



Mid-Cycle Adjustments to the 2023-2026 Service Plans and Budgets: Re-Cap

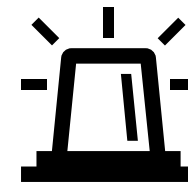
C2024-1097

2024 November 5



These adjustments respond to the needs expressed by Calgarians

- Delivering reliable infrastructure and City services.
- Continuing capital projects.
- Ensuring community development to address Council's priorities.



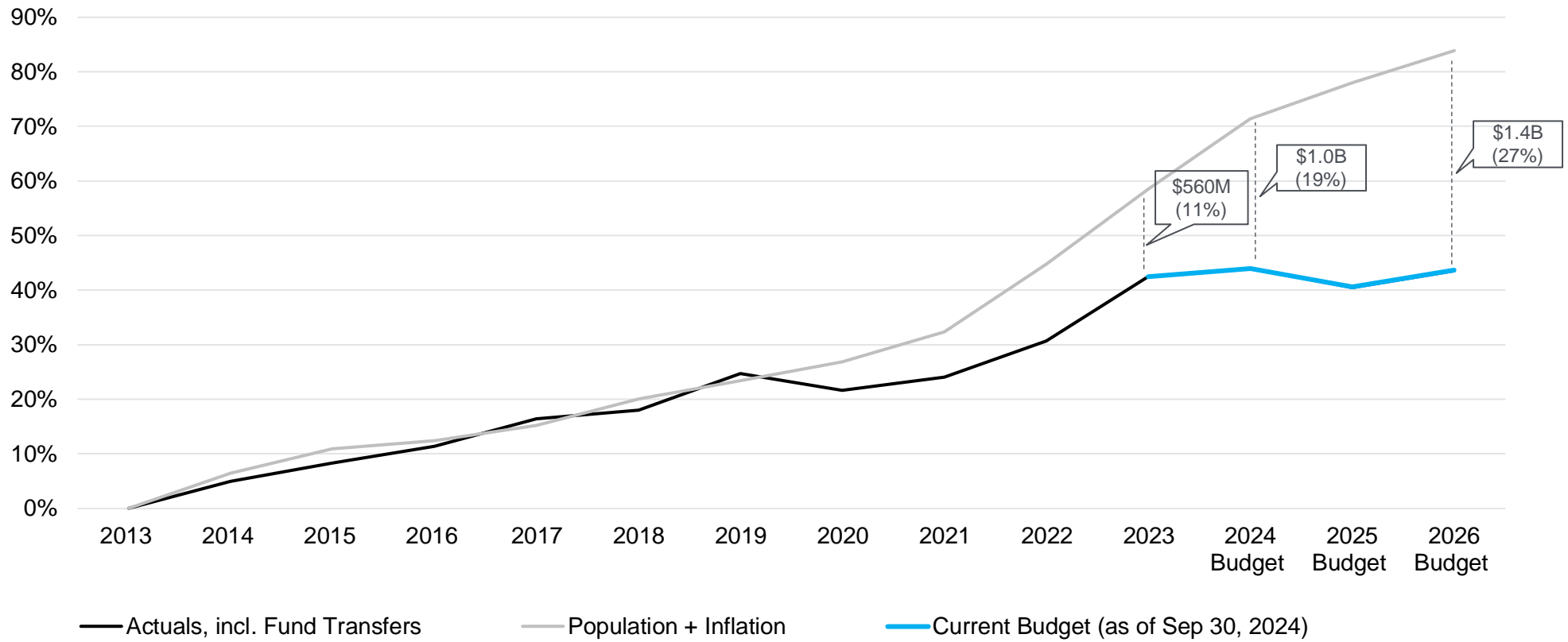
That Council:

1. Approve the plan and budget adjustments as articulated in the following:
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 - b. REVISED Attachment 5 – Capital Budget Adjustments
 - c. Attachment 6 – Operating Budget Adjustments with No Net Budget Impact
 - d. Attachment 7 – Carry Forward of One-Time Operating Budget
 - e. Attachment 10 – Technical Performance Measure Adjustments
2. Approve the list of Council priority metrics in Attachment 9 - Priority Metrics and Advancing Measurement and Reporting;
3. For the user fee and rate adjustments in Attachment 4:
 - a. Approve the user fee adjustments in Attachments 4A-4C; and
 - b. Give three readings to Proposed Bylaws 37M2024, 38M2024, 41M2024, 39M2024 and 40M2024.
4. For the borrowing bylaws in Attachment 15:
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5. Direct that Confidential Attachment 13 be held confidential pursuant to Section 23 (local public body confidences) of the Freedom of Information and Protection of Privacy Act, to be reviewed no later than 2026 December 31.



Population growth and inflation are outpacing spending

Cumulative Change in Total City Operating Expenditures vs. Population + Inflation





Cost pressures from downloading continue to increase

New unfunded responsibilities

Expanded roles without funding

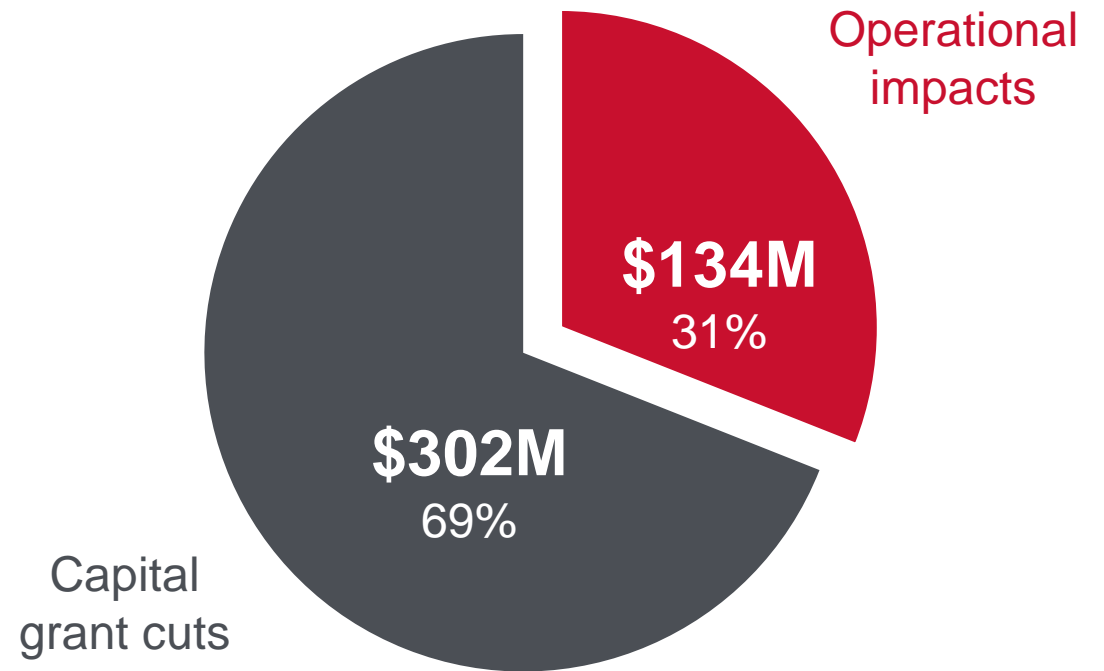
Pressures

Provinces shift responsibilities to municipalities

Adverse changes to funding

Adverse changes to cover costs

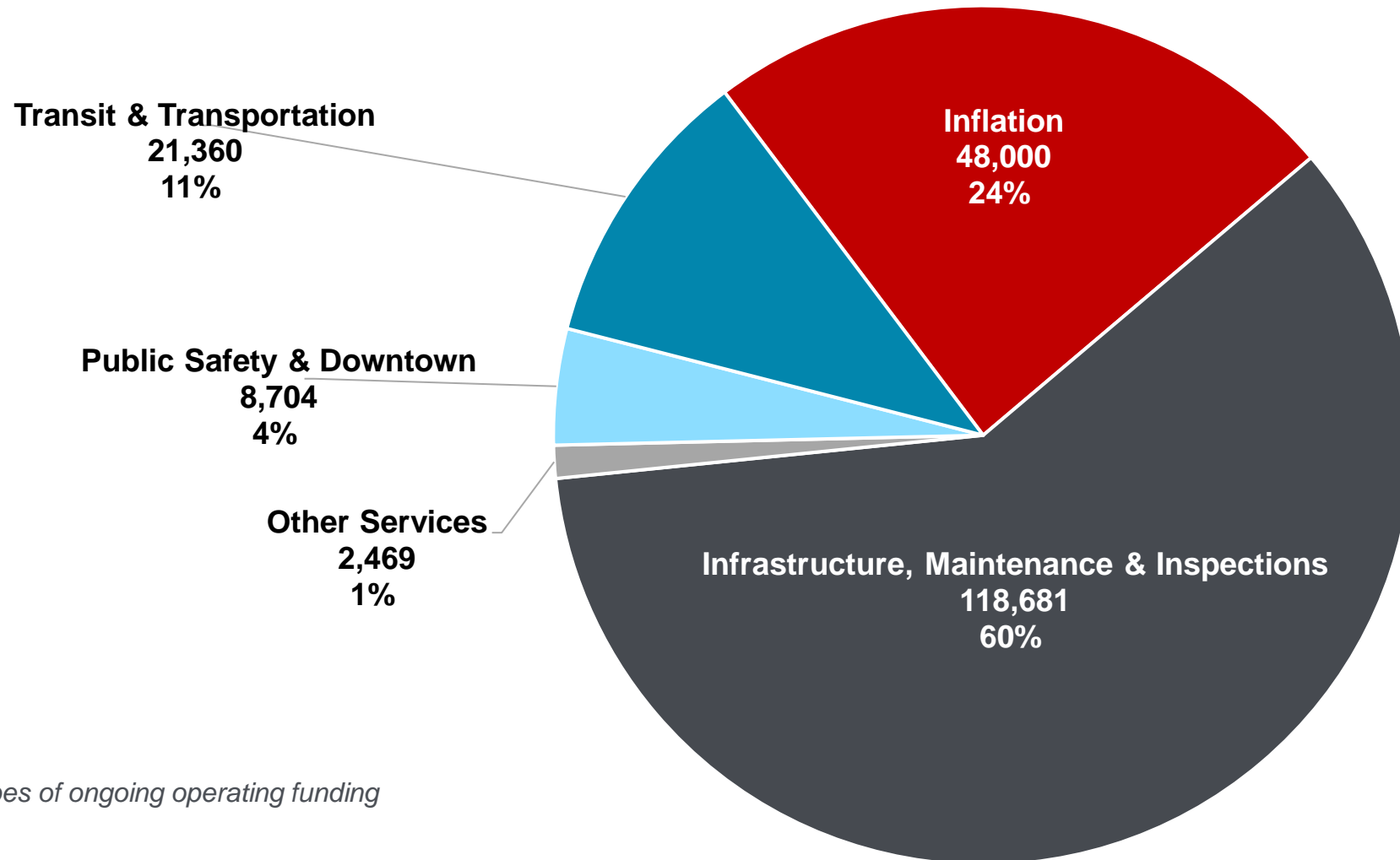
Downloading happens when the federal or provincial government passes some cost pressures to municipalities, further increasing cost pressures and deteriorating the municipal fiscal gap.





Investments focused on Calgarians' needs

Ongoing annual operating investments* (\$000, starting in 2025)



* Includes all types of ongoing operating funding



Building a great city at pace with growth, demand & maintenance

Infrastructure, Maintenance & Inspections

\$118.7m

ongoing annual funding
starting in 2025

\$59.4m

more ongoing annual
funding in 2026

\$2m

one-time operating
funding across 2025-2026

\$827.7m

capital funding across
2025-2026



Water, Wastewater & Stormwater:

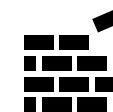
- Treatment plants, distribution, collection & drainage networks

Waste & Recycling Services:

- Facilities & equipment



Improving pavement quality
on high-speed roads



Critical safety & infrastructure projects:

- Slope stability
- Power relay replacements
- Retaining Wall Replacement Program

Helping Calgarians get around

Transit & Transportation

\$21.4m

ongoing annual funding
starting in 2025

\$8m

more ongoing annual
funding in 2026

\$51.2m

one-time operating
funding across 2025-2026

\$10m

capital funding across
2025-2026



- Blue Line Extension to 88 Ave. N.E.
- Preparing for Green Line Operations



- Sustaining Calgary Transit service by covering revenue shortfall
- Eligibility resources for Calgary Transit Access
- Additional investments in Calgary's pathways & bikeway project (5A network)
- Low Income Transit Pass Program sustainment



Meeting the needs of Calgary's growing population

Housing, Land Use & Local Area Planning

\$0.6m

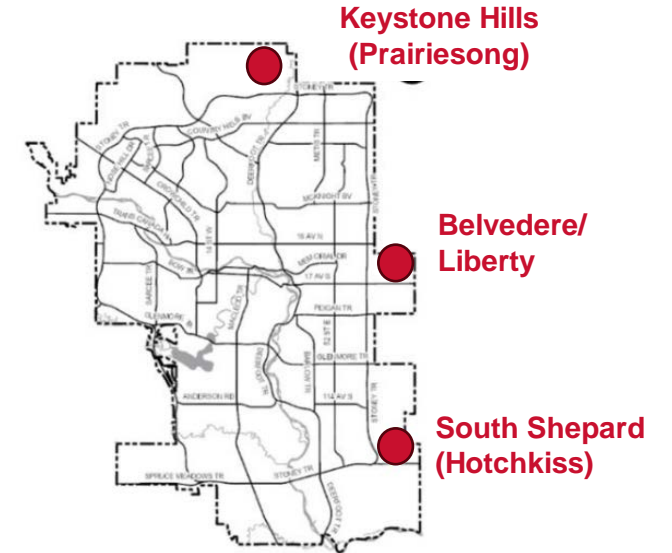
ongoing annual funding in 2026

\$7m

one-time operating funding across 2025-2026

\$124.3m

capital funding across 2025-2026



Operating and capital investments required for new communities:

- Belvedere / Liberty
- Hotchkiss – South Shepard
- Prairiesong – Keystone Hills



- Transit Oriented Development
- Public Spaces in Established Areas
- Exploring a New Civic Census

Enhancing public safety downtown & across the city

Public Safety & Downtown Revitalization

\$8.7m

ongoing annual funding
starting in 2025

\$2.9m

more ongoing annual
funding in 2026

\$12.2m

one-time operating funding
across 2025-2026



- Increasing 911 capacity to dispatch Transit Peace Officers



- Aligning emergency response capabilities to meet rising service demand
- Implementing Downtown Safety Leadership Table recommendations



Addressing rising costs of providing City services

Inflationary Pressures

\$48m

ongoing annual funding
starting in 2025

\$18m

capital funding across
2025-2026

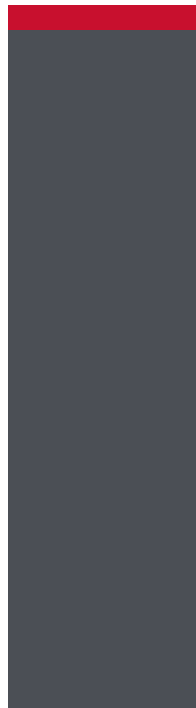


- Covering the rising costs of labour and materials within City operations and contracted services



Property taxes are a result of multiple decisions and market forces

Overall tax revenue



3.6% tax revenue
increase from **all**
existing properties
in 2025

Tax share

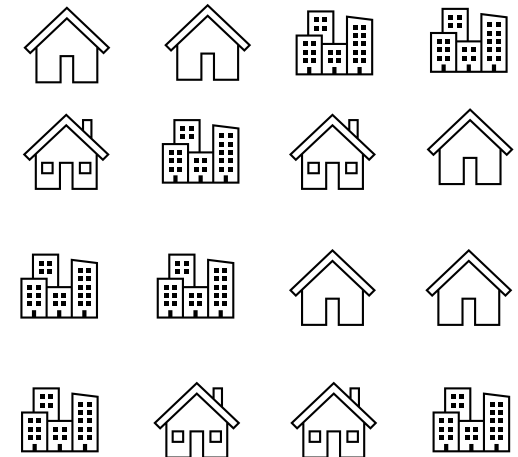



Non-Residential

▼ **1% shift**


Residential

Market forces



Estimated residential property
value
+17% for 2025



Examples of tax impacts by property type



Residential
Non-Residential

		Typical Assessed Value	2025 Municipal Annual Tax	Change from 2024
Residential	Single Residential	\$700,000	\$2,665	3.9%
	Condominium	\$360,000	\$1,370	10.5%
	Multi-Residential – High-Rise Apartment	\$40,360,000	\$153,634	5.3%
Non-Residential	Non-Residential Property	\$5,590,000	\$98,172	1.5%
	Retail – Strip Mall	\$6,420,000	\$112,748	0.2%
	Office – Downtown AA Class	\$268,480,000	\$4,715,046	-1.6%
	Typical Industrial – Warehouse	\$7,760,000	\$136,281	3.1%

Assessments are preliminary and tax amounts are estimates and subject to change upon finalization.



Changes in 2025 on a typical single residential property*

	2024	2025
 Municipal property tax per month	\$214	+\$8.37 (3.9%)
 Waste & recycling and water utilities per month	\$137	+\$5.09 (3.7%)
Total cost for City services	\$351	+\$13.46 per month or 3.8%

Municipal property tax amounts are estimates and subject to change upon finalization of assessments.

** A single residential property assessed at the median of \$700,000 in 2025 with metered water usage of 19m³ or 90 bathtubs full.*

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