



AGENDA

EXECUTIVE COMMITTEE

January 21, 2025, 9:30 AM
IN THE COUNCIL CHAMBER

Members

Mayor J. Gondek, Chair
Councillor K. Penner, Vice-Chair
Councillor G-C. Carra (Councillor-at-Large)
Councillor J. Mian (Councillor-at-Large)
Councillor S. Sharp (Infrastructure and Planning Committee Chair)
Councillor E. Spencer (Audit Committee Chair)
Councillor C. Walcott (Community Development Committee Chair)

SPECIAL NOTES:

Public are encouraged to follow Council and Committee meetings using the live stream [Calgary.ca/WatchLive](https://calgary.ca/WatchLive)

Council Members may be participating remotely.

1. CALL TO ORDER
2. OPENING REMARKS
3. CONFIRMATION OF AGENDA
4. CONFIRMATION OF MINUTES
 - 4.1 Minutes of the Regular Meeting of the Executive Committee, 2024 December 5
5. CONSENT AGENDA
 - 5.1 DEFERRALS AND PROCEDURAL REQUESTS
None
6. POSTPONED REPORTS
(including related/supplemental reports)
None
7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES
 - 7.1 ENMAX 2025 Borrowing Request, EC2025-0015

7.2 Residential Clean Energy Improvement Program Bylaw Amendment, EC2024-1271

7.3 Commercial Clean Energy Improvement Program Bylaw, EC2024-1272

8. ITEMS DIRECTLY TO COMMITTEE

8.1 REFERRED REPORTS

None

8.2 NOTICE(S) OF MOTION

8.2.1 Notice of Motion - Accelerating Housing Development: Bill 20 and Residential Sub-Classes, EC2025-0117
Councillor Walcott

8.2.2 Notice of Motion - GamePLAN Support for Third Party-Delivered Athletic Facilities, EC2025-0123
Councillor Carra

8.2.3 Notice of Motion - Northeast Industrial Area Structure Plan Amendment, EC2025-0121
Councillor Dhaliwal

8.2.4 Notice of Motion - People Living in Recreational Vehicles on Public Roadways, EC2025-0094
Councillor Chabot

9. URGENT BUSINESS

10. CONFIDENTIAL ITEMS

10.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES
None

10.2 URGENT BUSINESS

11. BRIEFINGS

None

12. ADJOURNMENT



MINUTES

EXECUTIVE COMMITTEE

**December 5, 2024, 9:30 AM
IN THE COUNCIL CHAMBER**

PRESENT: Mayor J. Gondek, Chair
Councillor K. Penner, Vice-Chair
Councillor G-C. Carra (Councillor-at-Large)
Councillor J. Mian (Councillor-at-Large)
Councillor S. Sharp (Infrastructure and Planning Committee Chair)
Councillor E. Spencer (Audit Committee Chair)
Councillor T. Wong (Community Development Committee Vice-Chair)
Councillor A. Chabot
Councillor S. Chu
Councillor P. Demong
Councillor R. Dhaliwal
Councillor D. McLean

ABSENT: Councillor C. Walcott (Community Development Committee Chair)
(Council Business)

ALSO PRESENT: Chief Administrative Officer D. Duckworth
Chief Operating Officer S. Dagleish
A/City Solicitor and General Counsel T. Wobeser
A/Chief Financial Officer L. Tochor
General Manager C. Arthurs
General Manager K. Black
General Manager D. Hamilton
General Manager D. Morgan
A/General Manager R. Vanderputten
City Clerk K. Martin
Senior Legislative Advisor J. Palaschuk
Senior Legislative Advisor C. Doi

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 Sharp, Councillor Spencer, Councillor Wong, and Mayor Gondek

Absent from Roll Call: Councillor Walcott

2. OPENING REMARKS

Mayor Gondek provided opening remarks and a traditional land acknowledgement.

Mayor Gondek recognized December 6 as National Day of Remembrance and Action on Violence Against Women.

Moved by Councillor Penner

That the 2024 December 5 Regular Meeting of the Executive Committee be recessed to the Call of the Chair.

MOTION CARRIED

Committee recessed at 9:38 a.m. and reconvened at 3:27 p.m. with Mayor Gondek in the Chair.

ROLL CALL

Councillor Demong, Councillor Mian, Councillor Spencer, Councillor Garra, Councillor Chabot, and Mayor Gondek

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

3. CONFIRMATION OF AGENDA

Moved by Councillor Mian

That the Agenda for the 2024 December 5 Regular Meeting of the Executive Committee be confirmed.

MOTION CARRIED

4. CONFIRMATION OF MINUTES

4.1 Minutes of the Regular Meeting of the Executive Committee, 2024 November 7

Moved by Councillor Chabot

That the Minutes of the 2024 November 7 Regular Meeting of the Executive Committee be confirmed.

MOTION CARRIED

5. CONSENT AGENDA

5.1 DEFERRALS AND PROCEDURAL REQUESTS

None

6. POSTPONED REPORTS

None

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES, EC2024-1276

7.1 Agreement Request - Tsuut'ina Nation, EC2024-1320

Moved by Councillor Penner

That with respect to Report EC2024-1320, the following be approved:

That the Executive Committee recommend that Council direct Administration to commence Memorandum of Understanding development with Tsuut'ina Nation with the potential to explore recommendations for service agreement updates, and report back to Council through the Intergovernmental Affairs Committee with the agreement for approval, upon completion.

For: (9): Mayor Gondek, Councillor Penner, Councillor Carra, Councillor Mian, Councillor Spencer, Councillor Wong, Councillor Chabot, Councillor Demong, and Councillor Dhaliwal

MOTION CARRIED

7.2 Agreement Request - Bears paw Nation, EC2024-1335

Moved by Councillor Penner

That with respect to Report EC2024-1335, the following be approved:

That the Executive Committee recommend that Council direct Administration to initiate work to develop a Protocol Agreement with Bears paw Nation, and report back to Council through the Intergovernmental Affairs Committee with the agreement for approval, upon completion.

For: (9): Mayor Gondek, Councillor Penner, Councillor Carra, Councillor Mian, Councillor Spencer, Councillor Wong, Councillor Chabot, Councillor Demong, and Councillor Dhaliwal

MOTION CARRIED

7.3 2024 Triennial Reserve Review, EC2024-1276

Moved by Councillor Chabot

That with respect to Report EC2024-1276, the following be approved:

That the Executive Committee:

1. Recommend that Council approve:
 - a. Reserve recommendations as outlined in Attachment 3 (in the *Recommendations(s) for Approval* column) and Attachment 4 (changes in red); and
 - b. The list of reserves to be reviewed in the 2025 Triennial Reserve Review in Attachment 5; and
2. Forward Report EC2024-1276 to the 2024 December 17 Regular Meeting of Council for approval.

For: (9): Mayor Gondek, Councillor Penner, Councillor Carra, Councillor Mian, Councillor Spencer, Councillor Wong, Councillor Chabot, Councillor Demong, and Councillor Dhaliwal

MOTION CARRIED

7.4 Next Phase for Short-Term Rentals, EC2024-1305

Councillor Sharp (Remote Member) joined the meeting at 4:03 p.m.

Moved by Councillor Mian

That with respect to Report EC2024-1305, the following be approved:

That the Executive Committee recommend that Council:

1. Approve Administration's recommended short-term rental policy tools as identified in Attachment 3; and
2. Give three readings to the bylaw amendments as proposed in Attachment 4 to amend the Business Licence Bylaw 32M98.

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

MOTION CARRIED

7.5 Renaming Fish Creek-Lacombe Station, EC2024-1338

A package of letters was distributed with respect to Report EC2024-1338.

Moved by Councillor Demong

That with respect to Report EC2024-1338, the following be approved:

That Executive Committee recommends that Council:

1. Retain the name Fish Creek-Lacombe Station at this time; and
2. Direct Administration to revisit renaming when opportunities arise to align with broader planning initiatives in the area.

For: (9): Mayor Gondek, Councillor Penner, Councillor Carra, Councillor Mian, Councillor Sharp, Councillor Spencer, Councillor Wong, Councillor Demong, and Councillor Dhaliwal

MOTION CARRIED

8. ITEMS DIRECTLY TO COMMITTEE

8.1 REFERRED REPORTS

None

8.2 NOTICE(S) OF MOTION

8.2.1 Notice of Motion - Reinstatement of the Resilient Roofing Rebate Program, EC2024-1330

Moved by Councillor Dhaliwal

That with respect to Notice of Motion EC2024-1330, the following be approved:

That Notice of Motion EC2024-1330 be forwarded to the 2024 December 17 Regular Meeting of Council for consideration.

For: (9): Mayor Gondek, Councillor Penner, Councillor Carra, Councillor Mian, Councillor Sharp, Councillor Spencer, Councillor Wong, Councillor Demong, and Councillor Dhaliwal

MOTION CARRIED

8.2.2 Notice of Motion - Dogs, Cats, and Rabbits: A Responsible Pet Sales and Ownership Review, EC2024-1336

Moved by Councillor Carra

That with respect to Notice of Motion EC2024-1336, the following be approved:

That Notice of Motion EC2024-1336 be forwarded to the 2024 December 17 Regular Meeting of Council for consideration.

For: (9): Mayor Gondek, Councillor Penner, Councillor Carra, Councillor Mian, Councillor Sharp, Councillor Spencer, Councillor Wong, Councillor Demong, and Councillor Dhaliwal

MOTION CARRIED

9. URGENT BUSINESS

None

10. CONFIDENTIAL ITEMS

10.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

None

10.2 URGENT BUSINESS

None

11. BRIEFINGS

None

12. ADJOURNMENT

Moved by Councillor Wong

That this meeting adjourn at 4:15 p.m.

MOTION CARRIED

The following Items have been forwarded to the 2024 December 17 Regular Meeting of Council:

CONSENT AGENDA

- Agreement Request - Tsuut'ina Nation, EC2024-1320
- Agreement Request - Bearspaw Nation, EC2024-1335
- 2024 Triennial Reserve Review, EC2024-1276
- Renaming Fish Creek-Lacombe Station, EC2024-1338

ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

- Next Phase for Short-Term Rentals, EC2024-1305
- Notice of Motion - Reinstatement of the Resilient Roofing Rebate Program, EC2024-1330
- Notice of Motion - Dogs, Cats, and Rabbits! A Responsible Pet Sales and Ownership Review, EC2024-1336

The next Regular Meeting of the Executive Committee is scheduled to be held on 2025 January 21 at 9:30 a.m.

CONFIRMED BY COMMITTEE ON

CHAIR

CITY CLERK

Corporate Planning & Financial Services Report to
Executive Committee
2025 January 21

ISC: UNRESTRICTED
EC2025-0015

ENMAX 2025 Borrowing Request

PURPOSE

The purpose of this report is to seek Council approval of proposed borrowing Bylaws 1B2025, 2B2025, 3B2025 and 4B2025 and loan Bylaw 4M2025. If approved, these bylaws will allow The City to provide financing to support ENMAX Corporation's ("**ENMAX**") 2025 capital spending for its regulated operations as more fully described in this report.

PREVIOUS COUNCIL DIRECTION

Annually, The City of Calgary ("**The City**") receives a request from ENMAX to provide financing to support ENMAX's capital spending programs related to its regulated operations. Borrowing/on-lending in recent years is summarized in the Discussion section below.

RECOMMENDATIONS:

That the Executive Committee:

1. Forward this report to the 2025 January 28 Regular Meeting of Council.

That the Executive Committee recommend Council:

2. Give first reading to proposed Bylaws 1B2025, 2B2025, 3B2025, 4B2025, authorizing The City to borrow up to the maximum sum of \$224.984 million for financing ENMAX's 2025 capital spending, as further defined by the proposed Bylaws attached to this report and summarized as:
 - a. 1B2025 – 5 Years - \$36.561 million – Acquisition of Technology and Support Services;
 - b. 2B2025 – 10 Years - \$7.806 million – Acquisition of Fleet Equipment and Capital Tools;
 - c. 3B2025 – 20 Years - \$7.389 million – Non-Residential Development;
 - d. 4B2025 – 25 Years - \$173.228 million – Electric System and Building Improvements;
3. Give first reading to proposed Bylaw 4M2025 – Authorizing Municipal Loans to ENMAX up to the maximum sum of \$224.984 million to fund ENMAX's 2025 capital spending in connection with its regulated operations;
4. Withhold second and third reading of all proposed Bylaws until the advertising requirements have been met; and
5. Should the proposed Bylaws be fully approved by Council, direct Administration to amend any existing agreements between The City and ENMAX, as applicable, and in accordance with the Credit Documentation – Loans and Loan Guarantees Policy and Procedures.

ENMAX 2025 Borrowing Request

CHIEF ADMINISTRATIVE OFFICER/GENERAL MANAGER COMMENTS

Les Tochor, Acting Chief Financial Officer and Acting General Manager of Corporate Planning and Financial Services concurs with this report.

HIGHLIGHTS

- As a wholly owned subsidiary of The City, ENMAX may borrow from The City to finance the capital spending associated with its regulated operations. ENMAX's capital projects are carried out by its subsidiary, ENMAX Power Corporation.
- The terms and conditions of this borrowing are outlined in the Amended and Restated Credit Agreement dated 2023 December 14, as subsequently amended, entered into between The City and ENMAX, the ("**Credit Agreement**").
- Council has reviewed the 2025 Business Plan and Budget for ENMAX, and the Bylaws are to accommodate ENMAX's funding request for 2025 June 16.
- ***What does this mean to Calgarians? Why does this matter?***
These additional borrowings are intended to provide lower cost of borrowing to ENMAX, ultimately resulting in lower utility service costs for Calgarians.

DISCUSSION

- Annually, The City seeks authority from Council to borrow and to loan the borrowed funds to ENMAX to fund ENMAX's capital spending programs related to its regulated operations for the current year;
- Prior to implementation of the Corporate Borrowing Strategy in 2023, The City financed the borrowings for ENMAX through the Government of Alberta. Beginning in 2024 The City directly financed ENMAX's borrowing from internal funds held by The City. For the proposed borrowings, it is anticipated The City will also directly finance ENMAX's borrowings from internal funds held by The City. As per the Corporate Borrowing Strategy, the internal funds will be replenished on an as-needed basis through borrowing from the Government of Alberta or other lenders, and/or through the issuance of debt in the capital markets or private placements as appropriate in accordance with Bylaw 10B2023 (approved by Council on 2023 October 17) and under The City's debt capital markets and private placement program.
- Pursuant to The City's current Council approved Debt Policy (CP2020-05) ENMAX's debt is excluded from The City's debt limit calculation;
- ENMAX generally targets June 15 annually for funding its drawdown request. This year the funding may be as early as 2025 May 30 due to the recent change by the Province of Alberta to fund loans at the end of each month instead of quarterly, mid month;

ENMAX 2025 Borrowing Request

- Recent and anticipated borrowings are summarized as follows:

Term (Years)	General Descriptions** (\$ millions)	YoY%Δ	2025 *	2024	2023
5	Acquisition of Technology and Support Services	16.1%	\$36.561	\$31.485	\$21.174
10	Acquisition of Fleet Equipment and Capital Tools	26.6%	\$7.806	\$6.166	\$5.353
20	Non-Residential Development	31.7%	\$7.389	\$5.611	\$9.743
25	Electric System and Building Improvements	-8.8%	\$173.228	\$188.477	\$167.907
Annual Loan Amount:		-3.0%	\$224.984	\$231.739	\$204.177

* \$ amounts subject to decreases associated with final notice of drawdown expected to be submitted by ENMAX on or before 2025 April 17;

** Descriptions subject to changes due to specific descriptions of related borrowings;

As at 2024 December 31, The City maintained approximately \$1.9 billion in debentures on behalf of ENMAX at a weighted average interest rate of 3.896 per cent per year (not including The City's Administration Fee), with initial terms ranging between 5 years and 25 years.

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 City and ENMAX have discussed this report and ENMAX has reviewed and concurs with the contents of the report. ENMAX representatives will be in attendance for this item at Executive Committee.

IMPLICATIONS

Social

Not Applicable

Environmental

Not Applicable

Economic

Not Applicable

Service and Financial Implications

\$224.984 million

Self – Supported funding

No financial implications other than 0.25 per cent per annum Administration Fee charged by The City.

ENMAX 2025 Borrowing Request

RISK

Risks associated with the ENMAX borrowings are managed by the terms and conditions outlined in the Credit Agreement. Included in these terms and conditions are various commitments made by ENMAX which provide The City with the information it needs to understand and assess this risk.

Notable commitments include:

- **Financial Reporting:** consolidated financial statements are provided by ENMAX quarterly which supports The City's ability to review and assess ENMAX's financial status and key operational development on a timely basis (this includes audited annual statements); and
- **Compliance Certificate:** compliance certificates are prepared and submitted by ENMAX to The City quarterly (executed by a duly appointed and authorized officer of ENMAX), confirming ENMAX's compliance with all material terms and conditions of the Credit Agreement and confirming that no Events of Default have occurred.

In addition to helping manage risk, these features of the Credit Agreement also promote a collaborative working relationship with ENMAX by helping to manage expectations between both parties.

Relevant items identified in the most recent financial review from ENMAX's three external rating agencies:

- On 2024 May 16 Fitch Ratings affirmed ENMAX's credit rating of BBB with a stable outlook reflective of a stable and low risk business mix.
- On 2024 July 5 DBRS Morningstar confirmed their rating of ENMAX at BBB (high) with a stable outlook.
- On 2024 September 27 S&P Global Ratings maintained ENMAX's credit rating of BBB- (but revised the Outlook to Positive from Stable). According to S&P, this was due to recognition that ENMAX's *"financial measures have steadily improved over the last few quarters"*.

These and other financial metrics are reviewed by The City quarterly with the receipt of the financial reporting referenced above.

ATTACHMENTS

1. Proposed Bylaw 1B2025
2. Proposed Bylaw 2B2025
3. Proposed Bylaw 3B2025
4. Proposed Bylaw 4B2025
5. Proposed Bylaw 4M2025
6. Key Metrics Summary

Corporate Planning & Financial Services Report to
Executive Committee
2025 January 21

ISC: UNRESTRICTED
EC2025-0015

ENMAX 2025 Borrowing Request

Department Circulation

Acting General Manager/Director	Department	Approve/Consult/Inform
Les Tochor	Corporate Planning & Financial Services	Approve

Author: Ron Albrecht, Treasury Department, Finance BU

BYLAW NUMBER 1B2025

**BEING A BYLAW TO AUTHORIZE THE CITY OF CALGARY
TO BORROW UP TO THE MAXIMUM AMOUNT OF \$36,561,000
FOR FINANCING THE ACQUISITION OF TECHNOLOGY AND
SUPPORT SERVICES FOR THE REGULATED OPERATIONS OF
ENMAX CORPORATION**

WHEREAS the municipal Council of The City of Calgary ("**Council**") has reviewed the 2025 Consolidated Operating and Capital Budget for ENMAX Corporation ("**ENMAX**"), a controlled corporation of The City of Calgary ("**The City**");

AND WHEREAS the acquisition of technology and support services for the regulated operations of ENMAX (the "**Acquisitions**") are estimated to cost \$52,286,390;

AND WHEREAS it is estimated that \$15,725,390 of the cost of the Acquisitions will be funded through sources other than the Financing Options (as defined herein);

AND WHEREAS The City is subject to the *Municipal Government Act*, R.S.A. 2000 c. M-26, as may be amended from time to time (the "**MGA**"), which requires, among other matters, that The City may only make a borrowing if the borrowing is authorized by a borrowing bylaw;

AND WHEREAS The City has in place Debt Policy CP2020-05, which was adopted on November 2, 2020, and became effective on January 1, 2021, as may be amended from time to time (the "**Debt Policy**"), which requires, among other matters, that the issuance of any new debt by The City be approved by Council and authorized by adopting a borrowing bylaw;

AND WHEREAS Council wishes to pass this Bylaw Number 1B2025 (this "**Bylaw**") pursuant to Sections 251 and 257 of the MGA and Sections 1.4 and 6.2 of the Debt Policy to authorize borrowing up to the maximum amount of \$36,561,000 for the purpose of financing a portion of the Acquisitions through borrowing from the Province of Alberta or other lenders and/or by way of issuances of debt in the capital markets or private placements under The City's debt capital markets and private placement program (collectively, the "**Financing Options**");

AND WHEREAS the primary estimated lifetime of the Acquisitions financed under this Bylaw is equal to, or in excess of five (5) years;

AND WHEREAS the amount of the long-term debt of The City as at 2023 December 31 is \$2,700 million with (i) \$299 million thereof being tax supported debt; (ii) \$278 million thereof being self-sufficient tax supported debt; and (iii) \$2,123 million thereof being self-supported debt, and no part of the principal or interest of any of the foregoing debt is in arrears. With the addition of the borrowing authorized herein, The City is within its debt limit per its Debt Policy;

AND WHEREAS all required approvals for the Acquisitions will be obtained to ensure they are in compliance with all applicable laws in force in the Province of Alberta.

NOW, THEREFORE, COUNCIL, DULY ASSEMBLED, ENACTS AS FOLLOWS:

1. The City is hereby authorized to borrow the maximum sum of \$36,561,000 to finance a portion of the Acquisitions under any one or more of the Financing Options.
2. The Chief Financial Officer of The City, or delegate, is hereby authorized to execute and deliver such agreements, instruments, certificates, and other documents, and do such further acts and things as may be reasonably necessary or as may be reasonably requested for the purpose of carrying out the borrowing and performing The City's obligations under any associated agreements, instruments, certificates or other documents.
3. The indebtedness shall be payable over a period not exceeding five (5) years and shall bear interest at a rate not exceeding 8% per annum.
4. The City shall obtain funds from ENMAX sufficient to pay the interest, principal, fees and deposits when due and as required on the indebtedness under the terms of the agreement between The City and ENMAX, as described in Bylaw Number 4M2025. In the event of any revenue deficiency, The City shall levy and raise municipal taxes sufficient to repay such indebtedness.
5. The net amount borrowed under this Bylaw shall be applied only to the purposes specified in this Bylaw (which, for the avoidance of doubt, may include: (i) repaying, redeeming or refinancing any indebtedness incurred by The City in respect of the Acquisition; or (ii) replenishing cash assets or financial resources of The City that have previously been used, expended or advanced for the purpose of financing the Acquisition, including any fees or other costs associated with the use of such cash assets or financial resources).
6. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME THIS ____ DAY OF _____, 2024.

READ A SECOND TIME THIS ____ DAY OF _____, 2024.

READ A THIRD TIME THIS ____ DAY OF _____, 2024.

MAYOR
SIGNED ON _____

CITY CLERK
SIGNED ON _____

BYLAW NUMBER 2B2025

**BEING A BYLAW TO AUTHORIZE THE CITY OF CALGARY
TO BORROW UP TO THE MAXIMUM AMOUNT OF \$7,806,000
FOR FINANCING THE ACQUISITION OF FLEET EQUIPMENT AND
CAPITAL TOOLS FOR THE REGULATED OPERATIONS OF ENMAX
CORPORATION**

WHEREAS the municipal Council of The City of Calgary ("**Council**") has reviewed the 2025 Consolidated Operating and Capital Budget for ENMAX Corporation ("**ENMAX**"), a controlled corporation of The City of Calgary ("**The City**");

AND WHEREAS the acquisition of fleet equipment and capital tools for the regulated operations of ENMAX (the "**Acquisitions**") are estimated to cost \$11,163,543;

AND WHEREAS it is estimated that \$3,357,543 of the cost of the Acquisitions will be funded through sources other than the Financing Options (as defined herein);

AND WHEREAS The City is subject to the *Municipal Government Act*, R.S.A. 2000 c. M-26, as may be amended from time to time (the "**MGA**"), which requires, among other matters, that The City may only make a borrowing if the borrowing is authorized by a borrowing bylaw;

AND WHEREAS The City has in place Debt Policy CP2020-05, which was adopted on November 2, 2020, and became effective on January 1, 2021, as may be amended from time to time (the "**Debt Policy**"), which requires, among other matters, that the issuance of any new debt by The City be approved by Council and authorized by adopting a borrowing bylaw;

AND WHEREAS Council wishes to pass this Bylaw Number 2B2025 (this "**Bylaw**") pursuant to Sections 251 and 258 of the MGA and Sections 1.4 and 6.2 of the Debt Policy to authorize borrowing up to the maximum amount of \$7,806,000 for the purpose of financing a portion of the Acquisitions through borrowing from the Province of Alberta or other lenders and/or by way of issuances of debt in the capital markets or private placements under The City's debt capital markets and private placement program (collectively, the "**Financing Options**");

AND WHEREAS the primary estimated lifetime of the Acquisitions financed under this Bylaw are equal to, or in excess of ten (10) years;

AND WHEREAS the amount of the long-term debt of The City as at 2023 December 31 is \$2,700 million with (i) \$299 million thereof being tax supported debt; (ii) \$278 million thereof being self-sufficient tax supported debt; and (iii) \$2,123 million thereof being self-supported debt, and no part of the principal or interest of any of the foregoing debt is in arrears. With the addition of the borrowing authorized herein, The City is within its debt limit per its Debt Policy;

AND WHEREAS all required approvals for the Acquisitions will be obtained to ensure they are in compliance with all laws in force in the Province of Alberta.

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

BYLAW NUMBER 2B2025

1. The City is hereby authorized to incur indebtedness up to the maximum sum of \$7,806,000 to finance a portion of the Acquisitions under any one or more of the Financing Options.
2. The Chief Financial Officer of The City, or delegate, is hereby authorized to execute and deliver such agreements, instruments, certificates, and other documents, and do such further acts and things as may be reasonably necessary or as may be reasonably requested for the purpose of carrying out the borrowing and performing The City's obligations under any associated agreements, instruments, certificates or other documents.
3. The indebtedness shall be payable over a maximum term of ten (10) years and shall bear interest at a maximum interest rate of 8% per annum.
4. The City shall obtain funds from ENMAX sufficient to pay the interest, principal, fees and deposits when due and as required on the indebtedness under the terms of the agreement between The City and ENMAX, as described in Bylaw Number 4M2025. In the event of any revenue deficiency, The City shall levy and raise municipal taxes sufficient to repay such indebtedness.
5. The net amount borrowed under this Bylaw shall be applied only to the purposes specified by this Bylaw (which, for the avoidance of doubt, may include: (i) repaying, redeeming or refinancing any indebtedness incurred by The City in respect of the Acquisitions; or (ii) replenishing cash assets or financial resources of The City that have previously been used, expended or advanced for the purpose of financing the Acquisitions, including any fees or other costs associated with the use of such cash assets or financial resources).
6. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME THIS ___ DAY OF _____, 2024.

READ A SECOND TIME THIS ___ DAY OF _____, 2024.

READ A THIRD TIME THIS ___ DAY OF _____, 2024.

 MAYOR
 SIGNED THIS ___ DAY OF _____, 2024.

 CITY CLERK
 SIGNED THIS ___ DAY OF _____, 2024.

BYLAW NUMBER 3B2025

**BEING A BYLAW TO AUTHORIZE THE CITY OF CALGARY
TO BORROW UP TO THE MAXIMUM AMOUNT OF \$7,389,000
FOR FINANCING THE NON-RESIDENTIAL DEVELOPMENT FOR THE
REGULATED OPERATIONS OF ENMAX CORPORATION**

WHEREAS the municipal Council of The City of Calgary ("**Council**") has reviewed the 2025 Consolidated Operating and Capital Budget for ENMAX Corporation ("**ENMAX**"), a controlled corporation of The City of Calgary ("**The City**");

AND WHEREAS the non-residential development for the regulated operations of ENMAX (the "**Development**") is estimated to cost \$26,499,816;

AND WHEREAS it is estimated that \$19,110,816 of the cost of the Development will be funded through sources other than the Financing Options (as defined herein);

AND WHEREAS The City is subject to the *Municipal Government Act*, R.S.A. 2000 c. M-26, as may be amended from time to time (the "**MGA**"), which requires, among other matters, that The City may only make a borrowing if the borrowing is authorized by a borrowing bylaw;

AND WHEREAS The City has in place Debt Policy CP2020-05, which was adopted on November 2, 2020, and became effective on January 1, 2021, as may be amended from time to time (the "**Debt Policy**"), which requires, among other matters, that the issuance of any new debt by The City be approved by Council and authorized by adopting a borrowing bylaw;

AND WHEREAS Council wishes to pass this Bylaw Number 3B2025 (this "**Bylaw**") pursuant to Sections 251 and 258 of the MGA and Sections 1.4 and 6.2 of the Debt Policy to authorize borrowing up to the maximum amount of \$7,389,000 for the purpose of financing a portion of the Development through borrowing from the Province of Alberta or other lenders and/or by way of issuances of debt in the capital markets or private placements under The City's debt capital markets and private placement program (collectively, the "**Financing Options**");

AND WHEREAS the primary estimated lifetimes of the Development financed under this Bylaw are equal to, or in excess of twenty (20) years;

AND WHEREAS the amount of the long-term debt of The City as at 2023 December 31 is \$2,700 million with (i) \$299 million thereof being tax supported debt; (ii) \$278 million thereof being self-sufficient tax supported debt; and (iii) \$2,123 million thereof being self-supported debt, and no part of the principal or interest of any of the foregoing debt is in arrears. With the addition of the borrowing authorized herein, The City is within its debt limit per its Debt Policy;

AND WHEREAS all required approvals for the Development will be obtained to ensure they are in compliance with all applicable laws in force in the Province of Alberta.

NOW, THEREFORE, COUNCIL, DULY ASSEMBLED, ENACTS AS FOLLOWS:

BYLAW NUMBER 3B2025

1. The City is hereby authorized to borrow the maximum sum of \$7,389,000 to finance a portion of the Development under any one or more of the Financing Options.
2. The Chief Financial Officer of The City, or delegate, is hereby authorized to execute and deliver such agreements, instruments, certificates, and other documents, and do such further acts and things as may be reasonably necessary or as may be reasonably requested for the purpose of carrying out the borrowing and performing The City's obligations under any associated agreements, instruments, certificates or other documents.
3. The indebtedness shall be payable over a period not exceeding twenty (20) years and shall bear interest at a rate not exceeding 8% per annum.
4. The City shall obtain funds from ENMAX sufficient to pay the interest, principal, fees and deposits when due and as required on the indebtedness under the terms of the agreement between The City and ENMAX, as described in Bylaw Number 4M2025. In the event of any revenue deficiency, The City shall levy and raise municipal taxes sufficient to repay such indebtedness.
5. The net amount borrowed under this Bylaw shall be applied only to the purposes specified in this Bylaw (which, for the avoidance of doubt, may include: (i) repaying, redeeming or refinancing any indebtedness incurred by The City in respect of the Development; or (ii) replenishing cash assets or financial resources of The City that have previously been used, expended or advanced for the purpose of financing the Development, including any fees or other costs associated with the use of such cash assets or financial resources).
6. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME THIS ____ DAY OF _____, 2024.

READ A SECOND TIME THIS ____ DAY OF _____, 2024.

READ A THIRD TIME THIS ____ DAY OF _____, 2024.

MAYOR
SIGNED ON _____

CITY CLERK
SIGNED ON _____

BYLAW NUMBER 4B2025

**BEING A BYLAW TO AUTHORIZE THE CITY OF CALGARY
TO BORROW UP TO THE MAXIMUM AMOUNT OF \$173,228,000
FOR FINANCING THE ELECTRIC SYSTEM AND BUILDING
IMPROVEMENTS FOR THE REGULATED OPERATIONS OF ENMAX
CORPORATION**

WHEREAS the municipal Council of The City of Calgary ("**Council**") has reviewed the 2025 Consolidated Operating and Capital Budget for ENMAX Corporation ("**ENMAX**"), a controlled corporation of The City of Calgary ("**The City**");

AND WHEREAS the electric system and building improvements for the regulated operations of ENMAX (the "**Projects**") are estimated to cost \$297,710,701;

AND WHEREAS it is estimated that \$124,482,701 of the cost of the Projects will be funded through sources other than the Financing Options (as defined herein);

AND WHEREAS The City is subject to the *Municipal Government Act*, R.S.A. 2000 c. M-26, as may be amended from time to time (the "**MGA**"), which requires, among other matters, that The City may only make a borrowing if the borrowing is authorized by a borrowing bylaw;

AND WHEREAS The City has in place Debt Policy CP2020-05, which was adopted on November 2, 2020, and became effective on January 1, 2021, as may be amended from time to time (the "**Debt Policy**"), which requires, among other matters, that the issuance of any new debt by The City be approved by Council and authorized by adopting a borrowing bylaw;

AND WHEREAS Council wishes to pass this Bylaw Number 4B2025 (this "**Bylaw**") pursuant to Sections 251 and 258 of the MGA and Sections 1.4 and 6.2 of the Debt Policy to authorize borrowing up to the maximum amount of \$173,228,000 for the purpose of financing a portion of the Projects through borrowing from the Province of Alberta or other lenders and/or by way of issuances of debt in the capital markets or private placements under The City's debt capital markets and private placement program (collectively, the "**Financing Options**");

AND WHEREAS the primary estimated lifetime of the Projects financed under this Bylaw are equal to, or in excess of twenty-five (25) years;

AND WHEREAS the amount of the long-term debt of The City as at 2023 December 31 is \$2,700 million with (i) \$299 million thereof being tax supported debt; (ii) \$278 million thereof being self-sufficient tax supported debt; and (iii) \$2,123 million thereof being self-supported debt, and no part of the principal or interest of any of the foregoing debt is in arrears. With the addition of the borrowing authorized herein, The City is within its debt limit per its Debt Policy;

AND WHEREAS all required approvals for the Projects will be obtained to ensure they are in compliance with all applicable laws in force in the Province of Alberta.

NOW, THEREFORE, COUNCIL, DULY ASSEMBLED, ENACTS AS FOLLOWS:

BYLAW NUMBER 4B2025

1. The City is hereby authorized to borrow the maximum sum of \$173,228,000 to finance a portion of the Projects under any one or more of the Financing Options.
2. The Chief Financial Officer of The City, or delegate, is hereby authorized to execute and deliver such agreements, instruments, certificates, and other documents, and do such further acts and things as may be reasonably necessary or as may be reasonably requested for the purpose of carrying out the borrowing and performing The City's obligations under any associated agreements, instruments, certificates or other documents.
3. The indebtedness shall be payable over a period not exceeding twenty-five (25) years and shall bear interest at a rate not exceeding 8% per annum.
4. The City shall obtain funds from ENMAX sufficient to pay the interest, principal, fees and deposits when due and as required on the indebtedness under the terms of the agreement between The City and ENMAX, as described in Bylaw Number 4M2025. In the event of any revenue deficiency, The City shall levy and raise municipal taxes sufficient to repay such indebtedness.
5. The net amount borrowed under this Bylaw shall be applied only to the purposes specified in this Bylaw (which, for the avoidance of doubt, may include: (i) repaying, redeeming or refinancing any indebtedness incurred by The City in respect of the Projects; or (ii) replenishing cash assets or financial resources of The City that have previously been used, expended or advanced for the purpose of financing the Projects, including any fees or other costs associated with the use of such cash assets or financial resources).
6. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME THIS ____ DAY OF _____, 2024.

READ A SECOND TIME THIS ____ DAY OF _____, 2024.

READ A THIRD TIME THIS ____ DAY OF _____, 2024.

MAYOR
SIGNED ON _____

CITY CLERK
SIGNED ON _____

BYLAW NUMBER 4M2025

**BEING A BYLAW OF THE CITY OF CALGARY
AUTHORISING MUNICIPAL LOANS OF
\$224,984,000 TO ENMAX CORPORATION

COUNCIL OF THE CITY OF CALGARY, DULY ASSEMBLED, ENACTS THE FOLLOWING:

Purpose

1. The purpose of this Bylaw is to authorize Loans from The City of Calgary to its controlled corporation, ENMAX pursuant to Section 265 of the MGA and in accordance with subsection 264(1)(b) of the MGA, as modified by subsection 4(11)(a)(i) of the *City of Calgary Charter, 2018 Regulation*, Alta Reg 40/2018.
2. The purpose of the Loan is to fund the regulated operations of ENMAX in the Province of Alberta.

Interpretation

3. In this Bylaw:
 - (a) "Council" means the municipal council of The City;
 - (b) "Credit Agreement" means the Amended and Restated Credit Agreement entered into between The City, as lender, and ENMAX, as borrower, dated December 14, 2023, as amended and may be amended from time to time.
 - (c) "ENMAX" means ENMAX CORPORATION, a controlled corporation of The City, incorporated under the *Business Corporations Act*, RSA 2000, c. B-9, on July 29, 1997.
 - (d) "Financing Options" means borrowing from the Province of Alberta or other lenders and/or by way of issuances of debt in the capital markets or private placements under The City's debt capital markets and private placement programs.
 - (e) "Loan" means the lending of funds by The City to ENMAX in accordance with the terms of the Credit Agreement and as authorized by this Bylaw;
 - (f) "MGA" means the *Municipal Government Act*, RSA 2000, c. M-26; and
 - (g) "The City" means The City of Calgary, a municipal corporation of the Province of Alberta.

The Loan

4. (1) The City is authorized to lend to ENMAX funds that The City has borrowed from any one or more of the Financing Options pursuant to Borrowing Bylaws 1B2025, 2B2025, 3B2025 and 4B2025 up to a maximum sum of \$224,984,000. Such loan authorization is

made on the condition that the Loans are advanced in accordance with the terms and conditions outlined in the Credit Agreement.

- (2) The Loan shall be advanced by The City to ENMAX after:
 - (a) Council has given three readings to Borrowing Bylaws 1B2025, 2B2025, 3B2025 and 4B2025;
 - (b) Council has given three readings to this Bylaw;
 - (c) ENMAX has provided to The City a Notice of Drawdown in accordance with the terms of the Credit Agreement and satisfied the applicable conditions of advance as set out in the Credit Agreement; and
- (3) ENMAX shall repay to The City the Loans over a period not exceeding 25 years in accordance with the terms set out in the Credit Agreement. The interest rate applicable to the Loan will be as set out in the Credit Agreement and shall not exceed 8% per annum.
- (4) ENMAX shall pay to The City an administration fee of 0.25% per annum on the outstanding Loans, which amount shall accrue daily and be payable in accordance with the terms set out in the Credit Agreement.

General Matters

5. This Bylaw comes into force on the date 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 _____

Key Metrics Summary – 2024 September 30

	Annualized LTM * 2024 Sept 30	Annual 2023	Annual 2022
<i>(millions of Canadian dollars, unless listed otherwise)</i>			
OPERATING RESULTS			
A Total Revenue ¹ (LTM *)	\$3,592	\$3,811	\$3,663
B Funds from operations (FFO) ^{2,3} (LTM *)	\$769	\$675	\$602
C Adjusted EBITDA ^{1,2} (LTM *)	\$938	\$829	\$737
D Cash flow used in investing activities ¹ (LTM *)	\$772	\$654	\$569
FINANCIAL POSITION			
E Current Assets ¹	\$1,068	\$1,261	\$1,740
F Current Liabilities ¹	\$1,764	\$1,828	\$2,047
Sort-term Debt ¹	\$265	\$444	\$304
Current Portion of Long-term Debt ¹	\$603	\$292	\$85
Long-term Debt ¹	\$3,198	\$3,185	\$3,156
G Total Debt	\$4,066	\$3,921	\$3,545
H Adjusted Debt ⁴	\$4,273	\$4,092	\$3,714
LIQUIDITY			
I Cash & Equivalents ¹	\$38	\$90	\$95
J Credit Facilities Capacity ¹	\$2,000	\$2,250	\$2,250
K Credit Facilities Available ¹	\$1,446	\$1,435	\$1,156
L Credit Facilities Drawn	J - K \$554	\$815	\$1,094
M % Drawn	L / J 27.7%	36.2%	48.6%
FINANCIAL METRICS			
N Total Debt to Adjusted EBITDA	G / C 4.3x	4.7x	4.8x
O FFO to Adjusted Debt (<i>Simplified</i>) ⁵	B / H 18.0%	16.5%	16.2%
COMPLIANCE			
P Total Debt ⁶	\$4,066	\$3,921	\$3,545
Q Consolidated Capitalization (Facilities) ⁶	\$7,150	\$6,873	\$6,618
R Debt to Capitalization Ratio (75% Maximum)	P / Q 56.9%	57.0%	53.6%

Please Note: The information provided above is compiled to support The City's review of ENMAX's financial results. In the event that any value is inconsistent with ENMAX's public disclosure, the reader should default to using ENMAX's public disclosure.

* LTM = Last Twelve Months

1 Provided within ENMAX financial reporting;

2 Non-IFRS financial measure. Refer to discussion included within ENMAX's financial reporting;

3 Adjusted EBITDA less cash Interest paid less cash Income Taxes paid. A proxy to proprietary FFO calculations by Rating Agencies;

4 Adjusted Debt is Short and Long Term Debt less unrestricted cash plus other accrued obligations;

5 Simplified FFO to debt metric intended to show directional trend. NOT intended to reconcile with S&P's publicized metric which is generated using proprietary data not available to Administration;

6 Further defined within the Credit Agreement entered into between The City and ENMAX dated 2023 December 14.

Planning & Development Services Report to
Executive Committee
2025 January 21

ISC: UNRESTRICTED
EC2024-1271

Residential Clean Energy Improvement Program Bylaw Amendment

PURPOSE

The purpose of this report is to recommend that Council approve proposed Bylaw 3M2025 (Attachment 2) to amend the Clean Energy Improvement Bylaw (53M2021) to authorize Administration to increase the maximum borrowing authorization from \$15 million to \$35 million. This will enable the Residential Clean Energy Improvement Program to continue for an additional two years, offering Calgary homeowners innovative financing for clean energy improvements, which is repaid through their property taxes.

PREVIOUS COUNCIL DIRECTION

Council approved Bylaw 53M2021, the Clean Energy Improvement Program Bylaw, in 2021 December. This enabled the creation of the residential program and authorized financing for the program by borrowing funds. Council then approved Bylaw Amendment 16M2023 in 2023 which updated Bylaw 53M2021 to correct a minor technical inaccuracy and clarified the language in the Bylaw with respect to The City of Calgary's authority for such financing pursuant to Section 390.3(1) of the *Municipal Government Act* (Alberta), R.S.A. 2000, C. M-26 (the "MGA").

RECOMMENDATIONS:

That the Executive Committee:

1. Direct Administration to publicly advertise Proposed Bylaw 3M2025 in Attachment 2 in accordance with sections 390.3(5) and 606 of the *Municipal Government Act*; and
2. Forward this report to the 2025 April 8 Public Hearing Meeting of Council.

That the Executive Committee recommend that Council:

3. Give three readings to Proposed Bylaw 3M2025, following the advertising and public hearing.

CHIEF ADMINISTRATIVE OFFICER/GENERAL MANAGER COMMENTS

General Manager Debra Hamilton concurs with this report. The Clean Energy Improvement Program is a popular initiative with Calgarians that helps homeowners save money on energy bills.

HIGHLIGHTS

- The Residential Clean Energy Improvement Program ('Program') has been very popular with Calgarians since its inception in 2023. More than 350 Calgary homeowners have already participated in the program and have installed over \$9.3 million in energy efficiency and renewable energy upgrades to their homes, to be repaid through their property taxes.
- 600 homes are expected to participate using the initial \$15 million in debt financing, resulting in \$290,000 in annual energy savings by reducing their energy use by 20,000 GJ each year. This will also cut greenhouse gas emissions for those homes by approximately 65%.
- The Program is a key part of supporting affordability through more cost-effective capital financing for increased energy efficiency leading to reduced utility costs as well as the subsequent reduction of greenhouse gas emissions.

Residential Clean Energy Improvement Program Bylaw Amendment

- The title of Bylaw 53M2021 is being updated to “Residential Clean Energy Improvement Program Bylaw” to avoid confusion with the Commercial Clean Energy Improvement Bylaw which Administration is bringing forward.

DISCUSSION

Background

The initial \$15 million of financing available through the Program was funded by a \$10 million loan from the Federation of Canadian Municipalities, plus a \$5 million loan from the Fiscal Stability Reserve. The loan and an accompanying \$5M grant from the Federation of Canadian Municipalities supported The City to build the foundation of the Program and enable the future expansion of the Program. The initial \$15 million will be completely allocated following the planned Program intake in Q1 2025. The Program financing is structured as self-supported debt for The City, and the Program is designed to recover its annual debt servicing costs, including principal and interest payments, as repayments to The City through the participant’s property taxes. Each intake allows about 150 participants, and all spots have been filled within just 15 minutes of opening. Calgary has the largest Clean Energy Improvement Program in Alberta, in terms of participants and funding. There are over 230 qualified contractors working with the Program to install energy efficient upgrades in Calgary, and the money spent by program participants on upgrades strengthens the local economy.

Bylaw Updates

The Clean Energy Improvement Program Bylaw (53M2021) requires an amendment to increase the maximum borrowing amount by \$20 million so The City can continue to offer this popular Program to Calgary homeowners, allowing for an estimated 800 additional homes to undertake energy efficiency retrofits. Without this bylaw amendment, the Program will be closed for participation once the \$15 million in debt financing is committed for the Program, which is anticipated to occur in early 2025. This financing will be secured as part of the Corporate Borrowing Strategy, utilizing debt prudently and efficiently in accordance with the Council Debt Policy and treasury management best practices. A potential source of financing includes the Loans to Local Authorities Program offered by the Government of Alberta, whose offerings align well with the anticipated cash flow requirements of the Program between 2025 and 2027. Financing for this Program will provide participants an attractive interest rate from The City relative to the financing options property owners can secure in the market.

The proposed amendment also adds additional clarity to the scope of this Bylaw by adding the term “Residential”, making this the Residential Clean Energy Improvement Bylaw. This is required to avoid confusion with the proposed Commercial Clean Energy Improvement Bylaw.

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 |

Residential Clean Energy Improvement Program Bylaw Amendment

Proposed Bylaw 3M2025 will be advertised and a Public Hearing will be held pursuant to the requirements in the *Municipal Government Act*. As well, a petition period needs to pass after the end of the advertising period before Council can give three readings to this amending Bylaw in order to inform citizens about the date of the public hearing.

IMPLICATIONS

Social

The proposed bylaw will help an additional 800 Calgarians make clean energy improvements to their homes that they may not have been able to make without this funding mechanism. This removes upfront costs, allows for a long repayment term and utilizes The City's cost of financing. It will also support participants by improving air quality, better indoor air temperature and thermal quality, and more comfortable spaces. Lowering city-wide greenhouse gas emissions benefits citizens by improving overall air quality within The City of Calgary.

Environmental

Residential buildings contribute 26 percent of Calgary's community GHG emissions. The proposed bylaw will allow participants to save an estimated \$385,000 in annual energy costs for over 26,500 GJs of energy saved, resulting in an annual reduction of over 2,200 tonnes of greenhouse gas emissions – reducing their emission by an estimated 65%. By lowering greenhouse gas emissions city-wide, citizens benefit from reducing the impacts of climate change such as extreme weather events.

Economic

Funds from the Program will be invested by residential homeowners into their properties to generate energy and cost savings. The continuation of the Program will lead to increased job opportunities for local energy efficiency and renewable energy contractors. There are currently over 230 qualified contractors in Calgary participating in the residential Program. The investments will also generate further economic activity given the potential for increased worker incomes.

Service and Financial Implications

Self-supported funding and Existing Operating Funding – One-Time

Program Financing (Self-Supported Funding):

The proposed amendments to the borrowing authorization would allow The City to borrow up to \$35 million of external debt. This debt would be structured as self-supported debt and fully repaid by the Clean Energy Improvement Tax levied against the participant's property tax assessment. A predetermined estimate of the cost of financing (e.g., interest charges) and principal repayment are passed on to the participant and reflected in Clean Energy Improvement Tax.

RISK

Calgarians have shown immense enthusiasm for the Program and The City could suffer reputational risks if financing for the Program is not extended into the future.

Planning & Development Services Report to
Executive Committee
2025 January 21

ISC: UNRESTRICTED
EC2024-1271

Residential Clean Energy Improvement Program Bylaw Amendment

Program funding may not be fully self-supported if the interest charged to participants does not meet or exceed The City's interest costs which The City incurs to fund the Program. Treasury will recommend interest rate(s) for Program participants that endeavour to reflect future anticipated borrowing costs. The profile of participant financing (and accompanying property tax profile) on an aggregate basis, may present further challenges to how The City executes its borrowing options to align cash inflows and outflows.

The recently completed Program audit conducted by the City Auditor's Office has helped to further reduce risks for the Program.

ATTACHMENTS

1. Background and Previous Council Direction
2. Proposed Bylaw 3M2025
3. Presentation

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform
Debra Hamilton	Planning and Development Services	Approve
Les Tochor	Corporate Planning & Financial Services	Consult

Author: Justin Smale – Corporate Environmental Specialist – Climate & Environment

Background and Previous Council Direction

Background

The Clean Energy Improvement Program (the “Program”) and the Clean Energy Improvement Program Bylaw 16M2023 (the “Bylaw”) were approved by Council in December 2021. The Program is a financing initiative designed to make energy efficiency and renewable energy upgrades more accessible to homeowners. The Program leverages Alberta’s version of an innovative financing solution known as Property Assessed Clean Energy (or PACE), which allows property owners to access flexible, long-term financing through their municipality. Repayment is facilitated through an added charge to the participant’s property tax bill.

Previous Council Direction

DATE	REPORT NUMBER	DIRECTION/DESCRIPTION
2021 September 13	PFC2021-1198	Clean Energy Improvement Program Bylaw Recommendations: That Priorities and Finance Committee recommend that Council: Direct Administration to publicly advertise the proposed Bylaw 53M2021; and Direct Administration to bring the proposed Bylaw 53M2021 to Council for Public Hearing and three readings no later than 2021 Q4. Motion Carried
12/6/2021	C2021-1418	Clean Energy Improvement Bylaw Recommendations: That Council: Hold a Public Hearing on Proposed Bylaw 53M2021; and Give three readings to Proposed Bylaw 53M2021, the proposed Clean Energy Improvement Program Bylaw. Motion Carried
2/22/2022	EC2022-0113	Funding Request for the Clean Energy Improvement Program Recommendation: That Executive Committee recommend that Council approve \$5 million from the Fiscal Stability Reserve to be used for financing clean energy improvements through the Clean Energy Improvement Program pursuant to Bylaw 53M2021. Motion Carried

Bylaws, Regulations, Council Policies

DATE	REPORT NUMBER	DIRECTION/DESCRIPTION
3/8/2022	EC2022-0113	Funding Request for the Clean Energy Improvement Program Recommendation: That Council approve \$5 million from the Fiscal Stability Reserve to be used for financing clean energy improvements through the Clean Energy Improvement Program pursuant to Bylaw 53M2021. Motion Carried
3/14/2023	C2023-0282	Clean Energy Improvement Program Bylaw Amendment Recommendation: That Council: Direct Administration to publicly advertise Proposed Bylaw 16M2023; and Direct Administration to bring Proposed Bylaw 16M2023 to Council for Public Hearing and three readings no later than 2023 Q3. Motion Carried

Clean Energy Improvement Program Bylaw (53M2021)

Bylaw to establish the Clean Energy Improvement Program created in 2021.

Clean Energy Improvement Program Bylaw Amendment (16M2023)

This amendment removed a minor technical inaccuracy in the type of security required to support the borrowing of money for the purpose of financing clean energy improvements and clarified the language in the Bylaw with respect to The City of Calgary's authority for such financing pursuant to Section 390.3(1) of the Municipal Government Act (Alberta), R.S.A. 2000, c. M-26 (the "MGA").

Proposed Bylaw 3M2025

BYLAW NUMBER 3M2025

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND BYLAW 53M2021, THE CLEAN ENERGY IMPROVEMENT PROGRAM BYLAW

WHEREAS Council has considered report EC2024-1271 and deems it necessary to amend Bylaw 53M2021, the Clean Energy Improvement Program Bylaw;

AND WHEREAS pursuant to the *Municipal Government Act*, RSA 2000, c. M-26 (“Act”), Council must, before giving second reading to a proposed bylaw under the authority provided by section 390.1, hold a public hearing in respect of the proposed bylaw after giving notice of it in accordance with the *Act*;

AND WHEREAS this Bylaw has been advertised in accordance with section 606 of the *Act* and a public hearing has been held in accordance with section 216.4;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. Bylaw 53M2021, the Clean Energy Improvement Program Bylaw as amended, is hereby further amended.
2. In the long title, the following is added before the word “**CLEAN**”:

“**RESIDENTIAL**”.
3. In the preamble:
 - (a) In the clause that begins with the words, “**AND WHEREAS** section 390.3 of the *Act* further permits”, the word “with” is deleted and the following is substituted:

“within”; and
 - (b) the seventh and final preamble clause is deleted and the following is substituted:

“**AND WHEREAS** it is estimated that \$5 million of the cost of the Program (as defined herein), or such other amounts as may be available by grant providers, will be funded through sources other than borrowing and Council has decided to pass a bylaw pursuant to section 390.3(4)(b) of the *Act* to borrow the sum of \$35 million from the Province of Alberta or other financial institutions or capital markets.”.
4. In the short title in section 1, the following is added before the word “Clean”:

“Residential”.

5. In the preamble and in subsection 2(1)(k), the following is added after the words “Alberta Municipal Services Corporation”:

“(operating as Alberta Municipalities)”.
6. In section 3(1), the following is added before the word “clean”:

“residential”.
7. Section 6 is deleted and the following is substituted:

“6. (1) A *Clean Energy Improvement* is eligible under the *City’s Program* where:
 - (a) it is listed in Schedule “A” to this Bylaw and has not been removed from the list of eligible improvements maintained by the *Program Administrator*, or
 - (b) it is not listed in Schedule “A” to this Bylaw but has been designated by both the *Program Administrator* and the *City* as a permitted *Clean Energy Improvement*.
(2) The *Chief Administrative Officer* may designate *Clean Energy Improvements* for the purposes of subsection (1)(b) above and must publish any such additional improvements on the *City’s website*.”
8. In subsection 8(h) the following is added after the word “*Program*”:

“where such approval is a requirement under a mortgage agreement”.
9. In section 11(5) the words “probable lifespan” are deleted the following is substituted:

“effective useful life”.
10. Section 11(6) is deleted and the following is substituted:

“(6) Where more than one *Clean Energy Improvement* is made to a property the *Chief Administrative Officer* must impose a *Clean Energy Improvement Tax* in respect of each improvement made to the property.”.
11. In section 15:
 - (a) the number “\$15 million” is deleted from subsection (a) and the following is substituted:

“\$35 million”; and
 - (b) subsection (d) is deleted.
12. Schedule “A”, List of Eligible Clean Energy Improvements, is deleted in its entirety and the following is substituted:

“SCHEDULE “A”

LIST OF ELIGIBLE RESIDENTIAL CLEAN ENERGY IMPROVEMENTS

Eligible Category	Eligible Clean Energy Improvements
Doors, Windows & Insulation	Attic insulation
	Wall insulation
	Foundation insulation
	Rim Joist insulation
	Energy-efficiency window
	Energy-efficient door
Heating, Ventilation & Air Conditioning	High-efficiency central air conditioner
	High-efficiency gas furnace
	ECM motor for residential furnace
	High-efficiency gas boiler
	Heat recovery ventilation or energy recovery ventilation
	Air-source heat pump
	Ground source heat pump
Lighting	Indoor lighting control
	Lighting fixture
Renewable Energy, Solar PV & Thermal	Solar PV System
	Solar thermal water heating
	Battery energy storage
Water Heating	Drain water heat recovery
	Heat pump water heater
	High-efficiency storage water heater
	Tankless gas water heater
Custom Upgrades	Approval at the discretion of the <i>Chief Administrative Officer and Program Administrator</i> .

13. This bylaw comes into force on the day it is passed.

READ A FIRST TIME THIS ___ DAY OF _____, 2025.

READ A SECOND TIME THIS ___ DAY OF _____, 2025.

READ A THIRD TIME THIS ___ DAY OF _____, 2025.

MAYOR
SIGNED ON _____

CITY CLERK
SIGNED ON _____

TEXT FOR DISCUSSION ONLY

Clean Energy Improvement Program (CEIP)

Residential Clean Energy Improvement Program Bylaw Amendment

EC2024-1271

2024 January 21

Previous Council Direction

- December 2021 - Bylaw 53M2021 – Clean Energy Improvement Program Bylaw.
- March 2022 - \$5 million from Fiscal Stability Reserve to be used to finance the Clean Energy Improvement Program.
- June 2023 - Amendment (16M2023) to the Clean Energy Improvement Bylaw.
- November 2024 – Council approved Mid-Cycle Adjustments which included flow-through funding for Residential CEIP.

Recommendations

That the Executive Committee:

1. Direct Administration to publicly advertise Proposed Bylaw 3M2025 in Attachment 2 in accordance with sections 390.3(5) and 606 of the Municipal Government Act; and
2. Forward this report to the 2025 April 8 Public Hearing Meeting of Council.

That the Executive Committee recommend that Council:

3. Give three readings to Proposed Bylaw 3M2025, following the advertising and public hearing.

Program Participation

- January 2023: Residential CEIP launch.
- City-wide participation.
- Strong demand from Calgary homeowners.
 - All 5 intakes filled within **15 minutes**.



Current Program



Reduce up-front cost barrier to Calgarians

600+ homeowners expected to participate



Generate economic growth in energy retrofits industry

250+ registered contractors



Support affordability through reduced energy costs

Estimated energy savings of ~\$500/year per participant



Progress toward greenhouse gas emission targets

Average GHG reduction per home of approx. 2.7 tonnes

Residential Clean Energy Improvement Program Bylaw Amendments



Updating Bylaw Name



Allow More Borrowing

Next Steps After Bylaw Approval

- Intake in Q1 2025 using remaining Federation of Canadian Municipalities financing
- Borrow \$20M to finance Residential CEIP
 - Q2 2025 intake using new financing

Recommendations

That the Executive Committee:

1. Direct Administration to publicly advertise Proposed Bylaw 3M2025 in Attachment 2 in accordance with sections 390.3(5) and 606 of the Municipal Government Act; and
2. Forward this report to the 2025 April 8 Public Hearing Meeting of Council.

That the Executive Committee recommend that Council:

3. Give three readings to Proposed Bylaw 3M2025, following the advertising and public hearing.

**Planning & Development Services Report to
Executive Committee
2025 January 21**

**ISC: UNRESTRICTED
EC2024-1272**

Commercial Clean Energy Improvement Program Bylaw

PURPOSE

The purpose of this report is to recommend that Council approve proposed Bylaw 2M2025 to create a Commercial Clean Energy Improvement Program ('Program') and authorize The City to borrow up to \$10 million to finance the Program.

PREVIOUS COUNCIL DIRECTION

Council approved the Calgary Climate Strategy (CD2022-0465) in 2022 July, as well as the Climate Implementation Plan as part of the 2023-2026 Service Plans and Budgets (C2022-1051). These both included actions to implement innovative financing for commercial buildings to make energy efficiency and renewable energy upgrades.

RECOMMENDATIONS:

That the Executive Committee:

1. Direct Administration to publicly advertise Proposed Bylaw 2M2025 in Attachment 2 in accordance with sections 390.3(5) and 606 of the Municipal Government Act; and
2. Forward this report to the 2025 April 8 Public Hearing Meeting of Council.

That the Executive Committee recommend that Council:

3. Give three readings to Proposed Bylaw 2M2025, following the advertising and public hearing.

CHIEF ADMINISTRATIVE OFFICER/GENERAL MANAGER COMMENTS

General Manager Debra Hamilton concurs with this report. Expanding the Clean Energy Improvement Program to commercial properties will broaden the reach of this popular program, opening new opportunities for energy savings and local economic activity.

HIGHLIGHTS

- Proposed Bylaw 2M2025 will authorize The City to borrow up to \$10 million to finance a Commercial Clean Energy Improvement Program.
- Establishing the Program will provide eligible commercial property owners access to municipal financing to complete clean energy improvements on their properties, which will be repaid with interest through their property tax bill.
- By providing low-cost capital financing, commercial property owners will be able to benefit from future energy cost savings and contribute to achieving Calgary's climate goals through improved energy performance. Tenants in commercial buildings will benefit from lower energy bills for their rented spaces.
- The Program will generate additional jobs for local energy efficiency and renewable energy contractors.
- The City and the Program administrator, the Alberta Municipal Services Corporation, will develop the Program in anticipation of opening the Program to applications by commercial property owners in spring/summer 2025.

Commercial Clean Energy Improvement Program Bylaw

DISCUSSION

Program Creation

Administration is proposing to create a Commercial Clean Energy Improvement Project in order to offer commercial buildings the same benefit that residential buildings have experienced. Commercial buildings account for 27 per cent of Calgary's greenhouse gas emissions, and industry associations have advocated for a Commercial Clean Energy Improvement Program (BOMA Calgary, BILD Calgary, Calgary Construction Association, NAIOP). This will enable eligible building owners to implement more energy efficiency upgrades and in buildings they may not have previously prioritized.

If passed by Council, proposed Bylaw 2M2025 will authorize Administration to borrow up to \$10 million to finance the Program. This financing will be secured as part of the Corporate Borrowing Strategy, utilizing debt prudently and efficiently in accordance with the Council Debt Policy and treasury management best practices. A potential source of financing includes the Loans to Local Authorities program offered by the Government of Alberta, whose offerings may align well with the anticipated cash flow requirements of the Program over the course of 2026 and 2027. City financing for this Program will support participants by allowing them to receive an attractive interest rate from The City relative to the financing options commercial property owners can secure in the market.

EXTERNAL ENGAGEMENT AND COMMUNICATION

- | | |
|---|---|
| <input checked="" 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 |

Industry associations representing commercial property owners have been regularly informed about the progress of Program development. These industry associations have advocated for the development of the Commercial Clean Energy Improvement Program.

An engagement webpage was launched in July 2024 and was distributed to industry associations to encourage their membership to comment on the creation of a Commercial Clean Energy Improvement Program. Respondents indicated strong interest in participating in a Commercial Clean Energy Improvement Program. Focused conversations with representatives from the commercial building industry are currently underway to refine Program details.

Proposed Bylaw 2M2025 will be advertised and a Public Hearing will be held pursuant to the requirements in the Municipal Government Act. Also, a petition period needs to pass after the end of the advertising period before Council can give three readings to this amending Bylaw in order to inform citizens about the date of the public hearing.

Commercial Clean Energy Improvement Program Bylaw

IMPLICATIONS

Social

The proposed bylaw will help Calgary commercial property owners make clean energy improvements to their buildings that they may not have been able to make without this funding mechanism. It will support participants by improving air quality in their buildings, better indoor air temperature and thermal quality, and more comfortable spaces. Lowering city-wide greenhouse gas emissions benefits citizens by improving overall air quality within The City of Calgary.

Environmental

Commercial buildings contribute 27 per cent of Calgary's community greenhouse gas emissions. The Commercial Program provides a financing repayment mechanism to directly support building owners to complete energy saving and emission reduction upgrades in their buildings.

Economic

Funds from the Program will be invested by commercial property owners into their properties to generate energy and cost savings. These savings will be passed along to tenants as most commercial building tenants either pay a portion of the building's energy bills based on their occupancy or are metered separately and are billed for their exact consumption. The creation of the Program will lead to increased job opportunities for local energy efficiency and renewable energy contractors. There are currently over 230 qualified contractors in Calgary participating in the residential Program. The investments will also generate further economic activity given the potential for increased worker incomes.

Service and Financial Implications

Self-supported funding and Existing Operating Funding – One-Time

Program Financing (Self-Supported Funding): The proposed borrowing authorization in the Commercial Clean Energy Tax bylaw would allow The City to borrow up to \$10 million of external debt that would be structured as self-supported debt and fully repaid by the Clean Energy Improvement Tax levied against the participant's property tax assessment. A predetermined estimate of the cost of financing (e.g., interest charges) and principal repayment is passed on to the participant and reflected in the Clean Energy Improvement Tax.

RISK

Not implementing a Commercial Program may pose a reputational risk to The City as the commercial sector may perceive that The City is not providing similar supports that are being provided for residential buildings or being offered by other municipalities in Alberta.

Program funding requirements may not be fully self-supported if the interest rate(s) offered to participants do not meet or exceed The City's cost of financing the Program over time. The profile of debt financing offered to participants as a whole and accompanying property tax payment profile, may present further challenges to how The City executes borrowing options to align cash inflows and outflows. Treasury will endeavour to recommend interest rate(s) for

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Commercial Clean Energy Improvement Program Bylaw

Program participants that reflect available financing structures and future anticipated borrowing costs when debt financing is anticipated to be required.

The risks identified for a Commercial Clean Energy Improvement Program were also identified in the Residential Clean Energy Improvement Program through an audit conducted by the City Auditors Office as well as a risk assessment by Enterprise Risk Management. These risks have been addressed in the Residential Clean Energy Improvement Program and these risk management techniques will be implemented in the development of the Commercial Clean Energy Improvement Program. Contractors participating in the Program must also sign a Contractor Code of Conduct and are subject to an Escalation Framework. If issues are brought forward by participants, contractors may be removed from the Program.

ATTACHMENTS

1. Background and Previous Council Direction
2. Proposed Commercial Clean Energy Improvement Program Bylaw
3. Presentation

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform
Debra Hamilton	Planning and Development Services	Approve
Les Tochor	Corporate Planning & Financial Services	Consult

Author: Justin Smale – Corporate Environmental Specialist – Climate & Environment

Background and Previous Council Direction

Background

The Clean Energy Improvement Program (the “Program”) and the Clean Energy Improvement Program Bylaw 16M2023 (the “Bylaw”) were approved by Council in December 2021. The Program is a financing initiative designed to make energy efficiency and renewable energy upgrades more accessible to homeowners. The Program leverages Alberta’s version of an innovative financing solution known as Property Assessed Clean Energy (or PACE), which allows property owners to access flexible, long-term financing through their municipality. Repayment is facilitated through an added charge to the participant’s property tax bill.

Previous Council Direction

DATE	REPORT NUMBER	DIRECTION/DESCRIPTION
9/13/2021	PFC2021-1198	Clean Energy Improvement Program Bylaw Recommendations: That Priorities and Finance Committee recommend that Council: Direct Administration to publicly advertise the proposed Bylaw 53M2021; and Direct Administration to bring the proposed Bylaw 53M2021 to Council for Public Hearing and three readings no later than 2021 Q4. Motion Carried
12/6/2021	C2021-1418	Clean Energy Improvement Bylaw Recommendations: That Council: Hold a Public Hearing on Proposed Bylaw 53M2021; and Give three readings to Proposed Bylaw 53M2021, the proposed Clean Energy Improvement Program Bylaw. Motion Carried
2/22/2022	EC2022-0113	Funding Request for the Clean Energy Improvement Program Recommendation: That Executive Committee recommend that Council approve \$5 million from the Fiscal Stability Reserve to be used for financing clean energy improvements through the Clean Energy Improvement Program pursuant to Bylaw 53M2021. Motion Carried

Previous Council Direction

Bylaws, Regulations, Council Policies

Clean Energy Improvement Program Bylaw (53M2021)

DATE	REPORT NUMBER	DIRECTION/DESCRIPTION
3/8/2022	EC2022-0113	Funding Request for the Clean Energy Improvement Program Recommendation: That Council approve \$5 million from the Fiscal Stability Reserve to be used for financing clean energy improvements through the Clean Energy Improvement Program pursuant to Bylaw 53M2021. Motion Carried
3/14/2023	C2023-0282	Clean Energy Improvement Program Bylaw Amendment Recommendation: That Council: Direct Administration to publicly advertise Proposed Bylaw 16M2023; and Direct Administration to bring Proposed Bylaw 16M2023 to Council for Public Hearing and three readings no later than 2023 Q3.Motion Carried

Bylaw to establish the Clean Energy Improvement Program created in 2021.

Clean Energy Improvement Program Bylaw Amendment (16M2023)

This amendment removed a minor technical inaccuracy in the type of security required to support the borrowing of money for the purpose of financing clean energy improvements and clarified the language in the Bylaw with respect to The City of Calgary's authority for such financing pursuant to Section 390.3(1) of the Municipal Government Act (Alberta), R.S.A. 2000, c. M-26 (the "MGA").

Proposed Commercial Clean Energy Improvement Program Bylaw

BYLAW NUMBER 2M2025

BEING A BYLAW OF THE CITY OF CALGARY TO ESTABLISH A COMMERCIAL CLEAN ENERGY IMPROVEMENT PROGRAM

WHEREAS Council has considered report EC2024-1272 and deems it desirable to create a Commercial Clean Energy Improvement Program;

AND WHEREAS section 390.3 of the *Municipal Government Act*, RSA 2000, c. M-26 (the “*Act*”) provides that a municipality may pass a Clean Energy Improvement Tax bylaw to establish a Clean Energy Improvement Program;

AND WHEREAS a Clean Energy Improvement Tax bylaw authorizes a municipality to make a borrowing for the purpose of financing Clean Energy Improvements and enables those improvements to be made to eligible properties;

AND WHEREAS the Clean Energy Improvement Tax bylaw authorizes Council to impose a Clean Energy Improvement Tax in respect of each qualified Clean Energy Improvement made to a property to raise revenue to pay the amount required to recover the costs of those Clean Energy Improvements;

AND WHEREAS the Minister of Environment and Parks has designated the Alberta Municipal Services Corporation (operating as Alberta Municipalities) as the Program Administrator for the purposes of the *Clean Energy Improvements Regulation*, A.R. 212/2018;

AND WHEREAS section 390.3 of the *Act* further permits a municipality to make a borrowing for the purpose of financing clean energy improvements, and may do so within the context of a Clean Energy Improvement Tax bylaw, notwithstanding the provisions contained in section 251 of the *Act*;

AND WHEREAS pursuant to the *Act*, Council must, before giving second reading to a proposed bylaw under the authority provided by section 390.1, hold a public hearing in respect of the proposed bylaw after giving notice of it in accordance with the *Act*;

AND WHEREAS this Bylaw has been advertised in accordance with section 606 of the *Act* and a public hearing has been held in accordance with section 216.4;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

Short Title

1. This Bylaw may be cited as the “Commercial Clean Energy Improvement Program Bylaw”.

PART 1 – DEFINITIONS AND INTERPRETATION

2. (1) In this Bylaw, unless context otherwise requires:
 - (a) “*Act*” means the *Municipal Government Act*, RSA 2000 c. M-26;
 - (b) “*Administration Fee*” means an administration fee as defined in section 1(a) of the *Regulation*;
 - (c) “*Agreement*” means a clean energy improvement agreement executed between The City of Calgary and the *Owner* of a property under section 390.4 of the *Act* and section 10 of the *Regulation*;
 - (d) “*Chief Administrative Officer*” means the person appointed by The City of Calgary Council as its Chief Administrative Officer or that person’s delegate;
 - (e) “*City*” means the municipal corporation of The City of Calgary, or where the context requires means the area contained within the boundaries of The City of Calgary;
 - (f) “*Clean Energy Improvement*” means a permanent clean energy improvement as defined in section 390.1 of the *Act* and listed by the *Program Administrator* under section 3(1) of the *Regulation*;
 - (g) “*Clean Energy Improvement Tax*” means a tax imposed on a property in the *City* under Division 6.1 of the *Act* that is intended to repay the cost of a *Clean Energy Improvement* under an *Agreement*;
 - (h) “*Owner*” means a person or persons applying to take part in the *Program* and who are shown as the owner of a property on a certificate of title maintained by the Registrar under the *Land Titles Act* RSA 2000, c. L-4;
 - (i) “*Person*” means an individual or a business entity including a firm, partnership, association, corporation or society;
 - (j) “*Program*” means a clean energy improvement program established and operating under Division 6.1 of the *Act*;
 - (k) “*Program Administrator*” means the Alberta Municipal Services Corporation (operating as Alberta Municipalities), or its successors or

assigns, or any other entity designated by the Minister pursuant to section 2 of the *Regulation*;

- (l) “*Province*” means the Province of Alberta; and
 - (m) “*Regulation*” means the *Clean Energy Improvements Regulation AR 212/2018*.
- (2) Each provision of this Bylaw is independent of all other provisions and if any provision is declared invalid for any reason by a court of competent jurisdiction, all other provisions of this Bylaw remain valid and enforceable.
 - (3) Nothing in this Bylaw relieves a *Person* from complying with any provision of any federal or provincial law or regulation, other bylaw or any requirement of any lawful permit, order or licence.
 - (4) Headings or sub-headings are inserted for ease of reference and guidance purposes only and do not form part of this Bylaw.
 - (5) Where this Bylaw cites or refers to any act, regulation, code or other bylaw, the citation or reference is to the act, regulation, code or other bylaw as amended, whether amended before or after the commencement of this Bylaw, and includes reference to any act, regulation, code or other bylaw that may be substituted in its place.
 - (6) All Schedules attached to this Bylaw form part of this Bylaw.

PART 2 – THE CITY’S CLEAN ENERGY PROGRAM

- 3. (1) A commercial clean energy improvement *Program* for the *City* is established under this Bylaw and the *Chief Administrative Officer* is responsible for implementing the *Program*.
- (2) The *Chief Administrative Officer* may enter into *Agreements* on behalf of the *City* under the *Act* and *Regulation* respecting the *Program* including agreements with the *Program Administrator*.
- (3) The *Chief Administrative Officer* may delegate any of the powers, duties, or functions provided to the *Chief Administrative Officer* in this Bylaw to any employee of the *City*.

PART 3 – PROGRAM ELIGIBILITY

Applications to Program Administrator

4. (1) An *Owner* of a non-residential property that is eligible under this Bylaw may apply to the *Program Administrator* to finance a *Clean Energy Improvement* on that property.
- (2) The *Program Administrator* may charge a fee in relation to the application, pursuant to the *Regulation*.
- (3) An *Owner* may submit one application per year per eligible property.

Eligible Properties

5. (1) Any privately owned property located within the *City* that is classified by the Municipal Assessor as “non-residential” under section 297(1) of the *Act* is eligible to apply for the *Program*.
- (2) Despite subsection (1) above, properties that qualify as “designated industrial property” under section 284(1) of the *Act* are not eligible for the *Program*.
- (3) For greater certainty, property that is classified as “farm land” under section 297(1) of the *Act* is not eligible for the *Program*.
- (4) A property that is exempt from taxation under Part 10 of the *Act* may apply to the *Program*, and if approved for an *Agreement*, must pay the *Clean Energy Improvement Tax* as set out on the statement of account provided to the *Owner* by the *City* or as otherwise set out on a tax bill or on the *City’s* tax roll.

Eligible Improvements

6. (1) A *Clean Energy Improvement* is eligible under the *City’s Program* where:
 - (a) it is listed in Schedule “A” to this Bylaw and has not been removed from the list of eligible improvements maintained by the *Program Administrator*,
or
 - (b) it is not listed in Schedule “A” to this Bylaw, but has been designated by both the *Program Administrator* and the *City* as a permitted *Clean Energy Improvement*.
- (2) The *Chief Administrative Officer* may designate *Clean Energy Improvements* for the purposes of subsection (1)(b) above and must publish any such additional improvements on the *City’s* website.

PART 4 – CLEAN ENERGY IMPROVEMENT AGREEMENT

7. (1) The *Chief Administrative Officer* may enter into an *Agreement* with an *Owner* whose application to the *Program Administrator* was approved.
- (2) The *Chief Administrative Officer* may require information from an *Owner*, in the form and manner specified by the *Chief Administrative Officer*, to ensure an *Agreement* with that *Owner* would comply with the *Act*, *Regulation*, and this Bylaw.

- (3) For greater certainty, the approval of an *Owner's* application by the *Program Administrator* does not require the *Chief Administrative Officer* to enter into an *Agreement* with that *Owner*.
8. The *Chief Administrative Officer* must not enter into an *Agreement* where:
- (a) the *Owner* is in tax arrears on the property;
 - (b) there is an existing *Agreement* in place for the property and the costs of that *Agreement* have not been placed on the tax roll;
 - (c) the costs of a proposed *Agreement* would cause the *City* to exceed the amount of borrowing authorized under this Bylaw;
 - (d) the *Owner* is in bankruptcy or receivership;
 - (e) the property is going through foreclosure;
 - (f) there are development compliance issues or safety code issues associated with the property;
 - (g) the *Program Administrator* has not approved an *Owner's* application for a *Clean Energy Improvement*;
 - (h) the *Owner* has not confirmed that the property's mortgagors have approved participation in the *Program* where such approval is a requirement under a mortgage agreement;
 - (i) there is a dispute with the *Owner* about whether the *Owner* is abiding by the terms of any other grant of financial assistance that the *Owner* has received from any level of government;
 - (j) the *Owner* of the property does not have standard commercial broad form property insurance and commercial general liability insurance in the amount that the *Chief Administrative Officer* considers sufficient;
 - (k) the property has not had a valid occupancy permit for at least one year;
 - (l) the *Owner* has fallen into tax arrears within the previous five years on the property; or
 - (m) the *Owner*, the property, or the terms of the proposed *Agreement*, do not otherwise meet any of the requirements under this Bylaw, the *Act*, or the *Regulation*.
9. The *Chief Administrative Officer* may consider the following when considering the proposed terms of an *Agreement*, or when considering whether to refuse to enter into an *Agreement*:
- (a) whether a *Person* related to the *Owner* is in bankruptcy, or receivership;
 - (b) whether the *Owner* owns any interest in another property that is going through foreclosure;

- (c) whether a *Person* related to the *Owner* owns any interest in a property that is going through foreclosure;
 - (d) whether the property is the subject of some form of ongoing or anticipated litigation in relation to its ownership; or
 - (e) whether there is any other reason, in the *Chief Administrative Officer's* sole opinion, to refuse to enter into the *Agreement*.
10. A *Clean Energy Improvement* must be completed within the time limit set out in the *Agreement*.

PART 5 – CLEAN ENERGY IMPROVEMENT TAX

11. (1) The *Chief Administrative Officer* may impose a *Clean Energy Improvement Tax* on a property that is subject to an *Agreement* in order to raise revenue to recover the cost of that improvement.
- (2) The *Clean Energy Improvement Tax* shall be displayed as a separate item on any tax notices.
- (3) The *Chief Administrative Officer* may impose the *Clean Energy Improvement Tax* at any time following the signing of that *Agreement* but in no case later than the next annual tax notice following payment being authorized by the *City* to a contractor for the improvement.
- (4) The amount of the tax must be calculated under the *Agreement* and recovered on an annual basis over a term comprised of the number years specified in the *Agreement*.
- (5) The term in the *Agreement* must not exceed the effective useful life of the *Clean Energy Improvement* as designated by the *Program Administrator* under section 3(2)(a) of the *Regulation*, to a maximum of 25 years.
- (6) Where more than one *Clean Energy Improvement* is made to a property the *Chief Administrative Officer* must impose a *Clean Energy Improvement Tax* in respect of each improvement made to the property.
12. The following costs must be included in the calculation of the *Clean Energy Improvement Tax*:
- (a) the outstanding capital cost of undertaking the *Clean Energy Improvements*;
 - (b) the cost of professional services needed for the *Clean Energy Improvements*;
 - (c) the *Administration Fee*;
 - (d) the cost of financing the *Clean Energy Improvements*; and
 - (e) any other incidental costs to the undertaking of the *Clean Energy Improvement* and to the raising of revenue to pay for it specified in the *Agreement*.

13. If an *Owner* wishes to make early, full repayment of an amount financed by a *Clean Energy Improvement Tax*, the amount owing must be calculated at the time of the request, based on the terms of the *Agreement*.
14. An *Owner* must append the *Agreement* to any contract of sale for the property but the failure to do so does not invalidate the *Agreement* or affect the imposition of the *Clean Energy Improvement Tax*.

PART 6 – AUTHORIZED BORROWING

15. Pursuant to section 390.3(4)(b) of the *Act*:
 - (a) For the purposes of the *Program*, the proper officers of the *City* are hereby authorized to borrow on behalf of the *City* to a maximum sum of \$10 million.
 - (b) The *City* shall repay the indebtedness over a period not exceeding twenty-five (25) years, with interest being calculated at an interest rate fixed by the lender on the date of the borrowing, up to a maximum rate of 8% per annum.
 - (c) The indebtedness shall be repaid by the *City* through the *Clean Energy Improvement Tax* that shall be collected from *Owners* pursuant to the respective terms of their individual *Agreements*, and pursuant to the *Act*.
 - (d) The net amount borrowed under this Bylaw shall be applied only to the purposes specified by this Bylaw and for no other purpose.

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 _____

TEXT FOR DISCUSSION ONLY

SCHEDULE "A"

LIST OF ELIGIBLE COMMERCIAL CLEAN ENERGY IMPROVEMENTS

Eligible Category	Eligible Clean Energy Improvements
Doors, Windows, Insulation & Air Sealing	Air Curtains
	Air Infiltration, Sealing, and Pressurization
	Energy-Efficient Window
	Building Automation System Upgrade
	Insulation
Commercial Kitchen	Demand Control Kitchen Ventilation (DCKV)
Heating, Ventilation & Air Conditioning	Advanced Rooftop Unit Controls
	Boiler and Heater Controls
	Boiler Economizer
	Demand Control Building Ventilation
	Destratification Fan
	Energy/Heat Recovery Ventilator
	High-Efficiency Rooftop Unit or Make Up Air Unit
	High-Efficiency Boiler
	High-Efficiency Packaged Cooling
	High-Efficiency Chillers-Air Cooled
	High-Efficiency Chillers-Water Cooled Centrifugal
	High-Efficiency Chillers-Water Cooled Positive Displacement
	High-Efficiency Furnace
	Air Source Heat Pump (Ductless Mini-Split)
	Air Source Heat Pump (Ducted)
	Ground Source Heat Pump
	High-Efficiency Unit Heater
	Hotel/Motel Guest Room Occupancy Sensor
	Pipe and Duct Insulation
	Smart Thermostat
Transpired Air Collector Systems	
Ice Rink Floor Water Deaerators	
High-Efficiency Pump	
	Bay Fixture and Retrofit Kit
	Downlight Fixture and Retrofit Kit
	Horticulture LED Grow Light Fixture
	Indoor Lighting Control
	LED Accent/Track Lighting

Lighting	LED Display Case and Under Cabinet Lighting
	LED Exit Sign
	LED Wall-Wash Lighting Fixture and Retrofit Kit
	Outdoor LED Fixture and Retrofit Kit
	Outdoor Lighting Control
	Troffer Fixture and Retrofit Kit
Motors & Drives	Electrically Commutated Motor (ECM) for HVAC Fans
	Motor Belt Retrofits
	Open Drip Proof (ODP) Motors
	Totally Enclosed Fan-Cooled (TEFC) Motors
	Variable Speed Drive For Pumps
	Variable Speed Drive For Cooling Tower Fans
	Variable Speed Drive For HVAC Fans
Solar Energy	Solar PV System
	Battery Energy Storage
	Solar Thermal Water Heating
Water Heating	Drain Water Heat Recovery
	Tankless Gas Water Heater
	High-Efficiency Storage Water Heater
	Air Source Heat Pump Water Heater
	Ground Source Heat Pump Water Heater

TEXT FOR DISCUSSION ONLY

Clean Energy Improvement Program (CEIP)

Commercial Clean Energy Improvement Program Bylaw

EC2024-1272

2024 January 21



Previous Council Direction

- July 5, 2022 - Calgary Climate Strategy
- November 2022 - Climate Implementation Plan
- Nov. 22, 2024 – Council approved Mid-Cycle Adjustments which included flow-through funding for Commercial CEIP

Recommendations

That the Executive Committee:

1. Direct Administration to publicly advertise Proposed Bylaw 2M2025 in Attachment 2 in accordance with sections 390.3(5) and 606 of the Municipal Government Act; and
2. Forward this report to the 2025 April 8 Public Hearing Meeting of Council.

That the Executive Committee recommend that Council:

3. Give three readings to Proposed Bylaw 2M2025, following the advertising and public hearing.



Clean Energy Improvement Program Outcomes



Increase energy knowledge among commercial building owners



Generate economic growth in the energy retrofits industry



Reduce utility costs for commercial building owners and tenants



Reduce commercial buildings GHG emissions

Bylaw Functions



Program Establishment



Allows Borrowing



Establishes Criteria



Next Steps

- Borrow \$10M to finance Commercial CEIP
- Finalize program design
- Commercial intake to start Q2-Q3 2025

Recommendations

That the Executive Committee:

1. Direct Administration to publicly advertise Proposed Bylaw 2M2025 in Attachment 2 in accordance with sections 390.3(5) and 606 of the Municipal Government Act; and
2. Forward this report to the 2025 April 8 Public Hearing Meeting of Council.

That the Executive Committee recommend that Council:

3. Give three readings to Proposed Bylaw 2M2025, following the advertising and public hearing.



Report Number: EC2025-0117

Meeting: Executive Committee

Meeting Date: 2025 January 21

NOTICE OF MOTION

RE: Accelerating Housing Development: Bill 20 and Residential Sub-Classes

Sponsoring Member(s) of Council: Councillor Walcott

WHEREAS... Municipal Affairs Statutes Amendment Act, 2024 (formerly Bill 20) amends the MGA to grant municipal councils the ability to pass property tax incentives intended to accelerate housing development;

AND WHEREAS the Alberta Municipal Government Act (MGA) legislates the ability for and methods by which municipal councils can impose and collect annual property taxes, including the creation of additional subclasses and respective tax rates for those sub-classes¹;

AND WHEREAS the current approach the City of Calgary has taken for the assessment of residential properties does not include sub-classes and differentiated tax rates, and therefore, does not incentivize or disincentivize the building of housing, the proper maintenance or timely development of housing, or the health and safety of vacant housing;

AND WHEREAS a key aspect of a sustainable and affordable housing market is an adequate rental vacancy rate to prevent demand spikes that negatively impact rental affordability, which is supported by robust supplyside incentives for purpose built rentals;

AND WHEREAS relying on market forces to maintain sustainable rental vacancy rates has historically been ineffective, for example, in the period between 1990 and 2023, Calgary has only added net +259 rental units, whereas rent has increased from an average of \$532/month to an average of \$1,532/month according to Statistics Canada and Canada Mortgage and Housing Corporation (CMHC);²

AND WHEREAS Municipalities across Canada are accelerating purpose built rental development through property tax incentives, most notably in Kelowna³ and Canmore⁴, with Alberta seeing this power enshrined in the Municipal Affairs Statutes Amendment Act, 2024 (formerly Bill 20);

AND WHEREAS In 2021, Council directed Administration to “investigate the potential to define and identify “derelict properties” that could be taxed at varying rates” through the Notice of Motion to Address Problem Properties (PFC2021-1113)⁵ mirroring programs already implemented in municipalities such as Edmonton, Vancouver, Ottawa, and Toronto;

¹ (MGA, 297(2) and 354(3))

² [Full view \(cmhc-schl.gc.ca\) – Historical Data](https://cmhc-schl.gc.ca)

³ [Revitalization Tax Exemption Program Bylaw No. 12561 | City of Kelowna](#)

⁴ Canmore Council Policy [254604](#), Purpose Built Rentals Incentives Policy

⁵ [Problem Properties \(escribemeetings.com\)](https://escribemeetings.com)

NOW THEREFORE BE IT RESOLVED that Council direct Administration to return to Executive Committee by Q2 2026 with a scoping report, workplan, and supporting budget request for consideration in the 2027-2030 Service Plans and Budgets for a:

1. Vacant Property Tax Program, which includes but is not limited to:
 - a. A program for vacant land targeted toward incentivizing development through variable tax rates;
 - b. A program for derelict properties targeted toward incentivizing development through variable tax rates;
 - c. Eligibility criteria to identify and assess vacant or derelict residential properties, including parcels with and without any improvements and a communications strategy and methods by which property owners would be notified of the program;
 - d. Recommendations for additional residential sub-class(es) and necessary bylaw(s) for their creation;
 - e. Recommendations for directing any taxes collected from these programs, after the capital and operational costs of establishing and administrating the program are recovered, to the Housing Land Fund to support capital funding for Affordable Housing;
2. Purpose-Built Rental Tax Exemption Program for existing market-ready City-identified Transit Oriented Development (TOD) locations that:
 - a. Utilizes the ability granted to municipalities by the Municipal Affairs Statutes Amendment Act, 2024 (Bill 20) to exempt purpose built rental buildings from property taxes, in part or in full, when developed in existing market-ready City-identified Transit Oriented Development locations.
3. Taxation Program to incentivize Multi-Residential Housing Developments city-wide, which may include, but is not limited to:
 - a. The use of residential sub-classes for multi-residential developments that is reflective of the relationship between population density and the per capita cost of providing City services (the building, operating, and maintenance of City services, in addition to the revenues generated by higher per-capita use of City services); and,
 - b. Assessment and taxation modelling that reflect for the cost and productivity of servicing (capital and operating requirements) multi-residential developments or higher density neighbourhoods based on their use and location or Residential Tax Productivity reporting.⁶

Attachment:

1. Notice of Motion Checklist

⁶ Similar to the Managing Growth and Change reports (Factor 3: “Financial Impacts – Managing Growth and Change”, [Attachment 6 - Business Case Summaries - IP2022-0545.docx](#)) provided for new communities,

Notice of Motion Checklist

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Title of the Motion: Accelerating Housing Development: Bill 20 and Residential Sub-Classes

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
No financial capacity challenges for the scoping report. As this is a request for a scoping report that will inform that capacity of the team to accomplish this work as part of the 2027 Budget cycle, at this early stage this is more of an exploration of resourcing needs to accomplish what is included in this NoM, which will then be presented to Council in 2026.
Legal/Legislative
N/A

Technical Content
The technical aspects, and the legislative powers required to accomplish the resolutions was recently approved with Bill 20 at the provincial level. This will be the first time Calgary would use the powers granted through Bill 20.
Procedural (Include reasons for confidentiality)
Other Considerations
Assessment, Growth and Change, Legal, Housing Solutions, Community Planning, and TOD teams were circulated, met with, and have had feedback incorporated into the Notice of Motion.
Urgency Rationale



Report Number: EC2025-0123

Meeting: Executive Committee

Meeting Date: 2025 January 21

NOTICE OF MOTION

RE: GamePLAN Support for Third Party-Delivered Athletic Facilities

Sponsoring Member(s) of Council: Gian-Carlo Carra

WHEREAS a strong recreation sector, contributing to a high quality of life, is a critical component of Calgary's consistent placement at the top of world-wide livability indices;

AND WHEREAS Calgary's unprecedented population growth, coupled with a multi-decade under-investment in recreation facilities, is challenging our recreation sector's ability to deliver a per-capita recreation experience for both residents and visitors in line with our global livability rankings - particularly in underserved communities;

AND WHEREAS front-line, Calgary-based, youth-focused organizations, such as the Calgary Minor Soccer Association (CMSA) with their "Fields for Our Future" campaign, are sounding the alarm regarding this growing gap - in the CMSA's case, between the exploding participation in youth soccer and the lack of sufficient indoor field space to accommodate demand;

AND WHEREAS a goal in the City of Calgary's Winter City Strategy is to "apply a year-round lens to future design or use of public spaces" and that consideration for indoor sports facilities in both winter, due to cold and snow, and summer, due to increasing numbers of low air quality days is critical;

AND WHEREAS the size and immediacy of the supply-demand gap is so significant that an all-hands-on-deck, sector wide approach must be undertaken and the opportunity for third parties to help could be strategically supported by the City of Calgary with due consideration that public funds must be used for public benefit, including improving access and availability for individuals and groups, while also providing economic benefits for the Calgary economy;

AND WHEREAS City of Calgary is currently undertaking a comprehensive strategic plan to address this supply-demand gap called GamePLAN;

NOW THEREFORE BE IT RESOLVED that Council encourages Administration to include within GamePLAN a program designed to support vetted third party delivery of available-to-the-public recreation facilities that could include, but is not limited to, providing or guaranteeing loans for viable entities and business plans, the provision of grants, the use of the Park Foundation's charitable status to increase philanthropic support, a reduced or waived fee structure and fast-tracked timelines for development approvals, and potential partnership opportunities with the provision of ancillary infrastructure benefitting public recreation users;

AND FURTHER BE IT RESOLVED that City of Calgary pilots the development of this broader program through a specific and immediate consideration of the following shovel-ready project, The Calgary Villains Football Club Dome (<https://calgaryvillainssoccer.ca/villains-training-facility/bubble/>).

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1. Notice of Motion Checklist

NOTICE OF MOTION CHECKLIST

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Title of the Motion: GamePLAN Support for Third Party-Delivered Athletic Fields

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
The outcome of this work may have budgetary implications but the NoM is directing administration to consider inclusion of a program into GamePLAN
Legal / Legislative
Law was not consulted directly in the creation of this NoM.

Technical Content
This NoM this was created in consultation with Recreation and Social Programs, Planning and Finance.
Procedural (Including reasons for confidentiality)
This is directly in line with current Council Directed work GamePLAN.
Other Considerations
n/a
Urgency Rationale
n/a



Report Number: EC2025-0121

Meeting: Executive Committee

Meeting Date: 2025 January 21

NOTICE OF MOTION

RE: Northeast Industrial Area Structure Plan Amendment

Sponsoring Member(s) of Council: Raj Dhaliwal

WHEAREAS The City of Calgary is seeking ways to respond to the current housing crisis and this is a time-limited opportunity to quickly advance housing to market as soon as possible;

AND WHEAREAS the area Councillor for the ward with the highest population growth in the city over the past two years has seen housing demand exceed original projections;

AND WHEAREAS revisions to the Airport Vicinity Protection Area in 2021 now provide an opportunity for a portion of the Northeast Industrial Area Structure Plan (ASP) lands to be converted to residential in close proximity to the existing communities of Skyview Ranch and Redstone;

AND WHEAREAS The City of Calgary invested in significant infrastructure delivering services to the Northeast Industrial ASP;

AND WHEREAS these lands are development-ready and require no additional capital funding, this approach will facilitate efficient and timely utilization to address the community's growing needs.

AND WHEREAS this growth presents an opportunity for innovative land use by integrating a balanced mix of industrial, retail/commercial, and residential developments;

AND WHEAREAS the proposed amendments offer additional housing supply in the NE sector which is nearing build-out in the next 6-9 years based off the Suburban Residential Growth Study 2024-2028 (2024);

AND WHEAREAS the proposed land use mix retains a significant portion of industrial and regional commercial lands, balancing economic activity while providing new amenities and housing supply;

AND WHEAREAS three applications (LOC2024-0171) were submitted and accepted by The City of Calgary on 2024 June 28 and a fulsome planning review of these applications will be conducted;

AND WHEAREAS these applications include a comprehensive land use amendment, revised Outline Plan, Area Structure Plan Amendments and a Municipal Development Plan Amendment to enable the proposed land uses;

NOW THEREFORE BE IT RESOLVED that Council directs Administration to prepare amendments to the Municipal Development Plan, to enable residential within the Northeast Industrial ASP, and to bring those amendments directly to the Public Hearing of Council on March 4, 2025 for three readings to that proposed bylaw;

AND FURTHER BE IT RESOLVED that Council directs Administration to prepare amendments to the Northeast Industrial ASP, to enable residential within the lands included in LOC2024-0171 through development of a Comprehensive Planning Overlay inserted into the Northeast Industrial ASP to indicate in the plan that these lands are undergoing planning review to analyze proposed residential uses and bring those amendments directly to the Public Hearing of Council on March 4, 2025 for three readings to that proposed bylaw;

AND FURTHER BE IT RESOLVED that both items (Municipal Development Plan and Area Structure Plan amendments) may advance to Council without prior consideration at Calgary Planning Commission;

AND FURTHER BE IT RESOLVED that such report shall include appropriate next steps for the applications including dates for presentation at CPC and Council for the subsequent amendments to the Northeast Industrial ASP, land use amendment, Outline Plan(s) and any other statutory plan amendments, returning to a Public Hearing of Council no later than March 31, 2026 for consideration.

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Title of the Motion Reinstatement of the Resilient Roofing Rebate Program

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
None
Legal/Legislative
None
Technical Content
Not Applicable
Procedural (Include reasons for confidentiality)
Not Applicable
Other Considerations

Not Applicable
Urgency Rationale –



Report Number: EC2025-0094

Meeting: Executive Committee Meeting

Meeting Date: 2025 January 21

NOTICE OF MOTION

RE: People Living in Recreational Vehicles on Public Roadways

Sponsoring Member(s) of Council: Andre Chabot

WHEREAS over 85,000 households struggle to afford their housing, as identified in Home is Here, The City of Calgary's Housing Strategy;

AND WHEREAS Calgarians have had to find alternative housing solutions such as living in recreational vehicles on public roadways;

AND WHEREAS the need for alternative housing has seen the number of people living in recreational vehicles grow in recent months as the result of increased cost of living pressures;

AND WHEREAS an objective of the Home is Here Strategy is to ensure diverse housing choice to meet the needs of equity-deserving populations, of which some of these recreational vehicle residents are members of the city of Calgary's equity-deserving populations;

AND WHEREAS many people living in recreational vehicles have been accustomed to their current location near needed amenities for up to 10 years;

AND WHEREAS The City of Calgary has spent significant resources in time and expertise to manage its infrastructure, in addition to enforcement and legal challenges associated with people living in recreational vehicles in several locations;

AND WHEREAS current locations where people living in recreational vehicles are within industrial areas which creates negative economic impacts to local businesses due to inadequate road width to allow for recreational vehicle parking and movement of goods by large trucks;

NOW THEREFORE BE IT RESOLVED: that Council direct Administration to identify alternative off-street locations for recreational vehicles to locate and provide a scoping report to Council by end of Q2 2025; including but not limited to the steps required to designate, rezone if necessary, conduct public engagement, make capital upgrades, outline safety and security considerations and financing options to create a site or sites suitable to accommodate people living in recreational vehicles, as well as the steps required to identify an interested third-party organization to manage and operate a site or sites.

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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
This NoM was circulated to the Office of the Chief Housing Officer, Mobility, the Director of Partnerships and Law. Their recommendations have been incorporated into this Notice of Motion.
Legal / Legislative
n/a
Technical Content

N/A
Procedural (Including reasons for confidentiality)
N/A
Other Considerations
N/A
Urgency Rationale
N/A