PROPOSED BYLAW NUMBER 24M2024

- (3) The quorum of the *Board* is 3 *members* provided that at least 1 *member* of each panel is:
 - (a) a member appointed from the Assessment Review Board; and
 - (b) a member appointed from the Licence and Community Standards Appeal Board.
- (4) For greater certainty, no panel can consist of all 3 *members* who are cross-appointed from the same board.
- (5) If quorum is lost during a hearing or before a decision is issued then the appeal will be reheard by the *Board* before a new panel.
- (6) A panel of the *Board* has all the powers, duties, and responsibilities of the *Board* to hear and decide appeals.
- (7) The rules of procedure established by the *Board* may be modified, waived or supplemented by a panel of the *Board* as necessary to ensure procedural fairness in the hearing of an appeal.
- (8) During a hearing, the *Board* may hear from the *appellant* and the *Municipal Assessor*.

DECISIONS

12. (1) When deciding an appeal, the *Board* may;
 - (a) confirm the decision of the *Municipal Assessor* to deny or cancel a tax incentive to the appellant; or
 - (b) direct the *Municipal Assessor* to provide a tax incentive to the appellant.
- (2) A decision of the *Board* under subsection (1) above must comply with the requirements for a tax incentive set out in Bylaw 23M2024 including requirements on eligibility, amount, and conditions for ongoing receipt.
- (3) The *Municipal Assessor* must implement a decision of the *Board*.
- (4) The *Board* must issue a decision within 30 days following the end of a hearing.
- (5) The decision of a majority of the *members* present at the hearing of an appeal constitutes a decision of the *Board*.
- (6) A decision of a panel is a decision of the *Board*.

AUTHORITY OF CITY CLERK

13. The *City Clerk* is authorized to:

PROPOSED BYLAW NUMBER 24M2024

- (a) provide administrative and operational support to the *Board* and its members as required to support the *Board's* mandate;
 - (b) establish notice of appeal forms;
 - (c) issue hearing notices and other communications on behalf of the *Board*; and
 - (d) issue communications on behalf of the *Board* to the public and media regarding the administration and operation of the *Board*.
14. The *City Clerk* is authorized to establish fees for the operation of the *Board* including, but not limited to:
- (a) the fee an *appellant* must pay to file a notice of appeal;
 - (b) fees to receive a copy of a recording made of a hearing; and
 - (c) fees to receive copies of filed documents.

TRANSITIONAL

15. Despite section 10, for the 6 months following the date this Bylaw comes into force, the *City Clerk* may, upon receiving a notice of appeal, schedule a hearing and issue a Notice of Hearing outside of the 60-day time period.

COMING INTO FORCE

16. This Bylaw comes into force on the day it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____

Background and Previous Council Direction

Background

Section 364.2 of the *Municipal Government Act, RSA 2000, c. M-26*, allows municipalities to grant tax exemptions and tax deferrals (collectively, “incentives”) to non-residential properties for the purpose of encouraging the development or revitalization of these properties for the general benefit of the municipality. It gives municipalities the discretion to determine how much they wish to reduce or defer taxes for a particular non-residential property.

MGA Excerpt:

Tax incentives for non-residential property

364.2(1) In this section,

- (a) “deferral” means a deferral under this section;
- (b) “exemption” means an exemption under this section.
- (c) repealed 2019 c21 s2.

(2) A council may, by bylaw, for the purpose of encouraging the development or revitalization of properties in an assessment class specified in section 297(1)(b) or (d) for the general benefit of the municipality, provide for

- (a) full or partial exemptions from taxation under this Division for property in one or both of those assessment classes, or
- (b) deferrals of the collection of tax under this Division on property referred to in clause (a).

(3) A bylaw under subsection (2)

- (a) must set criteria to be met for property to qualify for an exemption or deferral,
- (b) must establish a process for the submission and consideration of applications for an exemption or deferral,
- (c) must not provide for an exemption or deferral to have effect in respect of a property for more than 15 consecutive taxation years, but may, if the council considers it appropriate, provide for subsequent exemptions or deferrals of 15 consecutive taxation years or less to be applied for and granted in respect of the property, and
- (d) if the bylaw provides for any person other than the council, including a designated officer, to refuse to grant an exemption or deferral or to cancel an exemption or deferral,

must establish a process for applications to the council for the review of those decisions and must specify the period of time within which the application must be made.

- (4)** If after reviewing an application the municipality determines that the property meets the requirements for a full or partial exemption or for a deferral, the municipality may grant the exemption or deferral.
- (5)** An exemption or deferral must be granted in a written form that specifies
- (a) the taxation years to which the exemption or deferral applies, which must not include any taxation year earlier than the taxation year in which the exemption or deferral is granted,
 - (b) in the case of a partial exemption, the extent of the exemption, and
 - (c) any condition the breach of which will result in cancellation under subsection (6) and the taxation year or years to which the condition applies.
- (6)** If at any time after an exemption or deferral is granted under a bylaw under this section the municipality determines that the property did not meet or has ceased to meet a criterion referred to in subsection (3)(a) or that a condition referred to in subsection (5)(c) has been breached, the municipality may cancel the exemption or deferral for the taxation year or years in which the criterion was not met or to which the condition applies.
- (7)** Where a municipality refuses to grant or cancels an exemption or deferral, the municipality must send a written notice to the applicant stating the reasons for the refusal or cancellation and, if a review of the decision is available under subsection (3)(d), the date by which any application for that review must be made.
- (8)** Where a municipality grants or cancels an exemption or deferral in respect of designated industrial property, the municipality must notify the provincial assessor and provide any other information requested by the provincial assessor respecting the exemption, deferral or cancellation.
- (9)** Subject to subsection (6), any order referred to in section 127(1.1) and the criteria and conditions on which an exemption or deferral was granted, the exemption or deferral remains valid regardless of whether the bylaw under which it was granted is subsequently amended or repealed or otherwise ceases to have effect.

Previous Council Direction

DATE	REPORT NUMBER	DIRECTION/DESCRIPTION
2023 October 17	EC2023-1120	Tax Incentives for Renewable Generation Developments on Brownfield Sites Council adopted Council Policy CP2023-04, Tax Incentives for Renewable Power Generation Developments on Brownfield Sites.



Proposed Tax Incentive Appeal Board Bylaw, EC2024-0506

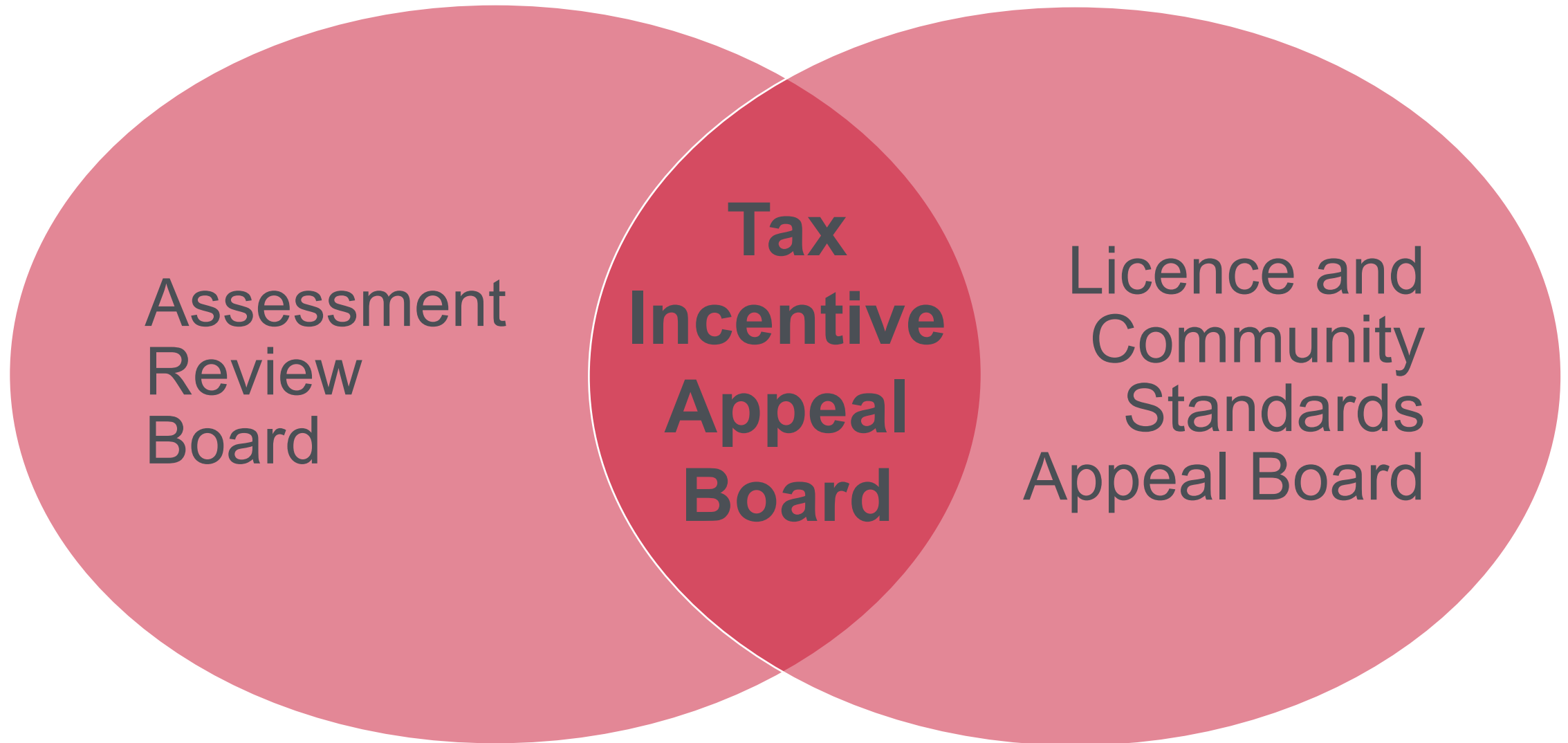
2024 June 11 Regular Meeting of Executive Committee

Recommendation:

That Executive Committee recommend that Council give three readings to the proposed Tax Incentive Appeal Board Bylaw (Attachment 1).

Highlights

- If Council gives the Municipal Assessor the authority to refuse, grant, or cancel tax incentives, they must also establish a process for the review of those decisions.
- The proposed Tax Incentive Appeal Board would hear appeals against tax incentive decisions made by the Municipal Assessor.
- The proposed Board would be a committee of Council comprised of Public Members who are independent from the City of Calgary Assessment and Tax Business Unit.



Recommendation:

That Executive Committee recommend that Council give three readings to the proposed Tax Incentive Appeal Board Bylaw (Attachment 1).

Planning & Development Services Report to
Executive Committee
2024 June 11

ISC: UNRESTRICTED
EC2024-0692

Response to Motion Arising from Rezoning for Housing - Resources and Workplan Implications

PURPOSE

The purpose of this report is to provide a high-level summary of the overall budget, resources and workplan implications of the final Council amendments made to the original recommendations of CPC2024-0213, as well as of the preliminary costs associated with the Rezoning for Housing initiative.

PREVIOUS COUNCIL DIRECTION

On 2024 May 14, Council approved citywide rezoning, with amendments, through the Public Hearing Meeting of Council for CPC2024-0213. A further Motion Arising directed Administration to bring a summary of the cumulative budget, resource and workplan implications resulting from the final Council amendments made to the original recommendations on CPC2024-0213 to the 2024 June 11 Executive Committee.

RECOMMENDATIONS:

That the Executive Committee recommend that Council:

1. Reconsider its decision respecting Recommendation 9 in report CPC2024-0213 from the 2024 May 14 Special Meeting of Council "That Council direct Administration, in alignment with Home is Here recommendation 4.B.2, speed up approval processes as appropriate, in order to continue to support the construction of more housing, to bring forward amendments to Land Use Bylaw 1P2007 that exempts freehold/fee simple townhouse and rowhouse developments within newly developing greenfield communities from the need to obtain a development permit by end of 2024 Q3.";
2. Direct Administration, in alignment with Home is Here recommendation 4.B.2, speed up approval processes as appropriate, in order to continue to support the construction of more housing, to bring forward amendments to Land Use Bylaw 1P2007 that exempts freehold/fee simple townhouse and rowhouse developments within newly developing greenfield communities from the need to obtain a development permit, with an update to Council by end of 2024 Q3; and
3. Direct Administration to forward any budget implications with respect to the additional Rezoning for Housing recommendations for consideration in the upcoming mid-cycle adjustments process.

Planning & Development Services Report to
Executive Committee
2024 June 11

ISC: UNRESTRICTED
EC2024-0692

Response to Motion Arising from Rezoning for Housing - Resources and Workplan Implications

RECOMMENDATIONS OF THE EXECUTIVE COMMITTEE, 2024 JUNE 11:

That Council:

1. Reconsider its decision respecting Recommendation 9 in report CPC2024-0213 from the 2024 May 14 Special Meeting of Council “That Council direct Administration, in alignment with Home is Here recommendation 4.B.2, speed up approval processes as appropriate, in order to continue to support the construction of more housing, to bring forward amendments to Land Use Bylaw 1P2007 that exempts freehold/fee simple townhouse and rowhouse developments within newly developing greenfield communities from the need to obtain a development permit by end of 2024 Q3.”;
2. Direct Administration, in alignment with Home is Here recommendation 4.B.2, speed up approval processes as appropriate, in order to continue to support the construction of more housing, to bring forward amendments to Land Use Bylaw 1P2007 that exempts freehold/fee simple townhouse and rowhouse developments within newly developing greenfield communities from the need to obtain a development permit, with an update to Council by end of 2024 Q3; and
3. **Direct Administration to forward any budget implications with respect to the additional Rezoning for Housing recommendations first through the Housing Accelerator Fund for funding consideration, with any remaining gaps in funding to be brought forward for consideration in the upcoming mid-cycle adjustments process.**

Excerpt from the Minutes of the Regular Meeting of the Executive Committee, 2024 June 11:

“**Moved by** Councillor Walcott

That with respect to Report EC2024-0692, the following amendment be approved:

That Recommendation 3 be deleted in its entirety and replaced with a new Recommendation 3, as follows:

3. Direct Administration to forward any budget implications with respect to the additional Rezoning for Housing recommendations first through the Housing Accelerator Fund for funding consideration, with any remaining gaps in funding to be brought forward for consideration in the upcoming mid-cycle adjustments process.

For: (8): Councillor Penner, Councillor Carra, Councillor Mian, Councillor Spencer, Councillor Walcott, Councillor Chabot, Councillor McLean, and Councillor Pootmans

MOTION CARRIED

Moved by Councillor Carra

That with respect to Report EC2024-0692, the following be approved, **as amended**:

Planning & Development Services Report to
Executive Committee
2024 June 11

ISC: UNRESTRICTED
EC2024-0692

Response to Motion Arising from Rezoning for Housing - Resources and Workplan Implications

That the Executive Committee recommend that Council:

1. Reconsider its decision respecting Recommendation 9 in report CPC2024-0213 from the 2024 May 14 Special Meeting of Council “That Council direct Administration, in alignment with Home is Here recommendation 4.B.2, speed up approval processes as appropriate, in order to continue to support the construction of more housing, to bring forward amendments to Land Use Bylaw 1P2007 that exempts freehold/fee simple townhouse and rowhouse developments within newly developing greenfield communities from the need to obtain a development permit by end of 2024 Q3.”;
2. Direct Administration, in alignment with Home is Here recommendation 4.B.2, speed up approval processes as appropriate, in order to continue to support the construction of more housing, to bring forward amendments to Land Use Bylaw 1P2007 that exempts freehold/fee simple townhouse and rowhouse developments within newly developing greenfield communities from the need to obtain a development permit, with an update to Council by end of 2024 Q3; and
3. **Direct Administration to forward any budget implications with respect to the additional Rezoning for Housing recommendations first through the Housing Accelerator Fund for funding consideration, with any remaining gaps in funding to be brought forward for consideration in the upcoming mid-cycle adjustments process.**

For: (8): Councillor Penner, Councillor Carra, Councillor Mian, Councillor Spencer, Councillor Walcott, Councillor Chabot, Councillor McLean, and Councillor Pootmans

MOTION CARRIED”

CHIEF ADMINISTRATIVE OFFICER/GENERAL MANAGER COMMENTS

Acting General Manager Debra Hamilton concurs with this report.

HIGHLIGHTS

- Council approved Rezoning for Housing (CPC2024-0213) with twelve additional recommendations and three Motions Arising. One of the Motions Arising directed Administration to provide a summary of the budget, resource and workplan implications of those additional recommendations to Executive Committee.
- The preliminary assessment of costs associated with these resource and workplan implications has been estimated at \$4.7 million. Further information on the assessment is provided in Attachment 2. Detailed estimates will be conducted as Administration continues to determine and refine the implications, resulting in a comprehensive budget request as part of the upcoming mid-cycle budget adjustments process.
- Recommendation 9 added to report CPC2024-0213 is not achievable within the directed timeframe. Administration recommends Council reconsider Recommendation 9 only, and direct Administration to provide an update on this work by the end of 2024 Q3.
- A preliminary cost estimate for Rezoning for Housing is \$1.275 million (Attachment 3).

Response to Motion Arising from Rezoning for Housing - Resources and Workplan Implications

DISCUSSION

Recommendation and Amendments

Following the 2024 April 22 Public Hearing, Council approved the recommendations in CPC2024-0213, while adding 12 additional recommendations. Council also approved amendments to Bylaw 21P2024 regarding parking. The additional recommendations were:

- Enhancing R-CG public engagement and education
- Enhancing development permit processes and timelines for rowhouses and townhouses
- Updating Local Area Plan sequencing
- Addressing issues related to privacy
- Re-engaging on updates to approved Local Area Plans
- Infrastructure and Planning Committee quarterly briefing
- Community Development Committee annual report
- Exempting rowhouses and townhouses from development permits in greenfield communities
- Evaluating appropriate zoning for all City-owned parks
- Reinstating the Civic Census Program
- Enhancing development permit public notification systems
- Including Secondary suites and backyard suites in density calculations

Some recommendations impact the City Building Program, and the Zoning Bylaw in particular, such as those on including suites in density calculations and evaluating park zoning. While some of this work is underway, additional time will be required. It will not be possible to deliver the new Zoning Bylaw in its entirety by the end of 2024. An extension of the timeline will provide the opportunity for further engagement and education, both internally and externally, on these additional recommendations and on feedback received to date on existing document drafts.

Recommendation 9, which would exempt rowhouses and townhouses from development permits in greenfield communities, is not achievable within the approved timeframe. Administration is committed to bringing a status update to Council by the end of 2024 Q3, when more information on the implications of this work will be available.

Preliminary Rezoning for Housing Costs

In addition to the Motion Arising, Administration was asked about Rezoning for Housing costs up to and including the Public Hearing. The costs are incremental above regular salary and wage costs. They include overtime, other non-salary and wage costs.

Details on the preliminary costs are outlined in Attachment 3.

Planning & Development Services Report to
Executive Committee
2024 June 11

ISC: UNRESTRICTED
EC2024-0692

Response to Motion Arising from Rezoning for Housing - Resources and Workplan Implications

Costs to Prepare the Public Hearing	\$945,000
Costs of the Public Hearing (April 22 – May 14)	\$330,000
Total Preliminary Rezoning for Housing Costs	\$1,275,000

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 |

Public engagement was not required to complete this report.

IMPLICATIONS

Social

Not Applicable

Environmental

Not Applicable

Economic

Not Applicable

Service and Financial Implications

Other: New operating and capital

There are no financial implications directly as a result of this report. Administration's initial assessment has highlighted the need for new operating and capital budget to implement several of the additional recommendations, which would be brought forward for consideration during the upcoming mid-cycle adjustments process. Three of the largest budget asks would be implementing and sustaining the Planner Liaison program, reinstating the Civic Census program and exempting rowhouse and townhouse development from development permits in greenfield communities.

RISK

It is imperative that the additional recommendations approved by Council are adequately resourced and budgeted. Insufficient resources may put pressure on existing workplans, resulting in a lower quality of projects underway and hindering the implementation of new

Planning & Development Services Report to
Executive Committee
2024 June 11

ISC: UNRESTRICTED
EC2024-0692

Response to Motion Arising from Rezoning for Housing - Resources and Workplan Implications

processes. This could also impact the effectiveness of the amendments and reduce their benefits for Calgarians.

ATTACHMENTS

1. Background and Previous Council Direction
2. Estimated Resource and Workplan Implications
3. Preliminary Rezoning for Housing Costs
4. Presentation

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform
Debra Hamilton	Planning and Development Services	Approve
Katie Black	Community Services	Consult
Stuart Dalglish	Chief Operating Office	Consult

Author: Calvin Chan, Community Planning, Planning and Development Services

City Clerks: J. Palaschuk / C. Doi

Background and Previous Council Direction

Background

On 2023 September 16, Council approved *Home is Here – The City of Calgary’s Housing Strategy 2024-2030 (CD2023-0749)*, a comprehensive plan to increase housing supply to meet demand and increase housing affordability. Part of the Strategy directed Administration to bring forward citywide land use changes to provide a greater range of housing choice for Calgarians. The resulting report, *Calgary’s Housing Strategy 2024-2030 – Land Use Amendment Citywide, LOC2024-0017, and Land Use Bylaw Amendments (CPC2024-0213)*, otherwise known as Rezoning for Housing, was heard at the 2024 April 22 Public Hearing.

The 2024 April 22 Public Hearing for Rezoning for Housing was the most extensive Public Hearing in Calgary’s history. Over approximately three weeks, more than 700 speakers presented and over 6,000 written submissions were received. Following the Public Hearing, Council approved Administration’s recommendations, and added 12 additional recommendations. Council also approved some amendments to Bylaw 21P2024 to address parking concerns.

Previous Council Direction

At a Special Meeting of Council on 2024 May 14, Council gave third reading to Bylaw 21P2024, as amended, and approved three Motions Arising. This report responds to the second Motion Arising, which directed Administration to return to Executive Committee on 2024 June 11 with a report that summarizes the cumulative budget, resource and workplan implications resulting from the Council amendments made to the original recommendations of CPC2024-0213.

Approved recommendations:

For reference, the table below lists the verbatim approved recommendations of Report CPC2024-0213 as well as the three Motions Arising. Bold text indicates amendments to the original recommendations:

<p>2024 April 22 Public Hearing</p>	<p>CPC2024-0213 approved recommendations</p>	<p>That Council:</p> <ol style="list-style-type: none"> 1. Give three readings to Proposed Bylaw 21P2024 for amendments to the Land Use Bylaw 1P2007 (Attachment 3), including: <ol style="list-style-type: none"> a. Textual amendments (Section 1 and 3, Attachment 3); b. Redesignation (Section 2 and Schedule A, Attachment 3) of parcels <i>located at</i> various addresses from the: <ol style="list-style-type: none"> i. Residential – Contextual Large Parcel One Dwelling (R-C1L(s)), the Residential – Contextual One Dwelling (R-C1(s)), the Residential – Contextual Narrow Parcel One Dwelling (R-C1N), the Residential – Contextual One/Two Dwelling (R-C2) districts, and Residential – Grade Oriented Infill (R-CGex) to Residential – Grade-Oriented Infill (R-CG) District. ii. Residential One Dwelling (R-1(s)), Residential – Narrow Parcel One Dwelling (R-1N), and Residential
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		<p>– One/Two Dwelling (R-2) to Residential – Low Density Mixed Housing (R-G) District.</p> <p>iii. Residential – Contextual Large Parcel One Dwelling (R-C1L(s)), the Residential – Contextual One Dwelling (R-C1(s)), the Residential – Contextual Narrow Parcel One Dwelling (R-C1N), the Residential – Contextual One/Two Dwelling (R-C2) districts, Residential – Grade-Oriented Infill (R-CG) District, and Residential – Grade Oriented Infill (R-CGex) Districts to Housing – Grade Oriented (H-GO) District;</p> <p>c. Procedural amendments to delete redundant districts from the Land Use Bylaw (Section 4, Attachment 3);</p> <p>2. In order to create a more robust public engagement process for discretionary uses in the R-CG land use district, direct Administration to:</p> <p>a. Review and enhance The City of Calgary Applicant Outreach Toolkit in collaboration with interested community associations, residents and industry to improve transparency in community outreach and engagement for development permit applications in R-CG districts, using this process to either create an incentive or requirement for community engagement prior to a formal application submission, with an update to Council by end of 2024 Q3;</p> <p>b. Create a Rowhouse How-to Guide with input from interested community associations, residents and industry that identifies contextually appropriate design strategies (including but not limited to building height, placement and treatment of windows, air conditioners, waste & recycling bins and landscaping), with an update to Council by end of 2024 Q4;</p> <p>c. Explore incentives for an expedited application timeline for those applications that demonstrate strong collaboration with community and compliance with process (as per the Outreach Tool and Rowhouse How-to Guide), with an update to Council by end of 2024 Q4; and</p> <p>d. Determine the necessary resources and any associated funding required to fully implement and sustain a Community Planning Planner Liaison program as previously discussed with some inner-city communities and report back to Council no later than the end of 2024 Q3 for any resource and budget requests</p> <p>3. Direct Administration to utilize or leverage an existing community and industry working group to mutually seek efficiencies in the development permit process to expedite development permit timelines, while making townhouse and rowhouse development permits more consistent and</p>
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		<p>standardized in RCG areas to create transparency and predictability for applicants and the public;</p> <ol style="list-style-type: none">4. Direct Administration to sequence the completion of Local Area Plans in the developed areas of the city by:<ol style="list-style-type: none">a. Identifying the areas with the most demand based on the number of applications; andb. Prioritizing these areas in the sequencing of future Local Area Plans;5. Direct Administration to consider changes to the Land Use Bylaw, including provisions related to the current R-G, R-CG and H-GO districts, to address issues related to privacy for adjacent neighbours identified through this report as part of its reporting to Council on the City Building Program;6. Direct Administration to review all plans already completed as part of the current Local Area Planning program, and engage with affected communities, to determine whether any amendments to the Local Area Plans are warranted as a result of the proposed rezoning, and report back to Infrastructure and Planning Committee with an interim update no later than 2025 Q1;7. Direct Administration to prepare a quarterly briefing on the implementation of the Rezoning for Housing initiative to Infrastructure and Planning Committee beginning 2025 Q1 including:<ol style="list-style-type: none">a. The effect of Rezoning for Housing on housing supply, including the number of permits issued for new low-density residential units in R-G/R-CG and H-GO districts;b. Timelines for permit approvals; andc. A summary of public letters received on development permits enabled by Rezoning for Housing including the overall number in support or opposition and recurring themes of concerns raised;8. Direct Administration to report back annually to Community Development Committee starting no later than 2026 Q2 with a report on the Rezoning for Housing Initiative that includes:<ol style="list-style-type: none">a. Impacts of the Rezoning for Housing program at increasing housing supply;b. Impacts of the Rezoning for Housing program at speeding up permit approval timelines;c. Community and industry feedback that Administration has received related to Rezoning for Housing; andd. Recommendations to address issues in the Land Use Bylaw, Local Area Planning program, and permit approvals that have arisen from Rezoning for Housing;
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		<p>9. Direct Administration, in alignment with Home is Here recommendation 4.B.2, speed up approval processes as appropriate, in order to continue to support the construction of more housing, to bring forward amendments to Land Use Bylaw 1P2007 that exempts free hold/fee simple townhouse and rowhouse developments, that meet the requirements of land use bylaw 1P2007, within newly developing greenfield communities from the need to obtain a development permit by end of 2024 Q3;</p> <p>10. Direct Administration to review all City-owned parks and evaluate the appropriate district and include a recommendation to rezone with the implementation of the new Zoning Bylaw;</p> <p>11. Direct Administration to research and return to Council before the 2025 Mid-Cycle Budget program with recommendations (including budget and organizational accountability) to resurrect the municipal census program with the intention of conducting a Calgary biennial census in 2027 and thereafter;</p> <p>12. Direct Administration to investigate and report back on options to improve the public notification systems and information provided to users through the City’s planning and development information systems (i.e., DMAP, Calgary.ca, etc.), and report back by 2025 Q4;</p> <p>13. Direct Administration to:</p> <ul style="list-style-type: none"> a. Include Secondary Suites and Backyard Suites in density calculations in the new Zoning Bylaw, and that minimum density requirements be updated in zones where suites are allowed to reflect this change; and b. Report back to Council in Q1, 2025 with a scoping report that includes: <ul style="list-style-type: none"> i. the overall unit count/density calculation for each community that includes secondary suites and backyard suites as units. ii. a list of all departments that have calculations based off unit count and the implications of unit counting for all other City departments (fee for service, fee calculations);
<p>2024 May 14 Special Meeting of Council</p>	<p>Motion Arising related to CPC2024-0213</p>	<p>That with respect to Report CPC2024-0213, the following Motion Arising be adopted:</p> <p>That Council direct Administration to augment Home is Here recommendation 1.C.13.I by tracking Development Permit applications on RC-G parcels city-wide to identify areas where increased densification requires infrastructure investment</p>

		(including but not limited to water, roads, and parks), and bring forward the most appropriate funding tool to ensure growth is supported with proper infrastructure, with a report back to Council through Infrastructure and Planning Committee once each year at the end of the year.
2024 May 14 Special Meeting of Council	Motion Arising related to CPC2024-0213	That with respect to Report CPC2024-0213, the following Motion Arising be adopted: That Council direct Administration to bring a summary of the cumulative budget, resource and workplan implications resulting from the final Council amendments made to the original recommendation on CPC2024-0213 to the 2024 June 11 Executive Committee.
2024 May 14 Special Meeting of Council	Motion Arising related to CPC2024-0213	That with respect to Report CPC2024-0213, the following Motion Arising be adopted: That Council request that the Mayor write a letter to the Minister of Municipal Affairs on behalf of Council requesting that the development permit appeal period specified in section 686(1)(a) of the <i>Municipal</i>

Estimated Resource and Workplan Implications

Council directed Administration to provide an overview of the estimated budget, resources and workplan implications resulting from the additional recommendations to the Rezoning for Housing land use amendment. The cost estimates are preliminary. Further detailed estimates will be conducted as Administration continues to determine the scope and resources of each recommendation. The estimated budget for each item includes additional staffing, support work from different business units and capital funding to cover any necessary equipment or technology upgrades.

Table 1: Summary of Estimated Budget, Resource and Workplan Implications.

1. Give three readings to Proposed Bylaw 21P2024 for amendments to the Land Use Bylaw 1P2007 (Attachment 3), including:
 - a. Textual amendments (Section 1 and 3, Attachment 3);
 - b. Redesignation (Section 2 and Schedule A, Attachment 3) of parcels located at various addresses from the:
 - i. Residential – Contextual Large Parcel One Dwelling (R-C1L(s)), the Residential – Contextual One Dwelling (R-C1(s)), the Residential – Contextual Narrow Parcel One Dwelling (R-C1N), the Residential – Contextual One/Two Dwelling (R-C2) districts, and Residential – Grade Oriented Infill (R-CGex) to Residential – Grade-Oriented Infill (R-CG) District.
 - ii. Residential One Dwelling (R-1(s)), Residential – Narrow Parcel One Dwelling (R-1N), and Residential – One/Two Dwelling (R-2) to Residential – Low Density Mixed Housing (R-G) District.
 - iii. Residential – Contextual Large Parcel One Dwelling (R-C1L(s)), the Residential – Contextual One Dwelling (R-C1(s)), the Residential – Contextual Narrow Parcel One Dwelling (R-C1N), the Residential – Contextual One/Two Dwelling (R-C2) districts, Residential – Grade-Oriented Infill (R-CG) District, and Residential – Grade Oriented Infill (R-CGex) Districts to Housing – Grade Oriented (H-GO) District;

Main Rezoning for Housing Recommendation (including amendments to parking requirements)

Workplan Implications

Administration does not anticipate additional impacts beyond what was anticipated to achieve the 2024 August 6 effective date. System updates, including application intake and mapping, are underway. Internal training will ensure staff are well-equipped to provide accurate information and guidance to the public.

Resourcing:

Lead Department: Planning & Development Services

Supporting Business Units or Divisions: Mapping Services, Communications, Learning & Development, PDS Service Excellence, Creative Services

Estimated Budget: No additional budget requirement has been identified at this time

2a. Review and enhance The City of Calgary Applicant Outreach Toolkit in collaboration with interested community associations, residents and industry to improve transparency in community outreach and engagement for development permit applications in R-CG districts, using this process to either create an incentive or requirement for community engagement prior to a formal application submission, with an update to Council by end of 2024 Q3;

Applicant Outreach Toolkit

Workplan Implications

This recommendation is net new work, and given the immediacy of the due date, may require resources to be reassigned, potentially impacting application review and local area planning project timelines. Beyond the initial update, budget is required for staff and engagement costs to complete this work.

Resourcing:

Lead Business Unit: Community Planning

Supporting Business Units or Divisions: Communications, Engage

Estimated Budget: \$112,000

2b. Create a Rowhouse How-to Guide with input from interested community associations, residents and industry that identifies contextually appropriate design strategies (including but not limited to building height, placement and treatment of windows, air conditioners, waste & recycling bins and landscaping), with an update to Council by end of 2024 Q4;

Rowhouse How-to Guide

Workplan Implications

This recommendation is net new work, and given the immediacy of the due date, may require resources to be reassigned, potentially impacting application review and local area planning project timelines. Beyond the initial update, budget is required for staff, engagement and material costs to complete this work.

Resourcing:

Lead Business Unit: Community Planning

Supporting Business Units or Divisions: Land Use Bylaw, Urban Design, Growth Infrastructure Planning, Communications, Creative Services, Engage, Communications

Estimated Budget: \$694,000

2c. Explore incentives for an expedited application timeline for those applications that demonstrate strong collaboration with community and compliance with process (as per the Outreach Tool and Rowhouse How-to Guide), with an update to Council by end of 2024 Q4; and

Expedited Application timeline

Workplan Implications

Administration has identified that additional resources are needed to explore, create and sustain an expedited application timeline. The majority of this work should occur in 2a and 2b. Subject to those findings staff resources, systems and process changes may be required to implement an expedited process.

Resourcing:

Lead Business Unit: Community Planning

Supporting Business Units or Divisions: PDS Service Excellence

Estimated Budget: To be determined

2d. Determine the necessary resources and any associated funding required to fully implement and sustain a Community Planning Planner Liaison program as previously discussed with some inner-city communities and report back to Council no later than the end of 2024 Q3 for any resource and budget requests;

Planning Liaison

Workplan Implications

This recommendation is net new work, and given the immediacy of the due date, may require resources to be reassigned, potentially impacting application review and local area planning project timelines. Beyond the initial update, budget is required for staff, engagement and material costs to complete this work. An initial assessment identifies that eight additional full-time staff may be needed to establish and maintain an effective program.

Resourcing:

Lead Business Unit: PDS Service Excellence

Supporting Business Units or Divisions: Community Planning

Estimated Budget: \$932,000

3. Direct Administration to utilize or leverage an existing community and industry working group to mutually seek efficiencies in the development permit process to expedite development permit timelines, while making townhouse and rowhouse development permits more consistent and standardized in RCG areas to create transparency and predictability for applicants and the public;

Enhancing Development Permit Processes and Timelines for Rowhouses and Townhouses

Workplan Implications

An initiative is currently in progress focusing on reducing development permit processing timelines for rowhouse and townhouse applications and improving customer experience. The work will leverage existing community and industry relationships better to understand their experiences and challenges in the processes.

The ongoing work primarily focuses on analysis and identifying potential opportunities. If the analysis reveals the need for system changes, additional resources may be necessary for implementation.

Resourcing:

Lead Business Unit: PDS Service Excellence

Supporting Business Units or Divisions: Engage

Estimated Budget: No additional budget requirement has been identified at this time.

4. Direct Administration to sequence the completion of Local Area Plans in the developed areas of the city by:
a. Identifying the areas with the most demand based on the number of applications; and
b. Prioritizing these areas in the sequencing of future Local Area Plans;

Updating Local Area Plan Sequencing

Workplan Implications

Local area plans are sequenced with recommendations from the Established Areas Growth and Change Strategy, with particular considerations for equity in planning and major infrastructure projects, such as new LRT lines. Adding areas with demand based on applications specifically will not result in the need for additional resources.

Resourcing:

Lead Business Unit: Community Planning

Supporting Business Units or Divisions: City & Regional Planning

Estimated Budget: No additional budget required at this time

5. Direct Administration to consider changes to the Land Use Bylaw, including provisions related to the current R-G, R-CG and H-GO districts, to address issues related to privacy for adjacent neighbours identified through this report as part of its reporting to Council on the City Building Program;

Addressing Issues Related to Privacy

Workplan Implications

This work will be included in the scope of the Zoning Bylaw as part of the City Building Program.

Resourcing:

Lead Business Unit: City & Regional Planning

Supporting Business Units or Divisions: Community Planning, Engage

Estimated Budget: No additional budget required at this time

6. Direct Administration to review all plans already completed as part of the current Local Area Planning program, and engage with affected communities, to determine whether any amendments to the Local Area Plans are warranted as a result of the proposed rezoning, and report back to Infrastructure and Planning Committee with an interim update no later than 2025 Q1;

Re-engaging on Updates to Approved Local Area Plans

Workplan Implications

The re-engagement of approved local area plans will be completed with existing resources, which may lead to a delay in launching new local area plans as the re-engagement will be prioritized. Administration's re-engagement approach will focus on collecting feedback to determine whether amendments are warranted based on Council's direction, including updates to local investments and improvements captured within Chapter 3 of the Local Area Plans. The estimated timeline for the re-engagement will be up to 12 months for all three approved local area plans.

Resourcing:

Lead Business Unit: Community Planning

Supporting Business Units or Divisions: Growth Infrastructure Planning, City Planning Policy, Engage, Communications

Estimated Budget: \$60,000

7. Direct Administration to prepare a quarterly briefing on the implementation of the Rezoning for Housing initiative to Infrastructure and Planning Committee beginning 2025 Q1 including:

- a. The effect of Rezoning for Housing on housing supply, including the number of permits issued for new low-density residential units in R-G/R-CG and H-GO districts;
- b. Timelines for permit approvals; and
- c. A summary of public letters received on development permits enabled by Rezoning for Housing including the overall number in support or opposition and recurring themes of concerns raised;

Infrastructure and Planning Committee Quarterly Briefing

Workplan Implications

The scope of this recommendation will require additional resources to collect, summarize and report quarterly.

Resourcing:

Lead Business Unit: Community Planning

Supporting Business Units or Divisions: Partnerships, Growth Infrastructure Planning

Estimated Budget: \$117,000

8. Direct Administration to report back annually to Community Development Committee starting no later than 2026 Q2 with a report on the Rezoning for Housing Initiative that includes:
- a. Impacts of the Rezoning for Housing program at increasing housing supply;
 - b. Impacts of the Rezoning for Housing program at speeding up permit approval timelines;
 - c. Community and industry feedback that Administration has received related to Rezoning for Housing; and
 - d. Recommendations to address issues in the Land Use Bylaw, Local Area Planning program, and permit approvals that have arisen from Rezoning for Housing;

Community Development Committee Annual Report

Workplan Implications

Administration does not anticipate impacts on the existing workplan for carrying out the associated work.

Resourcing:

Lead Business Unit: Partnerships

Supporting Business Units or Divisions: Community Planning, City & Regional Planning

Estimated Budget: No additional budget requirement has been identified at this time

9. That Council direct Administration, in alignment with Home is Here recommendation 4.B.2, speed up approval processes as appropriate, in order to continue to support the construction of more housing, to bring forward amendments to Land Use Bylaw

1P2007 that exempts free hold/fee simple townhouse and rowhouse developments within newly developing greenfield communities from the need to obtain a development permit by end of 2024 Q3.

Exempting Rowhouses and Townhouses from Development Permits in Greenfield Communities

Workplan Implications

This recommendation is net new work and not achievable within the timeframe noted. To undertake this work, additional time and resources are needed, including both operational and capital budget.

Should the due date remain as is, this work will impact application review timelines and existing continuous improvement projects.

Resourcing:

Lead Business Unit: City & Regional Planning

Supporting Business Units or Divisions: Growth Infrastructure Planning, PDS Service Excellence, Building Safety

Estimated Budget: \$1,413,000

10. Direct Administration to review all City-owned parks and evaluate the appropriate district and include a recommendation to rezone with the implementation of the new Zoning Bylaw;

Evaluating Appropriate Zoning for All City-owned Parks

Workplan Implications.

The identification and rezoning of City-owned parks could be completed within the scope of, and during the implementation phase of the new Zoning Bylaw. The estimated budget is for mapping resources.

Resourcing:

Lead Business Unit: City & Regional Planning

Supporting Business Units or Divisions: Growth Infrastructure Planning, Parks

Estimated Budget: \$102,000

11. Direct Administration to research and return to Council before the 2025 Mid-Cycle Budget program with recommendations (including budget and organizational accountability) to resurrect the municipal census program with the intention of conducting a Calgary biennial census in 2027 and thereafter;

Reinstating the Civic Census Program

Workplan Implications

This recommendation is net new work. A scoping report is required to determine the appropriate methodology and resources to reinstate the Civic Census. Different methods and funding sources will be researched so implementation can be as efficient and flexible as possible. While the advantages to bringing back this function are wide ranging and go far beyond Rezoning for Housing, significant capital and operating costs will be required, likely starting in 2025 and 2026.

Resourcing:

Lead Business Unit: City & Regional Planning

Supporting Business Units or Divisions: Corporate Analytics and Innovation

Estimated Budget: \$1 million for scoping the methodology and one time capital and operating costs once a methodology is determined, with an estimated range between \$3 - \$7 million for the first collection.

12. Direct Administration to investigate and report back on options to improve the public notification systems and information provided to users through the City's planning and development information systems (i.e., DMAP, Calgary.ca, etc.), and report back by 2025 Q4;

Enhancing Development Permit Public Notification Systems

Workplan Implications

The analysis work is in progress and funded under the existing continuous improvement workplan. Additional capital funding needs for enhancement and implementation will be identified once the analysis work is completed.

The scope of the project includes prioritizing opportunities to improve information sharing and awareness across digital and physical spaces. It also involves researching, prototyping, testing and implementing with interested parties.

Resourcing:

Lead Business Unit: PDS Service Excellence

Supporting Business Unit/s or Division/s: Engage

Estimated Budget: No additional budget requirement has been identified at this time.

13.

a. Include Secondary Suites and Backyard Suites in density calculations in the new Zoning Bylaw, and that minimum density requirements be updated in zones where suites are allowed to reflect this change; and

- b.** Report back to Council in Q1, 2025 with a scoping report that includes:
 - i.** the overall unit count/density calculation for each community that includes secondary suites and backyard suites as units;
 - ii.** a list of all departments that have calculations based off unit count and the implications of unit counting for all other City departments (fee for service, fee calculations).

Including Secondary Suites and Backyard Suites in Density Calculations

Workplan Implications

13a. The scope of the recommendation is included in the new Zoning Bylaw project. Work includes updating terminology to include suites in density calculations, recalculating minimum and maximum density requirements in each zone, and reviewing potential impacts to policy.

13b. This is net new work. Resources are likely required for impacted business units. To date, four business units have identified that their work uses unit calculations and resources may be required to carry out the scoping report work.

Resourcing:

Lead Business Unit: City & Regional Planning

Supporting Business Units or Divisions: Community Planning, Forecasting and Analytics

Estimated Budget: \$291,000

Preliminary Rezoning for Housing Costs

Preliminary Rezoning for Housing Costs (estimated as of May 22, 2024)	
COSTS TO PREPARE THE PUBLIC HEARING	
Administration Staff Costs	
<i>Overtime Salaries & Wages</i>	\$ 186,000
Non-Staff Costs	
<i>Mailing</i>	590,000
<i>Advertising & Promotion</i>	136,000
<i>Meetings and Meals</i>	33,000
Total Non-Staff Costs	\$ 759,000
Total Rezoning for Housing Costs (Pre-Public Hearing)	\$ 945,000
COSTS OF THE PUBLIC HEARING (APRIL 22 – MAY 14)	
Administration Staff Costs	
<i>Overtime Salaries & Wages</i>	\$ 210,000
Non-Staff Costs	
<i>Technical Support</i>	63,000
<i>Other Support Services</i>	34,000
<i>Meetings and Meals</i>	23,000
Total Non-Staff Costs	\$ 120,000
Total Public Hearing Costs	\$ 330,000
TOTAL PRELIMINARY REZONING FOR HOUSING COSTS	\$ 1,275,000

Calgary



Response to Motion Arising from Rezoning for Housing - Resources and Workplan Implications

EC2024-0692

June 11, 2024



Previous Council Direction

That with respect to Report CPC2024-0213, the following Motion Arising be adopted:

That Council direct Administration to bring a summary of the cumulative budget, resource and workplan implications resulting from the final Council amendments made to the original recommendation on CPC2024-0213 to the 2024 June 11 Executive Committee.



That the Executive Committee recommend that Council:

1. Reconsider its decision respecting Recommendation 9 in report CPC2024-0213 from the 2024 May 14 Special Meeting of Council “That Council direct Administration, in alignment with Home is Here recommendation 4.B.2, speed up approval processes as appropriate, in order to continue to support the construction of more housing, to bring forward amendments to Land Use Bylaw 1P2007 that exempts freehold/fee simple townhouse and rowhouse developments within newly developing greenfield communities from the need to obtain a development permit by end of 2024 Q3.”;
2. Direct Administration, in alignment with Home is Here recommendation 4.B.2, speed up approval processes as appropriate, in order to continue to support the construction of more housing, to bring forward amendments to Land Use Bylaw 1P2007 that exempts freehold/fee simple townhouse and rowhouse developments within newly developing greenfield communities from the need to obtain a development permit, with an update to Council by end of 2024 Q3; and
3. Direct Administration to forward any budget implications with respect to the additional Rezoning for Housing recommendations for consideration in the upcoming mid-cycle adjustments process.

Amended Recommendations – Rezoning for Housing

12

Additional
Recommendations

- Enhancing R-CG public engagement and education
- Enhancing development permit processes and timelines for rowhouses and townhouses
- Updating Local Area Plan sequencing
- Addressing issues related to privacy
- Re-engaging on updates to approved Local Area Plans
- Infrastructure and Planning Committee quarterly briefing
- Community Development Committee annual report
- Exempting rowhouses and townhouses from development permits in greenfield communities
- Evaluating appropriate zoning for all City-owned parks
- Reinstating the Civic Census Program
- Enhancing development permit public notification systems
- Including Secondary suites and backyard suites in density calculations

Workplan Implication Highlights

7

Workplan
Implications

- **Enhancing R-CG public engagement and education**
- Enhancing development permit processes and timelines for rowhouses and townhouses
- Updating Local Area Plan sequencing
- Addressing issues related to privacy
- **Re-engaging on updates to approved Local Area Plans**
- **Infrastructure and Planning Committee quarterly briefing**
- Community Development Committee annual report
- **Exempting rowhouses and townhouses from development permits in greenfield communities***
- **Evaluating appropriate zoning for all City-owned parks**
- **Reinstating the Civic Census Program**
- Enhancing development permit public notification systems
- **Including Secondary suites and backyard suites in density calculations**

* Requires reconsideration



Estimated Total Resources

\$4.7 million
Estimated Total Budget

- *Staff*
- *System Upgrades*
- *Communications*
- *Engagement*



Preliminary Rezoning for Housing Costs

\$944,000

Cost to prepare the Public Hearing

\$331,000

Costs of the Public Hearing

- *Staff Overtime*
- *Postcards*
- *Legislative Mail-outs*
- *Venues, Catering and Other*
- *Display Boards/Posters*
- *Digital Advertising & Social Media*
- *Technical Support*

\$1,275,000

Total Preliminary Cost



That the Executive Committee recommend that Council:

1. Reconsider its decision respecting Recommendation 9 in report CPC2024-0213 from the 2024 May 14 Special Meeting of Council “That Council direct Administration, in alignment with Home is Here recommendation 4.B.2, speed up approval processes as appropriate, in order to continue to support the construction of more housing, to bring forward amendments to Land Use Bylaw 1P2007 that exempts freehold/fee simple townhouse and rowhouse developments within newly developing greenfield communities from the need to obtain a development permit by end of 2024 Q3.”;
2. Direct Administration, in alignment with Home is Here recommendation 4.B.2, speed up approval processes as appropriate, in order to continue to support the construction of more housing, to bring forward amendments to Land Use Bylaw 1P2007 that exempts freehold/fee simple townhouse and rowhouse developments within newly developing greenfield communities from the need to obtain a development permit, with an update to Council by end of 2024 Q3; and
3. Direct Administration to forward any budget implications with respect to the additional Rezoning for Housing recommendations for consideration in the upcoming mid-cycle adjustments process.

**Clerks Note to
Regular Meeting of Council
2024 June 18**

**ISC: UNRESTRICTED
EC2024-0715**

RE: Notice of Motion - Councillors' Budgets and Expenses - Hosting, EC2024-0715

Excerpt from the Minutes of the Executive Committee, held 2024 June 11:

"Moved by Councillor Chabot

That with respect to Notice of Motion EC2024-0715, the following be approved, **after amendment:**

That Executive Committee approve the Councillors' supplementary expenses of \$346.18 dollars each, in excess of the \$500.00 hosting allowance, as a reasonable expense **for the reasons set out in Notice of Motion EC2024-0715.**

For: (5): Councillor Penner, Councillor Carra, Councillor Spencer, Councillor Chabot, and Councillor McLean

Against: (3): Councillor Mian, Councillor Walcott, and Councillor Pootmans

MOTION CARRIED

Moved by Councillor Chabot

That with respect to Notice of Motion EC2024-0715, the following be approved:

That Notice of Motion EC2024-0715 be forwarded to the 2024 June 18 Regular Meeting of Council for consideration.

For: (7): Councillor Penner, Councillor Carra, Councillor Mian, Councillor Spencer, Councillor Walcott, Councillor Chabot, and Councillor McLean

Against: (1): Councillor Pootmans

MOTION CARRIED"

Attachments:

1. Notice of Motion – Councillors' Budgets and Expenses - Hosting
2. Notice of Motion Checklist



Report Number: EC2024-0715

Meeting: Executive Committee

Meeting Date: 2024 June 11

NOTICE OF MOTION

RE: Councillors' Budgets and Expenses - Hosting

Sponsoring Members of Council: Councillor Chabot and Councillor McLean

WHEREAS Councillors' Budgets and Expenses – Out of town Travel Policy PAC007, Effective Date: 2003 October 28 was rescinded with the coming into force of Bylaw 36M2021 on May 10, 2021.

AND WHEREAS section 17 (5) of Bylaw 36M2021 provides, with respect to hosting by Councillors, that "Hosting when travelling is limited to \$100 per day per *Councillor* and this amount may be accrued over the course of the trip (e.g., for a four day trip, \$400 is available for hosting)."

AND WHEREAS the amount in this bylaw has not changed since PAC007 which also specified \$100 per day (under section V "Miscellaneous"). PAC007 was first adopted in 2003 and last amended in 2015 prior to being rescinded by Bylaw 36M2021.

AND WHEREAS this amount is not reflective of current meal prices or inflationary costs.

AND WHEREAS Councillors Chabot and McLean have incurred expenses totaling \$846.18 each and such expenses were reasonable because: In the Councillors' opinions, these expenses should have been considered business expenses due to the appointment by Council to act as the City of Calgary's representatives.

AND WHEREAS these expenses were denied by the CFO's delegate under Bylaw 36M2021 for exceeding the \$100 daily limit on hosting;

AND WHEREAS the Councillors submitted their claims as a business expense due to the nature of the expense being that their participation was as designated representatives for the City of Calgary.

AND WHEREAS Bylaw 36M2021 delegates authority to Executive Committee to review and approve expenses denied by the CFO's delegate pursuant to section 14 which reads:

Executive Committee

14. (1) The Executive Committee is responsible for:

- (a) deciding any appeals brought by *Councillors* of decisions made by the *CFO's* designate to deny an expense claim or seek reimbursement of an expenditure made on the Corporate Credit Card; and
- (b) approving or denying further expenditures by *Councillors* who have exceeded their annual *Ward Budget*.

(2) Decisions of the Executive Committee are final.

(3) Appeals to the Executive Committee may be brought by a *Councillor* by way of notice of motion provided to the City Clerk two (2) weeks prior to the Committee meeting date and copied to the *CFO* and the City Clerk or delegate.

AND WHEREAS Councillors Chabot and McLean wish to appeal the denial of the expense noted above through this Notice of Motion, which has been provided to the City Clerk two weeks prior to the June 11, 2024, meeting of Executive Committee pursuant to section 10(j) and 14(1) of the bylaw.

NOW THEREFORE BE IT RESOLVED that Executive Committee approve the Councillors' supplementary expenses of \$346.18 dollars each, in excess of the \$500.00 hosting allowance, as a reasonable expense for the reasons listed above.

AND FURTHER BE IT RESOLVED THAT Executive Committee recommend that Council direct administration to bring forward amendments to the hosting provisions of Bylaw 36M2021 through Council Services Committee no later than Q4 2024 that reflect similar rules for hosting as those recently made for meal allowances, namely, that the hosting allowance be applied as a recommended amount and not a restricted amount, and that it is updated to reflect current market conditions.

NOTICE OF MOTION CHECKLIST

The checklist is a tool intended to support the sponsor(s) of a Notice of Motion. The items listed below are important considerations when crafting and submitting a Notice of Motion. It is also intended to support other Members of Council, as the same considerations are important when reaching a decision on a Notice of Motion.

The checklist is therefore an opportunity for the sponsor(s) to:

- consider what advice might be helpful to them in formulating their proposal; and
- share key points about the advice received with their Council colleagues, to inform their deliberations.

This document is recommended to be provided to City Clerks alongside every Notice of Motion and will become part of the Corporate record. It is at the discretion of the sponsor(s) to decide with whom to consult and what information to include.

Title of the Motion:

There are two classifications of a Notice of Motion (Check the one that applies):

Regular

Urgent (Include details in Urgency Rationale box below)

Is this Notice of Motion Confidential? (Include details in Procedural box below)

Financial and Other Resource Capacity
Additional Financial Resources required.
Legal / Legislative
“Hosting when travelling is limited to \$100 per day per <i>Councillor</i> and this amount may be accrued over the course of the trip (e.g., for a four day trip, \$400 is available for hosting)”
Technical Content

n/a
Procedural (Including reasons for confidentiality)
36M2021
Other Considerations
<p>NOW THEREFORE BE IT RESOLVED that the hosting provisions consider applying the same principles that Council adopted with regard to the meal allowance. Such that the hosting allowance be applied as a recommended amount and not a restricted amount.</p> <p>AND FURTHER BE IT RESOLVED that Hosting while travelling amounts be amended to be reflective of current economic realities and return to Council through Council Services Committee no later than June 13, 2024.</p> <p>AND FURTHER BE IT RESOLVED that the Executive Committee recommend to Council to review and decide whether the costs incurred by members of Council during the Carnival Trip be approved as a business expense versus a hosting expense.</p>
Urgency Rationale
n/a



Report Number: EC2024-0719

Meeting: Executive Committee

Meeting Date: 2024 June 11

NOTICE OF MOTION

RE: Transitioning the Business Advisory Committee

Sponsoring Members of Council: Councillor Sharp and Councillor Spencer

WHEREAS the Business Advisory Committee was established by Council by resolution after considering Notice of Motion C2018-1219, "Business Advisory Committee" on 2018 October 15;

AND WHEREAS the Business Advisory Committee has made significant progress towards its mandate of reducing perceived City of Calgary barriers that interested business parties face in their everyday operations;

AND WHEREAS Administration has indicated that it will continue to undertake work to reduce barriers for business, to consult with the business community, and to report to Council on this work;

NOW THEREFORE BE IT RESOLVED that Council direct Administration to report back to the Business Advisory Committee with a final report and recommendations to disband the Business Advisory Committee and its subcommittees, and to rescind its Terms of Reference, no later than 2024 September 6.

NOTICE OF MOTION CHECKLIST

The checklist is a tool intended to support the sponsor(s) of a Notice of Motion. The items listed below are important considerations when crafting and submitting a Notice of Motion. It is also intended to support other Members of Council, as the same considerations are important when reaching a decision on a Notice of Motion.

The checklist is therefore an opportunity for the sponsor(s) to:

- consider what advice might be helpful to them in formulating their proposal; and
- share key points about the advice received with their Council colleagues, to inform their deliberations.

This document is recommended to be provided to City Clerks alongside every Notice of Motion and will become part of the Corporate record. It is at the discretion of the sponsor(s) to decide with whom to consult and what information to include.

Title of the Motion: Transitioning the Business Advisory Committee

There are two classifications of a Notice of Motion (Check the one that applies):

Regular

Urgent (Include details in Urgency Rationale box below)

Is this Notice of Motion Confidential? (Include details in Procedural box below)

Financial and Other Resource Capacity
This Notice of Motion carries no financial implications. Administration has the capacity to complete the requested report.
Legal / Legislative
Council has the authority to establish or disband Council Committees.
Technical Content

N/A
Procedural (Including reasons for confidentiality)
N/A
Other Considerations
Administration was consulted in the drafting of this Notice of Motion.
Urgency Rationale
N/A



Report Number: EC2024-0749

Meeting: Executive Committee

Meeting Date: 2024 June 11

NOTICE OF MOTION

RE: Tax Cancellation for Calgary Housing Corporation (CHC) Owned Properties

Sponsoring Member(s) of Council: Councillor Penner

WHEREAS, property tax exemptions in the Province of Alberta are governed by the Municipal Government Act (MGA) and ancillary regulations;

AND WHEREAS, each Alberta municipality administers property tax exemptions within this legislative framework as part of the process of maintaining the municipality's property assessment roll;

AND WHEREAS, CHC is a wholly owned subsidiary of The City of Calgary;

AND WHEREAS, CHC-owned properties have historically been taxable under the MGA;

AND WHEREAS, in 2017, 2018, 2019, 2020, 2021, 2022, and 2023, Council passed a Notice of Motion to cancel the total municipal property taxes incurred by CHC in those respective years;

AND WHEREAS, recent case law relating to the interpretation and application of Community Organization Property Tax Exemption Regulation (COPTER) established broader eligibility criteria for exemptions to both provincial and municipal property taxes for non-profit housing providers and The City is currently accepting applications to correct 2024 tax status for eligible properties;

AND WHEREAS CHC will be applying for property tax exemptions on CHC-owned properties that were previously considered taxable, but eligibility will not be confirmed until after the 2024 property tax payment deadline;

AND WHEREAS, in 2024, prior to the consideration of its exemption applications, CHC will be levied property taxes of \$2,242,679.79, consisting of municipal property taxes of \$1,453,466.24 and provincial property taxes of \$789,213.55, which CHC will be obligated to pay;

AND WHEREAS, through its authority under section 347 of the MGA, Council can cancel property taxes and penalties for a particular property when it considers it equitable to do so;

AND WHEREAS the Government of Alberta's recently announced Bill 20, proposes amendments to the MGA that may expand full municipal and provincial property tax exemptions to designated affordable housing accommodation beginning in 2025;

NOW THEREFORE, BE IT RESOLVED THAT Council cancel the 2024 municipal and provincial property taxes and related penalties for the specified CHC-owned properties that are not made exempt pursuant to COPTER by November 30, 2024;

Attachments:

1. Specified CHC-Owned Properties
2. Notice of Motion Checklist

NOTICE OF MOTION

NM2023 – XXXXX

RE: 2023 TAX CANCELLATION FOR CALGARY HOUSING COMPANY (CHC) PROPERTIES

ATTACHMENT 1 - SPECIFIED CHC-OWNED PROPERTIES

	Taxes Levied		TOTAL
	Municipal	Provincial	
2024 (estimated)	1,453,466	789,214	2,242,680

Tax Roll Number	Assessment Value	Levy Municipal Portior	Levy Provincial Portion	Account Balance
10190403	15,580,000.00	65,492.09	35,561.35	101,053.44
15163801	11,270,000.00	47,374.57	25,723.78	73,098.35
15165004	10,260,000.00	43,128.94	23,418.45	66,547.39
17000597	6,440,000.00	27,071.18	14,699.30	41,770.48
22159909	8,730,000.00	36,697.43	19,926.23	56,623.66
28011906	675,000.00			
28012102	676,500.00	2,843.74	1,544.11	4,387.85
28031102	4,330,000.00	18,201.59	9,883.23	28,084.82
28062107	686,000.00	2,883.67	1,565.80	4,449.47
28062206	683,000.00	2,871.06	1,558.95	4,430.01
28062305	678,000.00	2,850.04	1,547.54	4,397.58
28064707	675,500.00	2,839.53	1,541.83	4,381.36
28064806	672,000.00	2,824.82	1,533.84	4,358.66
28084507	658,000.00	2,765.97	1,501.89	4,267.86
28084804	694,500.00	2,919.40	1,585.20	4,504.60
28084903	664,500.00	2,793.29	1,516.72	4,310.01
28085306	665,500.00	2,797.50	1,519.00	4,316.50
28085603	652,500.00	2,742.85	1,489.33	4,232.18
28085900	691,000.00	2,904.69	1,577.21	4,481.90
28086007	687,000.00	2,887.87	1,568.08	4,455.95
28091601	681,500.00	2,864.75	1,555.52	4,420.27
28097103	382,500.00	1,607.88	873.06	2,480.94
28112506	683,000.00	2,871.06	1,558.95	4,430.01
28112605	674,000.00	2,833.23	1,538.41	4,371.64
28112704	682,500.00	2,868.96	1,557.81	4,426.77
28112803	679,500.00	2,856.35	1,550.96	4,407.31
28112902	685,000.00	2,879.47	1,563.51	4,442.98
28113009	669,000.00	2,812.21	1,526.99	4,339.20
28163707	383,500.00	1,612.08	875.34	2,487.42
28182806	381,000.00	1,601.57	869.63	2,471.20
28195808	368,000.00	1,546.92	839.96	2,386.88
30219000	685,500.00	2,881.57	1,564.65	4,446.22
30219109	689,500.00	2,898.38	1,573.78	4,472.16
30219406	689,500.00	2,898.38	1,573.78	4,472.16
30220909	669,500.00	2,814.31	1,528.13	4,342.44
30221105	694,500.00	2,919.40	1,585.20	4,504.60
30221402	717,000.00	3,013.98	1,636.55	4,650.53
30221709	695,500.00	2,923.60	1,587.48	4,511.08

30221808	715,000.00	3,005.57	1,631.99	4,637.56
30221907	671,500.00	2,822.72	1,532.70	4,355.42
30222004	707,500.00	2,974.05	1,614.87	4,588.92
45101409	3,370,000.00	14,166.13	7,692.03	21,858.16
45102001	3,740,000.00	15,721.46	8,536.55	24,258.01
46159596	5,900,000.00	24,801.24	13,466.75	38,267.99
48526982	182,000.00	765.06	415.42	1,180.48
48527006	201,500.00	847.03	459.92	
48527022	201,500.00	847.03	459.92	
48527048	201,500.00	847.03	459.92	
48527063	201,500.00	847.03	459.92	
48527089	193,000.00	811.29	440.52	1,251.81
48527105	193,000.00	811.29	440.52	1,251.81
48527121	201,500.00	847.03	459.92	
48527147	201,500.00	847.03	459.92	
48527162	201,500.00	847.03	459.92	
48527188	201,500.00	847.03	459.92	
48527204	182,000.00	765.06	415.42	1,180.48
48527220	193,000.00	811.29	440.52	1,251.81
48527246	201,500.00	847.03	459.92	
48527261	201,500.00	847.03	459.92	
48527287	193,000.00	811.29	440.52	1,251.81
48527303	182,000.00	765.06	415.42	1,180.48
48527329	190,500.00	800.79	434.82	1,235.61
48527345	190,500.00	800.79	434.82	1,235.61
48527360	190,500.00	800.79	434.82	1,235.61
48527386	190,500.00	800.79	434.82	1,235.61
48527402	182,000.00	765.06	415.42	1,180.48
48527428	184,000.00	773.46	419.98	1,193.44
48527444	203,500.00	855.43	464.49	1,319.92
48527469	203,500.00	855.43	464.49	1,319.92
48527485	203,500.00	855.43	464.49	1,319.92
48527501	203,500.00	855.43	464.49	1,319.92
48527527	195,000.00	819.70	445.09	1,264.79
48527543	195,000.00	819.70	445.09	1,264.79
48527568	203,500.00	855.43	464.49	1,319.92
48527584	203,500.00	855.43	464.49	1,319.92
48527600	195,000.00	819.70	445.09	1,264.79
48527626	193,000.00	811.29	440.52	1,251.81
48527642	201,500.00	847.03	459.92	
48527667	201,500.00	847.03	459.92	
48527683	193,000.00	811.29	440.52	1,251.81
48527709	193,000.00	811.29	440.52	1,251.81
48527725	201,500.00	847.03	459.92	
48527741	201,500.00	847.03	459.92	
48527766	201,500.00	847.03	459.92	
48527782	201,500.00	847.03	459.92	
48527808	195,000.00	819.70	445.09	1,264.79

48527881	201,500.00	847.03	459.92	
48527907	201,500.00	847.03	459.92	
48527964	201,500.00	847.03	459.92	
48527980	201,500.00	847.03	459.92	
52198306	12,270,000.00	51,578.17	28,006.28	79,584.45
55144190	18,680,000.00	78,523.25	42,637.10	121,160.35
57070294	2,200,000.00	9,247.92	5,021.50	14,269.42
66101007	4,700,000.00	19,756.92	10,727.75	30,484.67
67160002	9,730,000.00	40,901.03	22,208.73	63,109.76
68175801	2,800,000.00	11,770.08	6,391.00	18,161.08
71004584	5,650,000.00	23,750.34	12,896.13	36,646.47
72184773	286,500.00	1,204.33	653.94	1,858.27
72184781	286,000.00	1,202.23	652.80	1,855.03
75521625	197,500.00	830.21	450.79	1,281.00
75521641	192,000.00	807.09	438.24	1,245.33
75521666	192,000.00	807.09	438.24	1,245.33
75521682	197,500.00	830.21	450.79	1,281.00
75521708	197,500.00	830.21	450.79	1,281.00
75521724	192,000.00	807.09	438.24	1,245.33
75521740	192,000.00	807.09	438.24	1,245.33
75521765	197,500.00	830.21	450.79	1,281.00
75521781	197,500.00	830.21	450.79	1,281.00
75521807	192,000.00	807.09	438.24	1,245.33
75521823	192,000.00	807.09	438.24	1,245.33
75521849	197,500.00	830.21	450.79	1,281.00
75521864	197,500.00	830.21	450.79	1,281.00
75521880	192,000.00	807.09	438.24	1,245.33
75521906	192,000.00	807.09	438.24	1,245.33
75521922	197,500.00	830.21	450.79	1,281.00
75521948	197,500.00	830.21	450.79	1,281.00
75521963	192,000.00	807.09	438.24	1,245.33
75521989	192,000.00	807.09	438.24	1,245.33
75522003	197,500.00	830.21	450.79	1,281.00
75522029	187,000.00	786.07	426.83	1,212.90
75522045	181,500.00	762.95	414.27	1,177.22
75522060	181,500.00	762.95	414.27	1,177.22
75522086	187,000.00	786.07	426.83	1,212.90
75522102	187,000.00	786.07	426.83	1,212.90
75522128	181,500.00	762.95	414.27	1,177.22
75522144	181,500.00	762.95	414.27	1,177.22
75522169	187,000.00	786.07	426.83	1,212.90
75522185	187,000.00	786.07	426.83	1,212.90
75522201	192,000.00	807.09	438.24	1,245.33
75522227	192,000.00	807.09	438.24	1,245.33
75522243	197,500.00	830.21	450.79	1,281.00
75522268	197,500.00	830.21	450.79	1,281.00
75522284	192,000.00	807.09	438.24	1,245.33
75522300	192,000.00	807.09	438.24	1,245.33

75522326	197,500.00	830.21	450.79	1,281.00
75522342	197,500.00	830.21	450.79	1,281.00
75522367	192,000.00	807.09	438.24	1,245.33
75522383	192,000.00	807.09	438.24	1,245.33
75522409	197,500.00	830.21	450.79	1,281.00
75522425	197,500.00	830.21	450.79	1,281.00
75522441	192,000.00	807.09	438.24	1,245.33
75522466	192,000.00	807.09	438.24	1,245.33
75522482	197,500.00	830.21	450.79	1,281.00
75522508	197,500.00	830.21	450.79	1,281.00
75522524	192,000.00	807.09	438.24	1,245.33
75522540	192,000.00	807.09	438.24	1,245.33
75522565	197,500.00	830.21	450.79	1,281.00
75522581	197,500.00	830.21	450.79	1,281.00
75522607	192,000.00	807.09	438.24	1,245.33
75522623	192,000.00	807.09	438.24	1,245.33
75522649	197,500.00	830.21	450.79	1,281.00
75522664	197,500.00	830.21	450.79	1,281.00
75522680	192,000.00	807.09	438.24	1,245.33
75522706	192,000.00	807.09	438.24	1,245.33
75522722	197,500.00	830.21	450.79	1,281.00
75522748	197,500.00	830.21	450.79	1,281.00
75522763	192,000.00	807.09	438.24	1,245.33
75522789	192,000.00	807.09	438.24	1,245.33
75522805	197,500.00	830.21	450.79	1,281.00
75522821	197,500.00	830.21	450.79	1,281.00
75522847	192,000.00	807.09	438.24	1,245.33
75522862	192,000.00	807.09	438.24	1,245.33
75522888	197,500.00	830.21	450.79	1,281.00
75522904	197,500.00	830.21	450.79	1,281.00
75522920	192,000.00	807.09	438.24	1,245.33
75522946	192,000.00	807.09	438.24	1,245.33
75522961	197,500.00	830.21	450.79	1,281.00
75522987	197,500.00	830.21	450.79	1,281.00
75523001	192,000.00	807.09	438.24	1,245.33
75523027	192,000.00	807.09	438.24	1,245.33
75523043	197,500.00	830.21	450.79	1,281.00
80017908	3,080,000.00	12,947.09	7,030.10	19,977.19
81011785	4,980,000.00	20,933.93	11,366.85	32,300.78
81544082	138,500.00	582.20	316.13	898.33
81544108	138,500.00	582.20	316.13	898.33
81544124	138,500.00	582.20	316.13	898.33
81544140	138,500.00	582.20	316.13	898.33
81544165	138,500.00	582.20	316.13	898.33
81544181	143,500.00	603.22	327.54	930.76
81544207	143,500.00	603.22	327.54	930.76
81544223	143,500.00	603.22	327.54	930.76
81544249	197,000.00	828.11	449.65	1,277.76

81544264	143,500.00	603.22	327.54	930.76
81544280	143,500.00	603.22	327.54	930.76
81544306	206,000.00	865.94	470.20	1,336.14
81544322	143,500.00	603.22	327.54	930.76
81544348	143,500.00	603.22	327.54	930.76
81544363	200,500.00	842.82	457.64	1,300.46
81544389	143,500.00	603.22	327.54	930.76
81544405	143,500.00	603.22	327.54	930.76
81544421	143,500.00	603.22	327.54	930.76
81544447	145,000.00	609.52	330.96	940.48
81544462	145,000.00	609.52	330.96	940.48
81544488	145,000.00	609.52	330.96	940.48
81544504	199,500.00	838.62	455.36	1,293.98
81544520	145,000.00	609.52	330.96	940.48
81544546	145,000.00	609.52	330.96	940.48
81544561	212,000.00	891.16	483.89	1,375.05
81544587	145,000.00	609.52	330.96	940.48
81544603	145,000.00	609.52	330.96	940.48
81544629	203,000.00	853.33	463.35	1,316.68
81544645	145,000.00	609.52	330.96	940.48
81544660	145,000.00	609.52	330.96	940.48
81544686	145,000.00	609.52	330.96	940.48
81544702	155,500.00	653.66	354.93	1,008.59
81544728	146,000.00	613.73	333.25	946.98
81544744	155,500.00	653.66	354.93	1,008.59
81544769	202,000.00	849.13	461.07	1,310.20
81544785	155,500.00	653.66	354.93	1,008.59
81544801	146,000.00	613.73	333.25	946.98
81544827	220,500.00	926.89	503.29	1,430.18
81544843	146,000.00	613.73	333.25	946.98
81544868	155,500.00	653.66	354.93	1,008.59
81544884	205,500.00	863.84	469.05	1,332.89
81544900	155,500.00	653.66	354.93	1,008.59
81544926	146,000.00	613.73	333.25	946.98
81544942	146,000.00	613.73	333.25	946.98
81544967	157,000.00	659.97	358.35	1,018.32
81544983	147,500.00	620.03	336.67	956.70
81545006	157,000.00	659.97	358.35	1,018.32
81545022	204,000.00	857.53	465.63	1,323.16
81545048	157,000.00	659.97	358.35	1,018.32
81545063	147,500.00	620.03	336.67	956.70
81545089	226,500.00	952.12	516.99	1,469.11
81545105	147,500.00	620.03	336.67	956.70
81545121	157,000.00	659.97	358.35	1,018.32
81545147	208,000.00	874.35	474.76	1,349.11
81545162	157,000.00	659.97	358.35	1,018.32
81545188	147,500.00	620.03	336.67	956.70
81545204	147,500.00	620.03	336.67	956.70

81545220	158,500.00	666.27	361.78	1,028.05
81545246	149,000.00	626.34	340.09	966.43
81545261	158,500.00	666.27	361.78	1,028.05
81545287	206,500.00	868.04	471.34	1,339.38
81545303	158,500.00	666.27	361.78	1,028.05
81545345	225,500.00	947.91	514.70	1,462.61
81545386	158,500.00	666.27	361.78	1,028.05
81545402	210,500.00	884.86	480.47	1,365.33
81545428	158,500.00	666.27	361.78	1,028.05
81545444	149,000.00	626.34	340.09	966.43
81545469	149,000.00	626.34	340.09	966.43
87506762	198,500.00	834.41	453.08	1,287.49
87506788	320,000.00	1,345.15	730.40	2,075.55
87506804	192,500.00	809.19	439.38	1,248.57
87506820	314,000.00	1,319.93	716.71	2,036.64
87506846	192,500.00	809.19	439.38	1,248.57
87506861	314,000.00	1,319.93	716.71	2,036.64
87506887	192,500.00	809.19	439.38	1,248.57
87506903	314,000.00	1,319.93	716.71	2,036.64
87506929	192,500.00	809.19	439.38	1,248.57
87506945	314,000.00	1,319.93	716.71	2,036.64
87506960	192,500.00	809.19	439.38	1,248.57
87506986	314,000.00	1,319.93	716.71	2,036.64
87507000	198,000.00	832.31	451.94	1,284.25
87507026	321,000.00	1,349.36	732.68	2,082.04
87507042	198,000.00	832.31	451.94	1,284.25
87507067	321,000.00	1,349.36	732.68	2,082.04
87507083	192,500.00	809.19	439.38	1,248.57
87507109	314,000.00	1,319.93	716.71	2,036.64
87507125	192,500.00	809.19	439.38	1,248.57
87507141	314,000.00	1,319.93	716.71	2,036.64
87507166	192,500.00	809.19	439.38	1,248.57
87507182	314,000.00	1,319.93	716.71	2,036.64
87507208	192,500.00	809.19	439.38	1,248.57
87507224	314,000.00	1,319.93	716.71	2,036.64
87507240	198,500.00	834.41	453.08	1,287.49
87507265	320,000.00	1,345.15	730.40	2,075.55
87507281	187,500.00	788.18	427.97	1,216.15
87507307	308,000.00	1,294.71	703.01	1,997.72
87507323	182,000.00	765.06	415.42	1,180.48
87507349	301,000.00	1,265.28	687.03	1,952.31
87507364	187,500.00	788.18	427.97	1,216.15
87507380	308,000.00	1,294.71	703.01	1,997.72
87507406	188,000.00	790.28	429.11	1,219.39
87507422	307,000.00	1,290.51	700.73	1,991.24
87507448	182,000.00	765.06	415.42	1,180.48
87507463	301,000.00	1,265.28	687.03	1,952.31
87507489	182,000.00	765.06	415.42	1,180.48

87507505	301,000.00	1,265.28	687.03	1,952.31
87507521	182,000.00	765.06	415.42	1,180.48
87507547	301,000.00	1,265.28	687.03	1,952.31
87507562	182,000.00	765.06	415.42	1,180.48
87507588	301,000.00	1,265.28	687.03	1,952.31
87507604	182,000.00	765.06	415.42	1,180.48
87507620	301,000.00	1,265.28	687.03	1,952.31
87507646	187,500.00	788.18	427.97	1,216.15
87507661	308,000.00	1,294.71	703.01	1,997.72
87507687	182,000.00	765.06	415.42	1,180.48
87507703	301,000.00	1,265.28	687.03	1,952.31
87507729	182,000.00	765.06	415.42	1,180.48
87507745	301,000.00	1,265.28	687.03	1,952.31
87507760	182,000.00	765.06	415.42	1,180.48
87507786	301,000.00	1,265.28	687.03	1,952.31
87507802	182,000.00	765.06	415.42	1,180.48
87507828	301,000.00	1,265.28	687.03	1,952.31
87507844	182,000.00	765.06	415.42	1,180.48
87507869	301,000.00	1,265.28	687.03	1,952.31
87507885	188,000.00	790.28	429.11	1,219.39
87507901	307,000.00	1,290.51	700.73	1,991.24
87507927	176,500.00	741.94	402.86	1,144.80
87507943	296,000.00	1,244.27	675.62	1,919.89
87507968	173,000.00	727.22	394.87	1,122.09
87507984	290,000.00	1,219.04	661.93	1,880.97
87508008	173,000.00	727.22	394.87	1,122.09
87508024	290,000.00	1,219.04	661.93	1,880.97
87508040	173,000.00	727.22	394.87	1,122.09
87508065	290,000.00	1,219.04	661.93	1,880.97
87508081	173,000.00	727.22	394.87	1,122.09
87508107	290,000.00	1,219.04	661.93	1,880.97
87508123	173,000.00	727.22	394.87	1,122.09
87508149	290,000.00	1,219.04	661.93	1,880.97
87508164	178,500.00	750.34	407.43	1,157.77
87508180	297,000.00	1,248.47	677.90	1,926.37
87508206	178,500.00	750.34	407.43	1,157.77
87508222	297,000.00	1,248.47	677.90	1,926.37
87508248	173,000.00	727.22	394.87	1,122.09
87508263	290,000.00	1,219.04	661.93	1,880.97
87508289	173,000.00	727.22	394.87	1,122.09
87508305	290,000.00	1,219.04	661.93	1,880.97
87508321	173,000.00	727.22	394.87	1,122.09
87508347	290,000.00	1,219.04	661.93	1,880.97
87508362	173,000.00	727.22	394.87	1,122.09
87508388	290,000.00	1,219.04	661.93	1,880.97
87508404	173,000.00	727.22	394.87	1,122.09
87508420	290,000.00	1,219.04	661.93	1,880.97
87508446	173,000.00	727.22	394.87	1,122.09

87508461	290,000.00	1,219.04	661.93	1,880.97
87508487	180,000.00	756.65	410.85	1,167.50
87508503	296,000.00	1,244.27	675.62	1,919.89
87508529	176,500.00	741.94	402.86	1,144.80
87508545	296,000.00	1,244.27	675.62	1,919.89
87508560	173,000.00	727.22	394.87	1,122.09
87508586	290,000.00	1,219.04	661.93	1,880.97
87508602	173,000.00	727.22	394.87	1,122.09
87508628	290,000.00	1,219.04	661.93	1,880.97
87508644	173,000.00	727.22	394.87	1,122.09
87508669	290,000.00	1,219.04	661.93	1,880.97
87508685	173,000.00	727.22	394.87	1,122.09
87508701	290,000.00	1,219.04	661.93	1,880.97
87508743	290,000.00	1,219.04	661.93	1,880.97
87508768	290,000.00	1,219.04	661.93	1,880.97
87508784	297,000.00	1,248.47	677.90	1,926.37
87508826	297,000.00	1,248.47	677.90	1,926.37
87508842	290,000.00	1,219.04	661.93	1,880.97
87508867	290,000.00	1,219.04	661.93	1,880.97
87508883	173,000.00	727.22	394.87	1,122.09
87508909	290,000.00	1,219.04	661.93	1,880.97
87508925	173,000.00	727.22	394.87	1,122.09
87508941	290,000.00	1,219.04	661.93	1,880.97
87508966	179,500.00	754.55	409.71	1,164.26
87508982	296,000.00	1,244.27	675.62	1,919.89
94024502	6,190,000.00	26,020.28	14,128.68	40,148.96
94033909	307,500.00	1,292.61	701.87	1,994.48
94034006	290,000.00	1,219.04	661.93	1,880.97
94034105	290,500.00	1,221.15	663.07	1,884.22
94034204	289,500.00	1,216.94	660.78	1,877.72
94034303	290,500.00	1,221.15	663.07	1,884.22
94034402	324,500.00	1,364.07	740.67	2,104.74
94034501	306,500.00	1,288.40	699.59	1,987.99
94034600	290,000.00	1,219.04	661.93	1,880.97
94034709	290,500.00	1,221.15	663.07	1,884.22
94034808	289,500.00	1,216.94	660.78	1,877.72
94034907	290,000.00	1,219.04	661.93	1,880.97
94035003	306,500.00	1,288.40	699.59	1,987.99
94035102	307,000.00	1,290.51	700.73	1,991.24
94035201	290,000.00	1,219.04	661.93	1,880.97
94035300	289,500.00	1,216.94	660.78	1,877.72
94035409	290,500.00	1,221.15	663.07	1,884.22
94035508	290,000.00	1,219.04	661.93	1,880.97
94035607	309,500.00	1,301.01	706.43	2,007.44
94035706	306,000.00	1,286.30	698.45	1,984.75
94035805	290,000.00	1,219.04	661.93	1,880.97
94035904	289,500.00	1,216.94	660.78	1,877.72
94036001	290,500.00	1,221.15	663.07	1,884.22

94036100	290,000.00	1,219.04	661.93	1,880.97
94036209	306,000.00	1,286.30	698.45	1,984.75
94036308	302,000.00	1,269.49	689.32	1,958.81
94036407	290,500.00	1,221.15	663.07	1,884.22
94036506	289,500.00	1,216.94	660.78	1,877.72
94036605	290,500.00	1,221.15	663.07	1,884.22
94036704	290,000.00	1,219.04	661.93	1,880.97
94036803	308,000.00	1,294.71	703.01	1,997.72
101504140	148,000.00	622.13	337.81	959.94
101504165	144,000.00	605.32	328.68	934.00
101504181	118,000.00	496.02	269.34	765.36
101504207	118,000.00	496.02	269.34	765.36
101504223	118,000.00	496.02	269.34	765.36
101504249	118,000.00	496.02	269.34	765.36
101504264	118,000.00	496.02	269.34	765.36
101504306	118,000.00	496.02	269.34	765.36
101504322	152,500.00	641.05	348.08	989.13
101504348	146,000.00	613.73	333.25	946.98
101504363	119,000.00	500.23	271.62	771.85
101504389	119,000.00	500.23	271.62	771.85
101504405	119,000.00	500.23	271.62	771.85
101504421	119,000.00	500.23	271.62	771.85
101504447	119,000.00	500.23	271.62	771.85
101504488	119,000.00	500.23	271.62	771.85
101504504	152,500.00	641.05	348.08	989.13
101504520	148,000.00	622.13	337.81	959.94
101504546	120,500.00	506.53	275.04	781.57
101504561	120,500.00	506.53	275.04	781.57
101504587	120,500.00	506.53	275.04	781.57
101504603	120,500.00	506.53	275.04	781.57
101504629	120,500.00	506.53	275.04	781.57
101504660	120,500.00	506.53	275.04	781.57
101504686	156,500.00	657.86	357.21	1,015.07
101504702	150,000.00	630.54	342.38	972.92
101504728	122,000.00	512.84	278.47	791.31
101504744	122,000.00	512.84	278.47	791.31
101504769	122,000.00	512.84	278.47	791.31
101504785	122,000.00	512.84	278.47	791.31
101504801	122,000.00	512.84	278.47	791.31
101504843	122,000.00	512.84	278.47	791.31
101504868	156,500.00	657.86	357.21	1,015.07
101504884	151,500.00	636.85	345.80	982.65
101504900	123,500.00	519.14	281.89	801.03
101504926	123,500.00	519.14	281.89	801.03
101504942	123,500.00	519.14	281.89	801.03
101504967	123,500.00	519.14	281.89	801.03
101504983	123,500.00	519.14	281.89	801.03
101505022	123,500.00	519.14	281.89	801.03

101505048	161,000.00	676.78	367.48	1,044.26
101505063	153,500.00	645.25	350.36	995.61
101505089	124,500.00	523.35	284.17	807.52
101505105	124,500.00	523.35	284.17	807.52
101505121	124,500.00	523.35	284.17	807.52
101505147	124,500.00	523.35	284.17	807.52
101505162	124,500.00	523.35	284.17	807.52
101505204	124,500.00	523.35	284.17	807.52
101505220	161,000.00	676.78	367.48	1,044.26
101505246	155,500.00	653.66	354.93	1,008.59
101505261	126,000.00	529.65	287.60	817.25
101505287	126,000.00	529.65	287.60	817.25
101505303	126,000.00	529.65	287.60	817.25
101505329	126,000.00	529.65	287.60	817.25
101505345	126,000.00	529.65	287.60	817.25
101505386	126,000.00	529.65	287.60	817.25
101505402	165,000.00	693.59	376.61	1,070.20
101505428	157,500.00	662.07	359.49	1,021.56
101505444	127,500.00	535.96	291.02	826.98
101505469	127,500.00	535.96	291.02	826.98
101505485	127,500.00	535.96	291.02	826.98
101505501	127,500.00	535.96	291.02	826.98
101505527	127,500.00	535.96	291.02	826.98
101505568	127,500.00	535.96	291.02	826.98
101505584	165,000.00	693.59	376.61	1,070.20
101505600	159,500.00	670.47	364.06	1,034.53
101505626	128,500.00	540.16	293.30	833.46
101505642	128,500.00	540.16	293.30	833.46
101505667	128,500.00	540.16	293.30	833.46
101505683	128,500.00	540.16	293.30	833.46
101505709	128,500.00	540.16	293.30	833.46
101505741	128,500.00	540.16	293.30	833.46
101505766	169,500.00	712.51	386.88	1,099.39
101505782	161,500.00	678.88	368.62	1,047.50
101505808	130,000.00	546.47	296.73	843.20
101505824	130,000.00	546.47	296.73	843.20
101505840	130,000.00	546.47	296.73	843.20
101505865	130,000.00	546.47	296.73	843.20
101505881	130,000.00	546.47	296.73	843.20
101505923	130,000.00	546.47	296.73	843.20
101505949	169,500.00	712.51	386.88	1,099.39
101505964	163,500.00	687.29	373.19	1,060.48
101505980	131,500.00	552.77	300.15	852.92
101506004	131,500.00	552.77	300.15	852.92
101506020	131,500.00	552.77	300.15	852.92
101506046	131,500.00	552.77	300.15	852.92
101506061	131,500.00	552.77	300.15	852.92
101506103	131,500.00	552.77	300.15	852.92

101506129	173,500.00	729.32	396.01	1,125.33
101506145	165,500.00	695.70	377.75	1,073.45
101506160	133,000.00	559.08	303.57	862.65
101506186	133,000.00	559.08	303.57	862.65
101506202	133,000.00	559.08	303.57	862.65
101506228	133,000.00	559.08	303.57	862.65
101506244	133,000.00	559.08	303.57	862.65
101506285	133,000.00	559.08	303.57	862.65
101506301	173,500.00	729.32	396.01	1,125.33
101506327	167,500.00	704.10	382.32	1,086.42
101506343	134,000.00	563.28	305.86	869.14
101506368	134,000.00	563.28	305.86	869.14
101506384	134,000.00	563.28	305.86	869.14
101506400	134,000.00	563.28	305.86	869.14
101506426	134,000.00	563.28	305.86	869.14
101506467	134,000.00	563.28	305.86	869.14
127130003	581,500.00	2,444.39	1,327.27	3,771.66
127135309	584,000.00	2,454.90	1,332.98	3,787.88
127141208	582,500.00	2,448.60	1,329.56	3,778.16
127158905	8,340,000.00	35,058.02	19,036.05	54,094.07
127187409	315,500.00	1,326.24	720.13	2,046.37
127187508	343,500.00	1,443.94	784.04	2,227.98
127187607	347,000.00	1,458.65	792.03	2,250.68
127187706	351,500.00	1,477.57	802.30	2,279.87
127197200	339,000.00	1,425.02	773.77	2,198.79
127197309	338,500.00	1,422.92	772.63	2,195.55
127197606	335,500.00	1,410.31	765.78	2,176.09
127197705	340,000.00	1,429.22	776.05	2,205.27
127208502	320,000.00	1,345.15	730.40	2,075.55
127208601	320,000.00	1,345.15	730.40	2,075.55
127208908	323,000.00	1,357.76	737.25	2,095.01
127209005	321,500.00	1,351.46	733.82	2,085.28
127209104	323,000.00	1,357.76	737.25	2,095.01
127209203	324,500.00	1,364.07	740.67	2,104.74
150130805	597,000.00	2,509.55	1,362.65	3,872.20
150130904	644,500.00	2,709.22	1,471.07	4,180.29
150131001	599,500.00	2,520.06	1,368.36	3,888.42
150131100	647,500.00	2,721.83	1,477.92	4,199.75
150131209	616,000.00	2,589.42	1,406.02	3,995.44
150131308	598,500.00	2,515.85	1,366.08	3,881.93
150131407	597,000.00	2,509.55	1,362.65	3,872.20
150131506	598,500.00	2,515.85	1,366.08	3,881.93
150131605	595,000.00	2,501.14	1,358.09	3,859.23
150131704	601,000.00	2,526.36	1,371.78	3,898.14
150131803	596,500.00	2,507.45	1,361.51	3,868.96
150131902	643,000.00	2,702.91	1,467.65	4,170.56
150132009	595,500.00	2,503.24	1,359.23	3,862.47
150132108	614,000.00	2,581.01	1,401.46	3,982.47

150134500	572,000.00	2,404.46	1,305.59	3,710.05
150134609	612,500.00	2,574.71	1,398.03	3,972.74
150134708	619,000.00	2,602.03	1,412.87	4,014.90
150164408	4,090,000.00	17,192.72	9,335.43	26,528.15
150164606	10,080,000.00	42,372.29	23,007.60	65,379.89
157511841	224,500.00	943.71	512.42	1,456.13
157511866	218,500.00	918.49	498.73	1,417.22
157511882	218,500.00	918.49	498.73	1,417.22
157511908	218,500.00	918.49	498.73	1,417.22
157511924	218,500.00	918.49	498.73	1,417.22
157511940	224,500.00	943.71	512.42	1,456.13
157511965	224,500.00	943.71	512.42	1,456.13
157511981	218,500.00	918.49	498.73	1,417.22
157512005	218,500.00	918.49	498.73	1,417.22
157512021	218,500.00	918.49	498.73	1,417.22
157512047	218,500.00	918.49	498.73	1,417.22
157512062	224,500.00	943.71	512.42	1,456.13
157512088	224,500.00	943.71	512.42	1,456.13
157512104	218,500.00	918.49	498.73	1,417.22
157512120	218,500.00	918.49	498.73	1,417.22
157512146	218,500.00	918.49	498.73	1,417.22
157512161	218,500.00	918.49	498.73	1,417.22
157512187	224,500.00	943.71	512.42	1,456.13
157512203	224,500.00	943.71	512.42	1,456.13
157512229	218,500.00	918.49	498.73	1,417.22
157512245	218,500.00	918.49	498.73	1,417.22
157512260	224,500.00	943.71	512.42	1,456.13
157512286	224,500.00	943.71	512.42	1,456.13
157512302	218,500.00	918.49	498.73	1,417.22
157512328	218,500.00	918.49	498.73	1,417.22
157512344	224,500.00	943.71	512.42	1,456.13
157512369	218,500.00	918.49	498.73	1,417.22
157512385	218,500.00	918.49	498.73	1,417.22
157512401	224,500.00	943.71	512.42	1,456.13
157512427	224,500.00	943.71	512.42	1,456.13
157512443	218,500.00	918.49	498.73	1,417.22
157512468	218,500.00	918.49	498.73	1,417.22
157512484	224,500.00	943.71	512.42	1,456.13
157512500	224,500.00	943.71	512.42	1,456.13
157512526	218,500.00	918.49	498.73	1,417.22
157512542	218,500.00	918.49	498.73	1,417.22
157512567	224,500.00	943.71	512.42	1,456.13
157512583	224,500.00	943.71	512.42	1,456.13
157512609	218,500.00	918.49	498.73	1,417.22
157512625	218,500.00	918.49	498.73	1,417.22
157512641	218,500.00	918.49	498.73	1,417.22
157512666	218,500.00	918.49	498.73	1,417.22
157512682	224,500.00	943.71	512.42	1,456.13

157512708	224,500.00	943.71	512.42	1,456.13
157512724	218,500.00	918.49	498.73	1,417.22
157512740	218,500.00	918.49	498.73	1,417.22
157512765	218,500.00	918.49	498.73	1,417.22
157512781	218,500.00	918.49	498.73	1,417.22
157512807	224,500.00	943.71	512.42	1,456.13
157512823	224,500.00	943.71	512.42	1,456.13
157512849	218,500.00	918.49	498.73	1,417.22
157512864	218,500.00	918.49	498.73	1,417.22
157512880	224,500.00	943.71	512.42	1,456.13
180065302	724,500.00	3,045.51	1,653.67	4,699.18
180101503	720,500.00	3,028.69	1,644.54	4,673.23
180106700	13,710,000.00	57,631.36	31,293.08	88,924.44
180112203	725,000.00	3,047.61	1,654.81	4,702.42
180113805	721,000.00	3,030.80	1,645.68	4,676.48
180126302	725,000.00	3,047.61	1,654.81	4,702.42
560168403	359,500.00	1,511.19	820.56	2,331.75
579021601	11,180,000.00	46,996.25	25,518.35	72,514.60
754500007	238,000.00	1,000.46	543.24	1,548.70
754500023	221,000.00	929.00	504.43	1,438.43
754500049	221,000.00	929.00	504.43	1,438.43
754500064	221,000.00	929.00	504.43	1,438.43
754500080	221,000.00	929.00	504.43	1,438.43
754500106	238,000.00	1,000.46	543.24	1,548.70
754500122	238,000.00	1,000.46	543.24	1,548.70
754500148	221,000.00	929.00	504.43	1,438.43
754500163	221,000.00	929.00	504.43	1,438.43
754500189	221,000.00	929.00	504.43	1,438.43
754500247	221,000.00	929.00	504.43	1,438.43
754500262	221,000.00	929.00	504.43	1,438.43
754500288	221,000.00	929.00	504.43	1,438.43
754500304	221,000.00	929.00	504.43	1,438.43
754500320	221,000.00	929.00	504.43	1,438.43
754500346	238,000.00	1,000.46	543.24	1,548.70
754500361	241,000.00	1,013.07	550.08	1,568.15
754500460	224,000.00	941.61	511.28	1,457.89
754500486	241,000.00	1,013.07	550.08	1,568.15
754500502	238,000.00	1,000.46	543.24	1,548.70
754500528	221,000.00	929.00	504.43	1,438.43
754500544	221,000.00	929.00	504.43	1,438.43
754500569	221,000.00	929.00	504.43	1,438.43
754500585	226,000.00	950.01	515.85	1,470.86
754500601	238,000.00	1,000.46	543.24	1,548.70
754500627	221,000.00	929.00	504.43	1,438.43
754500643	221,000.00	929.00	504.43	1,438.43
754500668	221,000.00	929.00	504.43	1,438.43
754500684	221,000.00	929.00	504.43	1,438.43
754500700	229,000.00	962.62	522.69	1,490.31

754500726	229,000.00	962.62	522.69	1,490.31
754500742	221,000.00	929.00	504.43	1,438.43
754500767	221,000.00	929.00	504.43	1,438.43
754500783	238,000.00	1,000.46	543.24	1,548.70
754500809	226,500.00	952.12	516.99	1,474.11
754500825	209,500.00	880.65	478.18	1,363.83
754500841	209,500.00	880.65	478.18	1,363.83
754500866	209,500.00	880.65	478.18	1,363.83
754500882	215,000.00	903.77	490.74	1,399.51
754500908	215,000.00	903.77	490.74	1,399.51
754500924	209,500.00	880.65	478.18	1,363.83
754500940	209,500.00	880.65	478.18	1,363.83
754500965	209,500.00	880.65	478.18	1,363.83
754500981	209,500.00	880.65	478.18	1,363.83
754501005	226,500.00	952.12	516.99	1,474.11
754501021	238,000.00	1,000.46	543.24	1,548.70
754501047	221,000.00	929.00	504.43	1,438.43
754501062	221,000.00	929.00	504.43	1,438.43
754501088	221,000.00	929.00	504.43	1,438.43
754501104	221,000.00	929.00	504.43	1,438.43
754501120	215,000.00	903.77	490.74	1,399.51
150130706	616,000.00	2,589.42	1,406.02	3,995.44
81545329	149,000.00	626.34	340.09	966.43
81545360	149,000.00	626.34	340.09	966.43
754500387	224,000.00	941.61	511.28	1,457.89
754500403	224,000.00	941.61	511.28	1,457.89
754500429	224,000.00	941.61	511.28	1,457.89
754500445	224,000.00	941.61	511.28	1,457.89
202898011	6,600,000.00	27,743.76	15,064.50	42,808.26

Grand Total

Notice of Motion Checklist

The checklist is a tool intended to support the sponsor(s) of a Notice of Motion. The items listed below are important considerations when crafting and submitting a Notice of Motion. It is also intended to support other Members of Council, as the same considerations are important when reaching a decision on a Notice of Motion.

The checklist is therefore an opportunity for the sponsor(s) to:

- Consider what advice might be helpful to them in formulating their proposal; and
- Share key points about the advice received with their council colleagues, to inform their deliberations.

This document is recommended to be provided to City Clerks alongside every Notice of Motion and will become part of the Corporate record. It is at the discretion of the sponsor(s) to decide with whom to consult and what information to include.

Title of the Motion: 2024 CHC Tax Cancellation

There are two classifications of a Notice of Motion (Check the one that applies):

Regular

Urgent (Include details in Urgency Rationale box below)

Is this Notice of Motion Confidential? (Include details in procedural box below)

Financial and Other Resource Capacity
Administration aware and cancellation has been accounted for.
Legal/Legislative
Procedural notice of motion for tax cancellation.

Technical Content
Procedural (Include reasons for confidentiality)
Other Considerations
Annual notice of motion.
Urgency Rationale



Report Number: EC2024-0746

Meeting: Executive Committee

Meeting Date: 2024 June 11

NOTICE OF MOTION

RE: 2024 SILVERA TAX EXEMPTION

Sponsoring Member(s) of Council: Councillor Wong

WHEREAS property tax exemptions in the Province of Alberta are governed by the *Municipal Government Act* (MGA) and ancillary regulations;

AND WHEREAS each Alberta municipality administers property tax exemptions in its jurisdiction within this legislative framework as part of the process of maintaining the municipality's property assessment roll;

AND WHEREAS to qualify for property tax exemption for seniors housing under MGA section 362(1)(m)(ii) there is a requirement that there be actual operational use of the property for the exempt purpose, and not an intended use such as a construction stage towards future operations;

AND WHEREAS Silvera for Seniors (Silvera) owns the property with the address of 2000 5000 50 AV SW (the Property) which was in 2023 included as part of a property exempt from taxation under MGA section 362(1)(m)(ii), pursuant to Silvera's plan to use the property as a seniors lodge site;

AND WHEREAS Silvera's use and operation of the Property ceased in 2014 when the Glamorgan building was demolished for Silvera's construction of the new Glamorgan Seniors Affordable Campus;

AND WHEREAS Silvera's intent is to construct a Municipal Lodge on the Property that once operational will be eligible for exemption under MGA section 362(1)(m)(ii), pursuant to Silvera's use of the properties as seniors' lodge accommodation as defined by the *Alberta Housing Act*;

AND WHEREAS the Property will not be in the planning and/or constructing stages throughout 2024 and thus is not eligible for a 2024 property tax exemption because the use requirement in MGA section 362(1)(m)(ii) is not being met;

AND WHEREAS the Property is not yet eligible for the City of Calgary's Non-Profit Tax Mitigation Program as the construction will not be completed within the program's required four year time frame;

AND WHEREAS Silvera is a designated a "management body" under the *Alberta Housing Act*, operates in Calgary, and provides Lodge housing under a Ministerial Order under the Ministry of Seniors and Housing, signed by both Silvera and The City of Calgary wherein The City may be requisitioned by Silvera for annual operating and capital deficits for the provision of Lodge Program and amounts necessary to establish or continue a reserve related to Lodge program;

AND WHEREAS The City has allocated operating and capital funding to Silvera through the One Calgary budget process from 2023 to 2026 for the Municipal Lodge Program in lieu of the requisition;

AND WHEREAS Silvera's liability for the municipal portion of the property taxes for the Property was cancelled by Council through a Notice of Motion in 2023;

AND WHEREAS Silvera will be levied property taxes for 2024 totalling \$17,577.34 for The Properties including \$11,391.76 in municipal property taxes and \$6,185.58 in provincial property taxes;

AND WHEREAS through its authority under section 347 of the MGA, Council can cancel property taxes for a particular property when it considers equitable to do so;

NOW THEREFORE BE IT RESOLVED THAT

- the 2024 Municipal portion of the property taxes for roll number 202762597 be cancelled for all of 2024 in the amounts of \$11,391.76.

AND FURTHER BE IT RESOLVED THAT

- The City of Calgary request the Mayor to write a letter to the Ministers of Education and Municipal Affairs requesting that The Province cancel the Provincial requisition portion of the property taxes on The Property for the 2024 tax year.

Attachment:

1. Notice of Motion Checklist

NOTICE OF MOTION CHECKLIST

The checklist is a tool intended to support the sponsor(s) of a Notice of Motion. The items listed below are important considerations when crafting and submitting a Notice of Motion. It is also intended to support other Members of Council, as the same considerations are important when reaching a decision on a Notice of Motion.

The checklist is therefore an opportunity for the sponsor(s) to:

- consider what advice might be helpful to them in formulating their proposal; and
- share key points about the advice received with their Council colleagues, to inform their deliberations.

This document is recommended to be provided to City Clerks alongside every Notice of Motion and will become part of the Corporate record. It is at the discretion of the sponsor(s) to decide with whom to consult and what information to include.

Title of the Motion:

There are two classifications of a Notice of Motion (Check the one that applies):

Regular



Urgent (Include details in Urgency Rationale box below)

NO

Is this Notice of Motion Confidential? (Include details in Procedural box below)

Financial and Other Resource Capacity
Consulted with CFO Male and Director Assessment/Tax Edwin Lee. 2024 Municipal Tax Levy Exemption - \$11,391.76 and request for Province of Alberta to cancel all of the 2024 provincial portion of the property taxes of \$6,185.58.
Legal / Legislative
Consulted with Lawyer 3 Shawn Swinn, no concerns.
Technical Content
NA

Procedural (Including reasons for confidentiality)
Other Considerations
Urgency Rationale
Notice of Motion delayed due to technical issues in transmission to Councillor's Office. Must be authorized by Council before the 2024 Property Tax due date.

Transportation Response to
Regular Meeting of Council
2024 June 18

ISC: UNRESTRICTED
C2024-0532

Mobility Operations and Safety Improvements Near Schools

Question

School areas continue to be an area of concern for Calgarians. Ward offices, Mobility, Calgary Police Service (CPS) and school boards receive regular correspondence about safety concerns that are typically related to interactions between vehicles and pedestrians, and speeding. Improvements to the road environment such as signage, road markings, lighting, traffic control (crosswalks, pedestrian activated Rectangular Rapid Flashing Beacons (RRFBs), all way stop signs), and physical features like curb extensions are often requested by the public.

Could administration report back through a briefing note on:

1. The estimated total costs to improve all intersections adjacent to schools to the highest standards as laid out in City documentation
2. The safety performance around schools
3. The data around 311 requests for mobility improvements and/or monitoring near schools
4. Any other data or recommendations Administration has with respect to school area operations and safety

Safety Performance Around Schools

Police reported collisions within 30 metres of a school parcel were reviewed and summarized in the below table for each school type. The findings indicate that although elementary schools see the highest number of incidents, this category does include the largest number of schools. Elementary schools are seeing fewer collisions per school compared to higher grades. This may be related to a combination of factors such as often smaller school size and lower volume neighbourhood location, but also increased enforcement efforts and higher use of safety countermeasures. For example, 98% of “elementary” schools have 30 km/h playground zones, and 24% have temporary traffic calming curb treatments, the highest levels among all school type categories.

School Type	Total Pedestrian/Cyclist Collisions (2016-2024)	Number of Schools	Pedestrian/Cyclist Involved Collisions per School (2016-2024)	Pedestrian/Cyclist Involved Collisions per Year
Elementary	270	221	1.2	0.1
Elementary/Junior High	171	115	1.5	0.2
Elementary/Junior High/Senior High	54	46	1.2	0.1
Junior High	62	18	3.4	0.4
Junior High/Senior High	13	13	1.0	0.1
Senior High	171	44	3.9	0.5

It should be noted that annualized average ped/cyclist collisions in Calgary total 597, 39 of which occur in playground zones.

Speed data is frequently used to evaluate specific locations and prioritize deployment of traffic safety programs. In addition, we are in the process of developing a high injury network map that considers injury risk to users based on speeds and road type. This information will be available by the end of 2024 and will serve as another data source in prioritization of our work plans.

School Related 311 Service Requests (SRs)

A search of our 311 Service Requests was undertaken to confirm the number of requests received annually. The search focused on keyword search of related SR types. As shown in the below table, 311 SRs have increased significantly in 2023 and are trending similarly in the current year. This is likely related to the changes with Corporate Realignment, such as reassignment of responsibility and rerouting of 311 SRs for traffic calming requests and other programs/initiatives.

Year	Total - Safety & Education SRs	School Related SRs	Percent of Total
2021	297	59	20%
2022	267	53	20%
2023	758	143	19%
2024 (Up to April)	230	58	25%

It should be noted that additional and duplicate requests are received by Calgary Police Service and school boards.

Parking Safety School Patrol Requests

Calgarians report parking infractions around schools by calling the Calgary Parking Contact Centre and are therefore not captured under 311 SR report above. As you can see in the table below, Calgary Parking received 31% less calls this year, indicating increased parking safety awareness and compliance around schools. We attribute this increased awareness to our pro-active communications. While we saw a significant reduction in school patrol requests by 31% YOY up to April, there was an even greater reduction in calls during the paid campaign period (60% YOY).

School Year	School Patrol Requests
2022-2023 Total	513
2022-2023 (Up to April)	496
2023-2024 (Up to April)	342
Difference (Up to April)	-31%

School Related Programs

A number of programs are available that are regularly deployed at schools to improve safety and engage, educate and encourage the public. These are outlined below.

- *Temporary and Permanent Traffic Calming.* Physical features such as curb extensions and median treatments have been shown to reduce speeds and improve safety. These features are being installed at schools with Safety Improvements funding.
- *In-Street Pedestrian Sign Initiative.* Following a successful pilot in 2020, a city-wide deployment of this successful low-cost countermeasure was initiated. It is expected to be completed for all schools with students in grades 6 and younger by mid-2024.
- *Active and Safe Routes to School Program.* In partnership with our facilitator, Ever Active Schools, this program engages with school children and staff to ensure the local roadway network is safe and supportive of active travel. The [Active and Safe Routes to School](#) program is initiated at 10 schools per year.
- *Safe Student Travel Advisory Group (SSTAG)* is a forum to discuss safety issues and potential improvements at schools. Members include school boards, Calgary Police Service, Mobility Safety team, Traffic Control and Parking, and others as appropriate.

- *Mobility Safety Education Tool Kit.* We developed a new educational resource for elementary-aged children and families, the Mobility Safety Education Tool Kit. The kit currently includes a new webpage, the *Calgary in Motion! Activity Book*, Conversation Guide and Crosswalk Safety Video. In 2024, we will work to further expand our programs through partnership with schools to target distribution of activity books to one grade level annually, expand “Staying Safe on City Streets” video series, translate resources into additional languages, and develop resources for older students (high schools).
- *Accessibility Improvements.* To improve accessibility for Calgarians, together with our partners we install missing sidewalks, wheelchair ramps, and remove maze gates and sidewalks across the city many of which include schools.
- *Community Speed Watch.* A popular [program](#) where CPS officers and Traffic Safety group staff join community volunteers at a location of concern. Volunteers can use the speed gun to measure speeds of oncoming vehicles and communicate a message to drivers using a paddle (‘Thank you’ or ‘Please Slow Down’).
- *SLOWs Speed Trailer Rotation Program.* We deploy [speed trailers](#) at locations where citizens have brought concerns about speeding. The rotation is done in two week increments between May and November, weather permitting. About 25% of deployments occur at school locations.
- *Calgary Parking Safety & Compliance School Patrol.* This program promotes, educates and enforces parking regulations around schools. Focused primarily on Elementary Schools, four officers are designated to go to all 150 schools throughout the school year during pick-up and drop-off to educate first and subsequently enforce safe parking practices. For the 2023-2024 school year, we amplified the School Patrol’s efforts through a public awareness campaign.

Conclusion

Addressing traffic safety issues at schools has been an ongoing effort for Administration in collaboration with our Safer Mobility partners. We implement safety strategies centred around physical changes to the roadway environment, public education campaigns, and engagement through Active and Safe Routes to School program, and regular presentations to students. We continue to expand our offerings and reach through the city-wide implementation of In-Street Pedestrian Signs at all schools with elementary grades, Student Video Contest, and accessibility improvements. We are working on a new strategy to address safety concerns at higher grade schools.

In the longer term, upgrades to all elementary school intersections should be considered through physical features like curb extensions, median treatments, or others as appropriate. This would impact 972 intersections and with the cost of \$50-100K per

RESPONSE TO ADMINISTRATIVE INQUIRY

Page 5 of 5
Item # 13.1

intersection the total need would be in the range of \$48-97M. For context in 2024-2025 work plan, 15-20 locations are planned for construction per year as part of the traffic safety program at a cost of \$1.5-2.0M per year.

Other treatments such as RRFBs and other crosswalk enhancements may be considered in addition to physical features, to further improve safety and pedestrian comfort. Raised crosswalks and intersections may be appropriate but would require a pilot/more detailed review to confirm benefits, impacts, and costs prior to larger scale implementation and the associated cost would be significantly more than the estimated cost for curb extensions shown.

Submitted by Doug Morgan, General Manager of Operational Services