



AGENDA

REGULAR MEETING OF COUNCIL

March 18, 2025, 9:30 AM
IN THE COUNCIL CHAMBER

SPECIAL NOTES:

*Members of the 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. RECOGNITIONS
 - 3.1 What Works Cities (WWC) Gold Certification
4. QUESTION PERIOD
5. CONFIRMATION OF AGENDA
6. CONFIRMATION OF MINUTES
 - 6.1 Minutes of the Regular Meeting of Council, 2025 February 25
 - 6.2 Minutes of the Public Hearing Meeting of Council, 2025 March 4
7. CONSENT AGENDA
 - 7.1 DEFERRALS AND PROCEDURAL REQUESTS
 - 7.1.1 Deferral Request – Response to Notice of Motion EC2024-0374, from Q1 2025 to Q2 2025, C2025-0317
 - 7.1.2 Deferral Request – Analysis of year over year annual operating budget variances from Q1 2025 to Q2 2025, C2025-0318

- 7.2 Growth Application in the Glacier Ridge Area Structure Plan (Ward 2), GA2024-004, IP2025-0195
- 7.3 Growth Application in the Glacier Ridge Area Structure Plan (Ward 2), GA2023-005, IP2025-0197
- 7.4 Growth Application in the Belvedere Area Structure Plan (Ward 9), GA2024-006, IP2025-0198
- 7.5 Growth Application in the Belvedere Area Structure Plan (Ward 9), GA2024-005, IP2025-0196
- 7.6 Proposed 2025 Council Orientation Agenda, CSC2025-0270
- 7.7 Human Resources Recommendations for Council Members and their Staff (Verbal), CSC2025-0219
- 7.8 Council Policies and Bylaws Related to Councillor Absences and Departures, CSC2025-0110
- 7.9 Reserve Bids for Properties in the 2025 Real Estate Public Auction, IP2025-0215

8. POSTPONED REPORTS

(including related/supplemental reports)

- 8.1 Renaming Fish Creek-Lacombe Station, EC2024-1338

9. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

- 9.1 CONSENT AGENDA ITEMS SELECTED FOR DEBATE

- 9.2 OFFICER OF COUNCIL REPORTS
None

- 9.3 ADMINISTRATION REPORTS

- 9.3.1 2025 Calgary Awards Recipients, C2025-0071
Attachment 1 held confidential pursuant to Section 17 (Disclosure harmful to personal privacy) of the *Freedom of Information and Protection of Privacy Act*.

Review By: Do Not Release

- 9.3.2 Civic Partner Appointment, C2025-0243
Attachments 2 and 3 held confidential pursuant to Sections 17 (Disclosure harmful to personal privacy) and 19 (Confidential evaluations) of the *Freedom of Information and Protection of Privacy Act*.

Review By: Do Not Release

9.3.3 Impacts of Photo Radar Restrictions, C2025-0277
Time Specific: First Item following the Lunch Recess

9.3.4 2025 Property Tax Bylaws, C2025-0213
Proposed Bylaws 13M2025, 14M2025, and 15M2025

9.4 COMMITTEE REPORTS

9.4.1 Proposed 2025 Special Tax Bylaw to Support the Landscape Maintenance Services Delivered by Community Organizations, CD2025-0037
Proposed Bylaw 1M2025

9.4.2 2025 Local Improvement Projects, EC2025-0026
Proposed Bylaw 1R2025

9.4.3 2025 Local Improvement Bylaws for Stephen Avenue Mall and Barclay Mall, EC2025-0042
Proposed Bylaws 1L2025 and 2L2025

9.4.4 Water Utility, Wastewater, and Stormwater Bylaw Amendments, EC2025-0225
Proposed Bylaws 19M2025, 20M2025, and 21M2025

9.4.5 Notice of Motion - Roadside Naturalization and Mowing Reduction, EC2025-0309
Councillor Penner, Councillor Spencer

9.4.6 Notice of Motion - Inclusive Hiring: Reducing Barriers to Recruitment and Employment, EC2025-0310
Councillor Penner

9.4.7 Notice of Motion - From Riders, For Riders: A Motion to Improve Calgary Transit, EC2025-0315
Councillor Mian

10. ITEMS DIRECTLY TO COUNCIL

10.1 BYLAW TABULATIONS

10.1.1 Bylaw Tabulation - ENMAX Borrowing, C2025-0237
Proposed Bylaws 1B2025, 2B2025, 3B2025, 4B2025, and 4M2025

10.2 MISCELLANEOUS BUSINESS None

11. URGENT BUSINESS

12. CONFIDENTIAL ITEMS

12.1 CONSENT AGENDA

12.2 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

12.2.1 Shareholder Alignment Review of Wholly-Owned Subsidiaries Update, C2025-0220

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

Review By: Do Not Release

Time Specific: First Item following Consent Agenda

12.2.2 Regular Update with Chief Administrative Officer (Verbal), C2025-0328

Held confidential pursuant to Sections 17 (Disclosure harmful to personal privacy) and 24 (Advice from officials) of the *Freedom of Information and Protection of Privacy Act*.

Review By: Do Not Release

12.3 URGENT BUSINESS

13. ADMINISTRATIVE INQUIRIES

13.1 Response to Administrative Inquiry - Automatic Yes, C2025-0288

14. BRIEFINGS

14.1 Mall Programming Fund Management Committee, C2025-0261

15. ADJOURNMENT



MINUTES
REGULAR MEETING OF COUNCIL

February 25, 2025, 9:30 AM
IN THE COUNCIL CHAMBER

PRESENT:

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

ALSO PRESENT:

Chief Administrative Officer D. Duckworth
Chief Operating Officer S. Dalglish
City Solicitor and General Counsel J. Floen, KC
A/City Solicitor and General Counsel L. Davies
A/Chief Financial Officer L. Tochor
General Manager C. Arthurs
General Manager K. Black
General Manager D. Hamilton
General Manager D. Morgan
General Manager M. Thompson
City Clerk K. Martin
Deputy City Clerk J. Fraser
Senior Legislative Specialist A. de Grood
Senior Legislative Specialist C. Doi

1. CALL TO ORDER

Mayor Gondek called the meeting to order at 9:32 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 Walcott, Councillor Wong, Councillor Wyness, and Mayor Gondek

2. OPENING REMARKS

Mayor Gondek provided opening remarks.

Councillor Walcott provided a traditional land acknowledgement.

A presentation entitled "Prince Karim Al-Husseini" was distributed with respect to Opening Remarks.

Mayor Gondek recognized the passing of His Highness Prince Karim Aga Khan IV.

Mayor Gondek recognized February 26 as Pink Shirt Day.

3. RECOGNITIONS

3.1 Calgary Transit American Public Transportation Association and Canadian Urban Transportation Association Awards

A presentation entitled "APTA and CUTA Awards, Calgary Transit" was distributed with respect to Item 3.1.

Mayor Gondek recognized Calgary Transit for earning the Innovation Awards from both the American Public Transit Association and the Canadian Urban Transportation Association.

3.2 Freedom to Read Week

A presentation entitled "Freedom to Read Week (February 23-March 1)" was distributed with respect to Item 3.2.

Mayor Gondek recognized 2025 February 23 to March 1 as Freedom to Read Week.

3.3 2024 United Way Employee Campaign Results

A presentation entitled "Recognition by Council 2024 United Way Employee Campaign Results" was distributed with respect to Item 3.3.

Mayor Gondek and Chief Administrative Officer Duckworth recognized the 2024 United Way Employee Campaign Results and presented a cheque to Karen Young, President and CEO of the United Way Calgary and Area.

Councillor Sharp introduced a group of Grades 5 and 6 students from Guardian Angel School (Ward 6), along with their teacher, Ann Seleshanko.

4. QUESTION PERIOD

1. Councillor Penner

Topic: Implementation of the Provincial Government's Automatic Yes Toolkit.

2. Councillor Chabot

Topic: Maintenance and safety around in-street pedestrian signage.

3. Councillor Demong

Topic: Compliance of proposed backyard suites with applicable policies, guidelines, and the Land Use Bylaw.

5. CONFIRMATION OF AGENDA

Moved by Councillor Spencer

Seconded by Councillor Mian

That the Agenda for the 2025 February 25 Regular Meeting of Council be confirmed.

MOTION CARRIED

6. CONFIRMATION OF MINUTES

Moved by Councillor Chabot

Seconded by Councillor Sharp

That the following Minutes be confirmed in an omnibus motion:

6.1 Minutes of the Regular Meeting of Council, 2025 January 28

6.2 Minutes of the Public Hearing Meeting of Council, 2025 February 4

MOTION CARRIED

7. CONSENT AGENDA

Moved by Councillor Penner

Seconded by Councillor Mian

That the Consent Agenda be adopted as follows:

7.1 DEFERRALS AND PROCEDURAL REQUESTS

None

7.2 Growth Applications Lessons Learned, IP2025-0055

7.3 Federation of Canadian Municipalities (FCM) Update - February 2025 (Verbal), IGA2025-0064

7.4 Alberta Municipalities Update - February 2025 (Verbal), IGA2025-0065

7.6 Chief Administrative Officer's Year End Report, EC2025-0082

7.7 2025 Capital Budget Recast, EC2025-0138

7.8 Water System Planning, IP2025-0150

7.9 City Auditor's Office 2024 Annual Report, AC2025-0148

7.10 User Account Management – Mobility Operations Centre, AC2025-0099

7.11 External Auditor – Approval Request for Additional Services and Fees for 2024 Audit, AC2025-0142

7.12 City Auditor 2024 Performance Evaluation (Verbal), AC2025-0208

MOTION CARRIED

7.5 GamePLAN: Reimagining Public Recreation, CD2025-0047

The following documents were distributed with respect to Report CD2025-0047:

- A letter from the Crescent Heights Community Association;
- A letter from the Federation of Calgary Communities; and
- A package of Public Submissions.

Mayor Gondek left the Chair at 11:00 a.m. and Deputy Mayor Chu assumed the Chair.

Mayor Gondek resumed the Chair at 11:03 a.m.

Moved by Councillor Chabot

Seconded by Councillor McLean

That with respect to Report CD2025-0047, the following amendment be adopted:

That Recommendation 2 be amended by deleting the words "*Making Waves* and associated service level scenario" and replacing with the words "*Staying Afloat* and associated service level scenario".

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

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

MOTION DEFEATED

Moved by Councillor Chabot

Seconded by Councillor Chu

That with respect to Report CD2025-0047, the following be adopted:

That Council refer Report CD2025-0047 back to Administration to undertake additional community based engagement and return to Council through Community and Development Committee in Q1 of 2026 with revised recommendations reflective of the additional engagement.

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

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

MOTION DEFEATED

Moved by Councillor Mian
Seconded by Councillor Penner

That with respect to Report CD2025-0047, the following be adopted:

That Council:

1. Adopt the vision and principles in *GamePLAN: Reimagining Public Recreation*;
2. Establish the *Making Waves* service level scenario (Attachment 2) as the standard for public recreation facilities and amenities;
3. Direct Administration to return to Committee in 2026 Q1 with a Capital Project Prioritization List, including recommendations for the next budget cycle; and
4. Direct the development of an implementation plan to be executed through future Service Plans and Budgets.

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

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

MOTION CARRIED

8. POSTPONED REPORTS

None

9. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

9.1 CONSENT AGENDA ITEMS SELECTED FOR DEBATE

7.5 GamePLAN: Reimagining Public Recreation, CD2025-0047

9.2 OFFICER OF COUNCIL REPORTS

None

9.3 ADMINISTRATION REPORTS

9.3.1 Board, Commission and Committee Resignations and Appointments, C2025-0135

Moved by Councillor Spencer
Seconded by Councillor Chabot

That with respect to Report C2025-0135, the following be adopted:

That Council:

1. Thank Bill Black, Patricia Ana Pardo and Phil Ollenberg for their service as Public Members of Boards, Commissions and Committees;

2. Appoint the candidate recommended in Confidential Attachment 1 as a Public Member of the Community Peace Officer Oversight Committee for a term expiring at the 2027 Organizational Meeting of Council;
3. Appoint the candidate recommended in Confidential Attachment 2 as a Public Member on the Advisory Committee on Accessibility for the completion of a two-year term expiring at the 2026 Organizational Meeting of Council;
4. Appoint the candidate recommended in Confidential Attachment 3 as a Public Member on the Social Wellbeing Advisory Committee for the completion of a two-year term expiring at the 2026 Organizational Meeting of Council;
5. Adopt the recommendations of the Social Wellbeing Advisory Committee to place candidates on the Reserve List, as set out in Confidential Attachment 3;
6. Appoint the nominees of the Advisory Committee on Accessibility, the Anti-Racism Advisory Committee and the Calgary Aboriginal Urban Affairs Committee named in Confidential Attachment 3 to the Social Wellbeing Advisory Committee as Public Members for terms expiring at the 2025 Organizational Meeting of Council;
7. Adopt the recommendations of the Subdivision and Development Appeal Board to place candidates on the Reserve List, as set out in Confidential Attachment 4;
8. Appoint Mark Roberge to the Advisory Committee on Accessibility as an Administration Member for a term to expire at the 2025 Organizational Meeting of Council;
9. Direct the City Clerk to notify the Public Member appointed to the Community Peace Officer Oversight Committee and keep the appointment confidential until the necessary security clearance process has been completed;
10. Subject to Recommendation 9, direct the City Clerk to make appointments set out in recommendations 2, 3, 4 and 6 publicly available following notification of the appointees and their acceptance of the appointments; and
11. Direct that Confidential Attachments 1 to 8 remain confidential pursuant to Sections 17 (Disclosure harmful to personal privacy) and 19 (Confidential evaluations) of the *Freedom of Information and Protection of Privacy Act*.

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

MOTION CARRIED

Council then dealt with Item 9.4.1.

9.3.2 Tariff Update - Administration, Calgary Economic Development and Calgary Chamber (Verbal), C2025-0253

This Item was dealt with following Item 9.4.5.

A presentation entitled "Tariff Update - Administration, Calgary Chamber of Commerce and Calgary Economic Development (Verbal) C2025-0253" was distributed with respect to Verbal Report C2025-0253.

Moved by Councillor Mian

Seconded by Councillor Chabot

That with respect to Verbal Report C2025-0253, the following be adopted:

That Council hear from the following individuals with respect to Item 9.3.2, Tariff Update - Administration, Calgary Economic Development and Calgary Chamber (Verbal), C2025-0253:

- Deborah Yedlin, President & Chief Executive Officer, Calgary Chamber of Commerce; and
- Brad Parry, President & Chief Executive Officer, Calgary Economic Development.

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

MOTION CARRIED

The following speakers addressed Council with respect to Verbal Report C2025-0253:

1. Deborah Yedlin, Calgary Chamber of Commerce
2. Brad Parry, Calgary Economic Development

Moved by Councillor Penner

Seconded by Councillor Wong

That with respect to Verbal Report C2025-0253, the following be directed to Administration:

1. Update Council monthly, starting in April, through Executive Committee on tariffs, supply chain disruptions or any other proposed regulatory changes that would have a significant negative impact on The City of Calgary's supply chain and/or financial position;
2. Administration to assess the City's procurement policies and processes, to better support the purchase of local, Canadian and non-American goods and services, where possible, and report back with options to Council through Executive Committee as required;

3. Further collaborate with our regional partners, other orders of government, and industry associations to identify, support or advocate for local supply chains;
4. Work with existing external advisory groups and civic partners to explore opportunities to streamline processes, which could include amending bylaws as needed;
5. Through the Big City Mayors Caucus, advocate to all orders of government for the immediate elimination of all inter-provincial trade barriers; and
6. Evaluate the impacts of tariffs as one of the factors when selecting banking and investment services from non-Canadian financial institutions.

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

MOTION CARRIED

9.3.3 Prairie Economic Gateway Intermunicipal Agreement and Statutory Plan Amendments, C2025-0102

The following documents were distributed with respect to Report C2025-0102:

- Revised Attachment 8;
- A presentation entitled "Shepard Logistics Centre at Prairie Economic Gateway"; and
- Corrected Attachment 6 Proposed Bylaw 66P2024.

Moved by Councillor Sharp

Seconded by Councillor Walcott

That with respect to Report C2025-0102, the following be adopted:

That Council hear from the following individuals with respect to Item 9.3.3, Prairie Economic Gateway Intermunicipal Agreement and Statutory Plan Amendments, C2025-0102:

- Reagan McCullough, Chief Administrative Officer, Rocky View County;
- Amy Zaluski, Director of Intergovernmental & Regional Services, Rocky View County;
- Luke Simpson, President, CANA Group of Companies;
- Ryan Riddell, Vice President, Shepard Development Corporation;

- Deborah Yedlin, President & Chief Executive Officer, Calgary Chamber of Commerce;
- Josh Pentland, Director, Policy & Governmental Relations, Calgary Chamber of Commerce; and
- Brad Parry, President & Chief Executive Officer, Calgary Economic Development.

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

MOTION CARRIED

The following speakers addressed Council with respect to Report C2025-0102:

1. Reegan McCullough, Rocky View County
2. Amy Zaluski, Rocky View County
3. Luke Simpson, CANA Group of Companies
4. Ryan Riddell, Shepard Development Corporation
5. Josh Pentland, Calgary Chamber of Commerce
6. Brad Parry, Calgary Economic Development

Moved by Councillor Chabot

Seconded by Councillor Spencer

That pursuant to Sections 21 (Disclosure harmful to intergovernmental relations), 24 (Advice from officials), 25 (Disclosure harmful to economic and other interests of a public body), and 27 (Privileged information) of the *Freedom of Information and Protection of Privacy Act*, Council reconvene in Closed Meeting at 3:45 p.m., in the Council Boardroom, to discuss confidential matters with respect to Item 9.3.3, Prairie Economic Gateway Intermunicipal Agreement and Statutory Plan Amendments, C2025-0102.

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

MOTION CARRIED

Council recessed at 3:12 p.m. and reconvened in Closed Meeting at 3:45 p.m. with Mayor Gondek in the Chair.

Administration in attendance during the Closed Meeting discussions with respect to Report C2025-0102:

Clerks: K. Martin, J. Fraser, and K. Picketts. Chief Administrative Officer: D. Duckworth. Law: J. Floen and M. Senek. Advice: S. Dalgleish, D. Hamilton, C. Arthurs, K. Black, L. Tochor, D. Morgan, M. Thompson, K. Davies Murphy, O. Shyllon, K. Holz, M. Choi, K. Cote, A. Brown, S. Brandt, M. Sheldrake, S. MacLean, W. Fan, and C. Wilson.

Councillor Dhaliwal (Remote Member) joined the meeting at 3:51 p.m.

Council reconvened in public meeting at 4:13 p.m. with Mayor Gondek in the Chair.

ROLL CALL

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

Moved by Councillor Sharp

Seconded by Councillor Wong

That Council rise without reporting.

MOTION CARRIED

Moved by Councillor Spencer

Seconded by Councillor Penner

That with respect to Report C2025-0102, the following be approved, **after amendment**:

That Council:

1. Approve the following respecting the Prairie Economic Gateway Deal Structure:
 - a. Authorize the Chief Administrative Officer to negotiate and execute the Deal Agreement between The City of Calgary and Rocky View County for the Prairie Economic Gateway by 2025 Q1, such Agreement to be consistent with the terms outlined in Confidential Attachment 2 and to be in content satisfactory to the Chief Administrative Officer and Chief Financial Officer and to be in form satisfactory to the City Solicitor and General Counsel;
 - b. Approve the interim financial strategy in Confidential Attachment 3, and direct Administration to develop the financial framework for the Prairie Economic Gateway implementation and report back to Council by 2026 Q1;
 - c. Approve the Prairie Gateway Oversight Committee Terms of Reference in Confidential Attachment 4;

- d. Direct Administration to prioritize securing private sector, provincial and federal financial and/or regulatory commitments by 2025 Q4;
2. Adopt by resolution that The City of Calgary commits to demonstrating leadership on a regional approach involving neighbouring municipalities to ensure that growth in the Calgary region is respectful of collective regional success, including, but not limited to:
 - a. Regional servicing and amenities, including source water protection and distribution, transit, recreation, commercial and other;
 - b. Competitive economic development, well-paying jobs, and career opportunities;
 - c. Planning and development for residential, industrial, commercial and mixed uses.
3. Give second and third readings to:
 - a. **Corrected** Proposed Bylaw 66P2024, **as amended (Distribution)**, for the amendments to the Rocky View County/City of Calgary Intermunicipal Development Plan (**Corrected** Attachment 6); and
 - b. Proposed Bylaw 65P2024 for the amendments to the Municipal Development Plan and Calgary Transportation Plan (Attachment 7); and
4. Direct that the Confidential content **and Closed Meeting discussions** remain confidential pursuant to Sections 21 (Disclosure harmful to intergovernmental relations), 24 (Advice from officials), 25 (Disclosure harmful to economic and other interests of a public body), and 27 (Privileged information) of the *Freedom of Information and Protection of Privacy Act* as follows:
 - a. Confidential Attachment 4 remains confidential until the Deal Agreement between The City of Calgary and Rocky View County for the Prairie Economic Gateway is fully executed by both parties; and
 - b. Confidential Attachments 1, 2, and 3 remain confidential, to be reviewed by 2030 December 31.

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

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

MOTION CARRIED

That Bylaw 66P2024 be read a second time, **as amended**.

Against: Councillor Chu

MOTION CARRIED

That Bylaw 66P2024 be read a third time, **as amended**.

Against: Councillor Chu

MOTION CARRIED

That Bylaw 65P2024 be read a second time.

Against: Councillor Chu

MOTION CARRIED

That Bylaw 65P2024 be read a third time.

Against: Councillor Chu

MOTION CARRIED

Council then dealt with Item 9.4.6.

9.4 COMMITTEE REPORTS

9.4.1 Addressing Predatory Tow Truck Behaviour, CD2025-0010

This Item was dealt with following Item 9.3.1.

Moved by Councillor Demong

Seconded by Councillor Mian

That with respect to Report CD2025-0010, the following be adopted:

That Council:

1. Give three readings to Proposed Bylaw 11M2025, in Attachment 3, to amend the Calgary Traffic Bylaw and the Street Bylaw;
2. Direct Administration to explore advocacy opportunities with the provincial government that would help to further address predatory tow truck behaviour; and
3. Direct that the Confidential Public Submission be held confidential pursuant to Sections 16 (Disclosure harmful to business interests of a third party) and 17 (Disclosure harmful to personal privacy) of the *Freedom of Information and Protection of Privacy Act*.

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

MOTION CARRIED

That Bylaw 11M2025 be introduced and read a first time.

MOTION CARRIED

That Bylaw 11M2025 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 11M2025 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 11M2025 be read a third time.

MOTION CARRIED

9.4.2 Transition to Extended Producer Responsibility, CD2025-0076

Moved by Councillor Demong
Seconded by Councillor Penner

That with respect to Report CD2025-0076, the following be adopted:

That Council:

1. Give three readings to Proposed Bylaw 12M2025, in Attachment 3, to amend the Waste Bylaw to reduce the monthly Blue Cart Program charge and enable Extended Producer Responsibility implementation in Calgary; and
2. Direct Administration to evaluate changes as a result of Extended Producer Responsibility, assess options to update Waste & Recycling's rate structure and report back to Council no later than Q2/2026.

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

MOTION CARRIED

That Bylaw 12M2025 be introduced and read a first time.

MOTION CARRIED

That Bylaw 12M2025 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 12M2025 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 12M2025 be read a third time.

MOTION CARRIED

9.4.3 Notice of Motion - Enabling Cannabis Sales at Minor Prohibited Events, EC2025-0203

Moved by Councillor Penner

Seconded by Councillor Spencer

That with respect to Notice of Motion EC2025-0203, the following be adopted:

NOW THEREFORE BE IT RESOLVED that Administration amend all relevant bylaws, permitting processes, and festival applications to allow for the sale of cannabis at minors prohibited events to align with AGLC regulations and compliance, and that any such changes be brought to the 15 April 2025 Executive Committee.

For: (8): Councillor Demong, Councillor Penner, Councillor Wong, Councillor Spencer, Councillor Mian, Councillor Walcott, Councillor Carra, and Mayor Gondek

Against: (6): Councillor Wyness, Councillor Dhaliwal, Councillor McLean, Councillor Chu, Councillor Sharp, and Councillor Chabot

MOTION CARRIED

9.4.4 Notice of Motion - Capital Conservation Grant - Top Up Funding, EC2025-0211

Moved by Councillor Chabot

Seconded by Councillor Penner

That with respect to Notice of Motion EC2025-0211, the following be adopted:

NOW THEREFORE BE IT RESOLVED that Council approve a capital budget increase of \$15M to the Capital Conservation Grant program (P498_001) funded from the Reserve for Future Capital in 2025;

AND FURTHER BE IT RESOLVED that Council direct Administration to delay the implementation of the CCG grant round application intake until 2026.

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

MOTION CARRIED

9.4.5 Notice of Motion - Restricting Short-Term Rentals for Secondary Suites Developed through Grant Funding, EC2025-0207

Moved by Councillor Dhaliwal

Seconded by Councillor Walcott

That with respect to Notice of Motion EC2025-0207, the following be adopted:

NOW THEREFORE BE IT RESOLVED that Council direct Administration to develop and implement a policy that:

1. Restricts short-term rentals (as defined under current municipal bylaw) in secondary suites developed or upgraded through the City of Calgary's secondary suite incentive program for a pre-defined period of time;
2. Requires applicants to the incentive program to acknowledge and agree to this restriction as a condition of receiving funding; and
3. Establishes a monitoring and enforcement mechanism to ensure compliance with this restriction;

AND BE IT FURTHER RESOLVED that Administration report back to Council with a policy framework for implementation no later than May 31, 2025.

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

MOTION CARRIED

Council recessed at 11:56 a.m. and reconvened at 1:19 p.m. with Mayor Gondek in the Chair.

ROLL CALL

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

Council then dealt with Item 9.3.2.

9.4.6 Notice of Motion - Calgary Police Service Funding, EC2025-0230

This Item was dealt with following Item 9.3.3.

A Revised Notice of Motion was distributed with respect to Notice of Motion EC2025-0230.

Councillor Dhaliwal (Remote Member) left the meeting at 4:40 p.m.

Councillor Dhaliwal (Remote Member) joined the meeting at 4:45 p.m.

Moved by Councillor Sharp

Seconded by Councillor Chabot

That with respect to Revised Notice of Motion EC2025-0230, the following be adopted:

NOW THEREFORE BE IT RESOLVED: That Council direct Administration to offer support to the Calgary Police Commission to bring forward a report on funding shortfall options to the Regular Meeting of Council on 18 March 2025, if the Calgary Police Commission determines it is necessary;

AND BE IT FURTHER RESOLVED: That Council direct Administration to inquire with the Commission on their intent to consider severing the ties between enforcement and revenue by directing future photo radar revenue towards a reserve fund to be used for all traffic safety measures and explore changes for the 2026 Service Plans and Budget Process.

AND BE IT FURTHER RESOLVED: That Administration offer to support the Calgary Police Commission to advocate to the Government of Alberta to cancel their prohibition of photo radar, if the Calgary Police Commission determines it is necessary;

AND BE IT FURTHER RESOLVED: That Council direct Administration support the Calgary Police Commission with any statistics and other data to advocate to the Government of Alberta for additional photo radar locations in high collision areas as exemptions to their restrictions;

AND BE IT FURTHER RESOLVED: That Council direct Administration to bring forward a report to the Regular Meeting of Council on 18 March 2025 with information on The City of Calgary's speed and traffic calming measures, including the annual cost and comparisons to photo radar effectiveness.

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

MOTION CARRIED

10. ITEMS DIRECTLY TO COUNCIL

10.1 BYLAW TABULATIONS

None

10.2 MISCELLANEOUS BUSINESS

None

11. URGENT BUSINESS

None

12. CONFIDENTIAL ITEMS

Moved by Councillor Chabot

Seconded by Councillor Penner

That pursuant Sections 16 (Disclosure harmful to business interests of a third party), 17 (Disclosure harmful to personal privacy), 19 (Confidential evaluations), 24 (Advice from officials), and 25 (Disclosure harmful to economic and other interests of a public body) of *the Freedom of Information and Protection of Privacy Act*, Council now move into Closed Meeting, at 4:58 p.m. in the Council Boardroom, to discuss confidential matters with respect to the following Items:

- 12.2.1 40-Foot Electric Bus Procurement Update (Verbal), C2025-0231
- 12.2.2 Collective Bargaining Update (Verbal), C2025-0221
- 12.2.3 Regular Update with Chief Administrative Officer (Verbal), C2025-0245

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

MOTION CARRIED

Councillor Carra (Remote Member) left the meeting at 4:58 p.m.

Councillor Dhaliwal (Remote Member) left the meeting at 4:58 p.m.

Councillor Dhaliwal (Remote Member) joined the meeting at 5:06 p.m.

Council reconvened in public meeting at 5:59 p.m. with Mayor Gondek in the Chair.

ROLL CALL

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

Absent from Roll Call: Councillor Carra

Moved by Councillor Penner

Seconded by Councillor Sharp

That Council rise and report.

MOTION CARRIED

By General Consent, pursuant to Section 6(1) of Procedure Bylaw 35M2017, Council suspended Section 78(1)(c) in order to complete the remainder of the Agenda.

12.1 **CONSENT AGENDA**

None

12.2 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

12.2.1 40-Foot Electric Bus Procurement Update (Verbal), C2025-0231

Administration in attendance during the Closed Meeting discussions with respect to Confidential Verbal Report C2025-0231:

Clerks: K. Martin, J. Fraser, M. A. Cario, and K. Picketts. Chief Administrative Officer: D. Duckworth. Law: J. Floen. Advice: S. Dalgleish, L. Tochor, C. Arthurs, K. Black, D. Hamilton, D. Morgan, M. Thompson, S. Fleming, D. Uybiama, S. James, C. Wilcock, M. Wood, S. Tariq, and E. Kortje.

Moved by Councillor Mian

Seconded by Councillor Demong

That with respect to Confidential Verbal Report C2025-0231, the following be adopted:

That Council direct that the Closed Meeting discussions and Attachment be held confidential pursuant to Sections 16 (Disclosure harmful to business interests of a third party), 19 (Confidential evaluations), and 25 (Disclosure harmful to economic and other interests of a public body) of *the Freedom of Information and Protection of Privacy Act*, to be reviewed by 2075 February 25.

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

MOTION CARRIED

12.2.2 Collective Bargaining Update (Verbal), C2025-0221

A Confidential Presentation was distributed with respect to Confidential Verbal Report C2025-0221.

Administration in attendance during the Closed Meeting discussions with respect to Confidential Verbal Report C2025-0221:

Clerks: K. Martin, J. Fraser and M. A. Cario. Chief Administrative Officer: D. Duckworth. Law: J. Floen. Advice: S. Dalgleish, L. Tochor, C. Arthurs, K. Black, D. Hamilton, D. Morgan, M. Thompson, S. Fleming, D. M. Hamilton, M. Game, and F. Snyders.

Moved by Councillor Walcott

Seconded by Councillor Chabot

That with respect to Confidential Verbal Report C2025-0221, the following be adopted:

That Council:

1. Adopt Confidential Recommendations 1 through 3 contained in the Confidential Presentation;
2. Direct that the Closed Meeting discussions and Confidential Presentation remain confidential pursuant to Sections 24 (Advice from officials) and 25 (Disclosure harmful to economic and other interests of a public body) of the *Freedom of Information and Protection of Privacy Act*, to be reviewed by 2027 February 27; and
3. Notwithstanding Recommendation 2, permit Administration to share the information when and as needed and as necessary.

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

Against: (1): Councillor Chu

MOTION CARRIED

12.2.3 Regular Update with Chief Administrative Officer (Verbal), C2025-0245

Administration in attendance during the Closed Meeting discussions with respect to Confidential Verbal Report C2025-0245:

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

Moved by Councillor Mian
Seconded by Councillor Penner

That with respect to Confidential Verbal Report C2025-0245, the following be adopted:

That Council direct that the Closed Meeting discussions be held confidential pursuant to Sections 17 (Disclosure harmful to personal privacy) and 24 (Advice from officials) of the *Freedom of Information and Protection of Privacy Act*.

MOTION CARRIED

12.3 URGENT BUSINESS

None

13. ADMINISTRATIVE INQUIRIES

13.1 Administrative Inquiry - The Automatic Yes Toolkit

Submitted by: Councillor Penner

At the end of January, the provincial government released news about "The Automatic Yes Toolkit" which could impact our existing practices, in particular planning and development. What work is City administration doing to have

discussions with both the provincial government and businesses about potential changes? And how are we auditing our processes so we remain compliant with a focus on policy and legislative frameworks vs the politics of approval which could implicate us financially.

14. BRIEFINGS

None

15. ADJOURNMENT

Moved by Councillor Chabot

Seconded by Councillor Penner

That this Council adjourn at 6:01 p.m.

MOTION CARRIED

CONFIRMED BY COUNCIL ON

MAYOR

CITY CLERK



MINUTES

PUBLIC HEARING MEETING OF COUNCIL

**March 4, 2025, 9:30 AM
IN THE COUNCIL CHAMBER**

PRESENT:

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

ALSO PRESENT:

Chief Administrative Officer D. Duckworth
Chief Operating Officer S. Dalglish
City Solicitor and General Counsel J. Floen, KC
Assistant City Solicitor H. Oh
A/Chief Financial Officer L. Tochor
General Manager C. Arthurs
General Manager K. Black
General Manager D. Morgan
General Manager D. Hamilton
A/General Manager R. Vanderputten
Director T. Goldstein
City Clerk K. Martin
Legislative Coordinator M. A. Cario
Senior Legislative Specialist A. de Grood
Senior Legislative Specialist J. Booth

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 Dhaliwal, Councillor Demong, Councillor McLean, Councillor Mian, Councillor Penner, Councillor Sharp,

Councillor Spencer, Councillor Walcott, Councillor Wong, Councillor Wyness, and Mayor Gondek

2. OPENING REMARKS

Mayor Gondek provided opening remarks.

Councillor Wong provided a traditional land acknowledgement.

Councillor Chabot recognized 2025 March as Francophonie Month in Calgary

Mayor Gondek recognized 2025 March 8 as International Women's Day.

3. RECOGNITIONS

None

4. QUESTION PERIOD

1. Councillor Carra

Topic: Short- and long-term approaches in addressing the increase in pedestrian incidents and road fatalities.

2. Councillor Dhaliwal

Topic: Timelines on twinning the roads on Country Hills Boulevard between Barlow Trail and 36th Street NE to address mobility and safety concerns.

3. Councillor Wong

Topic: Status update on the Green Line business case.

5. CONFIRMATION OF AGENDA

Moved by Councillor Dhaliwal

Seconded by Councillor Penner

That the Agenda for today's meeting be amended by setting Item 7.2.14, Outline Plan and Land Use Amendment in Cornerstone (Ward 5) at multiple addresses, LOC2023-0219, CPC2024-1224, to be dealt with following Item 7.2.9, Land Use Amendment in Haysboro (Ward 11) at 8306 Horton Road SW, LOC2024-0149, CPC2025-0077.

MOTION CARRIED

Moved by Councillor Penner

Seconded by Councillor Chabot

That the Agenda for the 2025 March 4 Public Hearing Meeting of Council be confirmed, **as amended.**

MOTION CARRIED

Moved by Councillor Wong

Seconded by Councillor Sharp

That Council direct the City Clerk's Office to distribute late public submissions received with respect to Item 7.3.2, Riley Communities Local Area Plan Referral, IP2025-0009, and the letter from Silvera for Seniors with respect to Item 7.3.3, South Shaganappi Communities Local Area Plan, IP2024-1066, and add them to the Corporate Record.

MOTION CARRIED

6. CONSENT AGENDA

6.1 DEFERRALS AND PROCEDURAL REQUESTS

None

7. PLANNING MATTERS FOR PUBLIC HEARING

7.1 POSTPONED REPORTS REQUIRING A PUBLIC HEARING

7.1.1 Land Use Amendment in Haysboro (Ward 11) at 627 Heritage Drive SW, LOC2024-0213, CPC2024-1152

The following documents were distributed with respect to Report CPC2024-1152:

- A presentation entitled "LOC2024-0213 / CPC2024-1152 Land Use Amendment";
- A presentation entitled "Goodform 627 Heritage Drive SW";
- A letter from Mark Rowe; and
- A presentation entitled "Policy".

Councillor Walcott introduced a group of Grade 6 students from Rundle Academy (Ward 8), along with their teacher, Lauren Thompson.

The Public Hearing was called and the following speakers addressed Council with respect to Bylaw 20D2025:

1. Yossi Fixler, Good Form
2. Karen Arndt, Haysboro Community Association
3. Mark Rowe, St. Andrews Presbyterian Church
4. Jennifer Baldwin, Haysboro Community Association

Moved by Councillor Penner

Seconded by Councillor Spencer

That with respect to Report CPC2024-1152, the following be adopted:

That Council give three readings to Proposed Bylaw 20D2025 for the resignation of 0.41 hectares \pm (1.03 acres \pm) located at 627 Heritage Drive SW (Plan161JK, Block 1, portion of Lot D) from Special Purpose – Recreation (S-R) District to Mixed Use – General (MU-1f3.0h25) District.

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

MOTION CARRIED

That Bylaw 20D2025 be introduced and read a first time.

MOTION CARRIED

That Bylaw 20D2025 be and read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 20D2025 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 20D2025 be read a third time.

MOTION CARRIED

Councillor Sharp introduced a group of Grades 10, 11, and 12 students from Bowness High School (Ward 1), along with their teacher, Sarah Beech.

Council then dealt with Item 7.2.9.

7.2 CALGARY PLANNING COMMISSION REPORTS

7.2.1 Land Use Amendment in Glendale (Ward 6) at 4515 – 17 Avenue SW, LOC2024-0187, CPC2025-0090

This Item was dealt with following Item 7.2.14.

A presentation entitled "LOC2024-0187 / CPC2025-0090 Land Use Amendment" was distributed with respect to Report CPC2025-0090.

The Public Hearing was called and Lei Wang, Horizon Land Surveys, addressed Council with respect to Bylaw 40D2025.

Moved by Councillor Walcott

Seconded by Councillor Sharp

That with respect to Report CPC2025-0090, the following be adopted:

That Council give three readings to Proposed Bylaw 40D2025 for the redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 4515 – 17 Avenue SW (Plan 2002GS, Block 24, Lot 28) from Residential – Grade-Oriented Infill (R-CG) District to Housing – Grade Oriented (H-GO) District.

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

MOTION CARRIED

That Bylaw 40D2025 be introduced and read a first time.

MOTION CARRIED

That Bylaw 40D2025 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 40D2025 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 40D2025 be read a third time.

MOTION CARRIED

7.2.2 Land Use Amendment in Killarney-Glengarry (Ward 8) at 2608 – 31 Street SW, LOC2024-0247, CPC2025-0089

A presentation entitled "LOC2024-0247 / CPC2025-0089 Land Use Amendment" was distributed with respect to Report CPC2025-0089.

The Public Hearing was called; however, no speakers addressed Council with respect to Bylaw 41D2025.

Moved by Councillor Walcott

Seconded by Councillor Sharp

That with respect to Report CPC2025-0089, the following be adopted:

That Council give three readings to Proposed Bylaw 41D2025 for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 2608 – 31 Street SW (Plan 1855W, Block 2B, Lots 23 and 24) from Direct Control (DC) District to Residential – Grade-Oriented Infill (R-CG) District.

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

MOTION CARRIED

That Bylaw 41D2025 be introduced and read a first time.

MOTION CARRIED

That Bylaw 41D2025 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 41D2025 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 41D2025 be read a third time.

MOTION CARRIED

7.2.3 Land Use Amendment in Mission (Ward 8) at 121 – 17 Avenue SE,
LOC2024-0212, CPC2025-0081

The following documents were distributed with respect to Report
CPC2025-0081:

- A presentation entitled "LOC2024-0212 / CPC2025-0081 Land Use Amendment";
- A presentation entitled "121 17 Avenue SE"; and
- A document entitled "Submission, Lindsay Park Place: Condominium Corporation".

The Public Hearing was called and the following speakers addressed
Council with respect to Bylaw 49D2025:

1. Hayden Keogh, O2 Planning and Design

Mayor Gondek left the Chair at 11:04 a.m. and Deputy Mayor Wyness
assumed the Chair.

Mayor Gondek resumed the Chair at 11:06 a.m.

2. Ken Bradley, Lindsay Park Place: Condominium Corporation

Moved by Councillor Walcott

Seconded by Councillor Penner

That with respect to Report CPC2025-0081, the following be adopted:

That Council give three readings to Proposed Bylaw 49D2025 for the
redesignation of 0.23 hectares \pm (0.57 acres \pm) located at 121 – 17
Avenue SE (Plan 2011170, Block 7, Lot 42) from Direct Control (DC)
District to Mixed Use – Active Frontage (MU-2f4.0h24) District.

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

MOTION CARRIED

That Bylaw 49D2025 be introduced and read a first time.

MOTION CARRIED

That Bylaw 49D2025 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 49D2025 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 49D2025 be read a third time.

MOTION CARRIED

7.2.4 Policy and Land Use Amendment in Ramsay (Ward 9) at 2109 – 6 Street SE, LOC2023-0270, CPC2025-0013

A presentation entitled "LOC2023-0270 / CPC2025-0013 Policy and Land Use Amendment" was distributed with respect to Report CPC2025-0013.

The Public Hearing was called and Lei Wang, Horizon Land Surveys, addressed Council with respect to Bylaws 23P2025 and 42D2025.

Moved by Councillor Carra

Seconded by Councillor Chabot

That with respect to Report CPC2025-0013, the following be adopted:

That Council:

1. Give three readings to Proposed Bylaw 23P2025 for the amendments to the Ramsay Area Redevelopment Plan (Attachment 2); and
2. Give three readings to Proposed Bylaw 42D2025 for the redesignation of 0.02 hectares \pm (0.04 acres \pm) located at 2109 – 6 Street SE (Plan 4895AC, Block C, a portion of Lot 43) from Direct Control (DC) District to Residential – Grade-Oriented Infill (R-CG) District.

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

MOTION CARRIED

That Bylaw 23P2025 be introduced and read a first time.

MOTION CARRIED

That Bylaw 23P2025 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 23P2025 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 23P2025 be read a third time.

MOTION CARRIED

That Bylaw 42D2025 be introduced and read a first time.

MOTION CARRIED

That Bylaw 42D2025 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 42D2025 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 42D2025 be read a third time.

MOTION CARRIED

7.2.5 Land Use Amendment in Inglewood (Ward 9) at 1511 – 8 Avenue SE, LOC2024-0223, CPC2025-0074

The following documents were distributed with respect to Report CPC2025-0074:

- A presentation entitled "LOC2024-0223 / CPC2025-0074 Land Use Amendment";
- A presentation entitled "Cover Page"; and

- A document entitled "SDAB2024-0060 (Re), 2024 CGYSDAB 60 (CanLII)".

The Public Hearing was called and the following speakers addressed Council with respect to Bylaw 48D2025:

1. Lei Wang, Horizon Land Surveys
2. Glen Kerr, Inglewood Community Association

Moved by Councillor Carra

Seconded by Councillor Spencer

That with respect to Report CPC2025-0074, the following be adopted:

That Council give three readings to Proposed Bylaw 48D2025 for the redesignation of 0.08 hectares \pm (0.19 acres \pm) located at 1511 – 8 Avenue SE (Plan A3, Block 14, Lot 33 and a portion of Lot 32) from Residential – Grade-Oriented Infill (R-CG) District to Housing – Grade Oriented (H-GO) District.

For: (7): Councillor Penner, Councillor Wyness, Councillor Spencer, Councillor Dhaliwal, Councillor Mian, Councillor Carra, and Mayor Gondek

Against: (5): Councillor Wong, Councillor McLean, Councillor Chu, Councillor Sharp, and Councillor Chabot

MOTION CARRIED

That Bylaw 48D2025 be introduced and read a first time.

Against: Councillor Chu, Councillor Chabot, Councillor McLean, Councillor Sharp, and Councillor Wong

MOTION CARRIED

That Bylaw 48D2025 be read a second time.

Against: Councillor Chu, Councillor Chabot, Councillor McLean, Councillor Sharp, and Councillor Wong

MOTION CARRIED

That authorization now be given to read Bylaw 48D2025 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 48D2025 be read a third time.

Against: Councillor Chu, Councillor Chabot, Councillor McLean, Councillor Sharp, and Councillor Wong

MOTION CARRIED

7.2.6 Land Use Amendment in Alyth/Bonnybrook (Ward 9) at 4321 – 15 Street SE, LOC2024-0262, CPC2025-0043

The following documents were distributed with respect to Report CPC2025-0043:

- A presentation entitled "LOC2024-0262 / CPC2025-0043 Land Use Amendment"; and
- A presentation entitled "Bonnybrook Land Use Redesignation LOC2024-0262".

The Public Hearing was called and Bela Syal, Situated Consulting, addressed Council with respect to Bylaw 46D2025.

Moved by Councillor Carra
Seconded by Councillor Chabot

That with respect to Report CPC2025-0043, the following be adopted:

That Council give three readings to Proposed Bylaw 46D2025 for the redesignation of 1.4 hectares \pm (3.4 acres \pm) located at 4321 – 15 Street SE (Portion of Plan 7710607, Block C) from Industrial – Heavy (I-H) District to the Special Purpose – City and Regional Infrastructure (S-CRI) District.

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

MOTION CARRIED

That Bylaw 46D2025 be introduced and read a first time.

MOTION CARRIED

That Bylaw 46D2025 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 46D2025 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 46D2025 be read a third time.

MOTION CARRIED

7.2.7 Land Use Amendment in Red Carpet (Ward 9) at 6105 – 16A Avenue SE, LOC2024-0128, CPC2024-1167

A presentation entitled "LOC2024-0128 / CPC2024-1167 Land Use Amendment" was distributed with respect to Report CPC2024-1167.

The Public Hearing was called and Rod Osborne, Grande Design Homes, addressed Council with respect to Bylaw 38D2025.

By General Consent, Council modified the lunch recess to start following the conclusion of Item 7.2.7.

Moved by Councillor Carra

Seconded by Councillor Penner

That with respect to Report CPC2024-1167, the following be adopted:

That Council give three readings to Proposed Bylaw 38D2025 for the redesignation of 0.45 hectares \pm (1.10 acres \pm) located at 6105 – 16A Avenue SE (Plan 0010642, Block 2, Lot 2) from Multi-Residential – Contextual Medium Profile (M-C2) District to Multi-Residential – High Density Low Rise (M-H1f2.0) District.

For: (11): Councillor Penner, Councillor Wyness, Councillor Wong, Councillor Spencer, Councillor Dhallwal, Councillor Mian, Councillor Chu, Councillor Sharp, Councillor Carra, Councillor Chabot, and Mayor Gondek

Against: (1): Councillor McLean

MOTION CARRIED

That Bylaw 38D2025 be introduced and read a first time.

Against: Councillor McLean

MOTION CARRIED

That Bylaw 38D2025 be read a second time.

Against: Councillor McLean

MOTION CARRIED

That authorization now be given to read Bylaw 38D2025 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 38D2025 be read a third time.

Against: Councillor McLean

MOTION CARRIED

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

ROLL CALL

Councillor Carra, Councillor Chabot, Councillor Chu, Councillor McLean, Councillor Mian, Councillor Sharp, Councillor Spencer, Councillor Walcott, Councillor Wong, Councillor Wyness, and Mayor Gondek

Absent from Roll Call: Councillor Demong, Councillor Dhaliwal, and Councillor Penner

7.2.8 Land Use Amendment in Temple (Ward 10) at 140 Templemont Circle NE, LOC2024-0185, CPC2025-0068

A presentation entitled "LOC2024-0185 / CPC2025-0068 Land Use Amendment" was distributed with respect to Report CPC2025-0068.

Councillor Penner (Remote Member) joined the meeting at 1:22 p.m.

The Public Hearing was called; however, no speakers addressed Council with respect to Bylaw 44D2025.

Moved by Councillor Chabot
Seconded by Councillor Sharp

That with respect to Report CPC2025-0068, the following be adopted:

That Council give three readings to Proposed Bylaw 44D2025 for the redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 140 Templemont Circle NE (Plan 7910737, Block 49, Lot 28) from Residential – Grade-Oriented Infill (R-CG) District to Direct Control (DC) District to accommodate two secondary suites within an existing building, with guidelines (Attachment 2).

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

MOTION CARRIED

That Bylaw 44D2025 be introduced and read a first time.

MOTION CARRIED

That Bylaw 44D2025 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 44D2025 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 44D2025 be read a third time.

MOTION CARRIED

Council then dealt with Item 7.2.10.

7.2.9 Land Use Amendment in Haysboro (Ward 11) at 8306 Horton Road SW, LOC2024-0149, CPC2025-0077

This Item was dealt with following Item 7.1.1.

The following documents were distributed with respect to Report CPC2025-0077:

- A presentation entitled "LOC2024-0149 / CPC2025-0077 Land Use Amendment";
- A presentation entitled "City Council Presentation Heritage Residential Project"; and
- A presentation entitled "Policy".

The Public Hearing was called and the following speakers addressed Council with respect to Bylaw 47D2025:

1. Jennifer Duff, B&A Studios

Councillor Demong (Remote Member) left the meeting at 10:22 a.m.

2. Karen Arndt, Haysboro Community Association
3. Jennifer Baldwin, Haysboro Community Association

Moved by Councillor Penner

Seconded by Councillor Walcott

That with respect to Report CPC2025-0077, the following be adopted:

That Council give three readings to Proposed Bylaw 47D2025 for the redesignation of 1.87 hectares \pm (4.62 acres \pm) located at 8306 Horton Road SW (Plan 2904HQ, Blocks 1, 2 and 5) from Direct Control (DC) District to Multi-Residential – High Density Medium Rise (M-H2) District.

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

MOTION CARRIED

That Bylaw 47D2025 be introduced and read a first time.

MOTION CARRIED

That Bylaw 47D2025 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 47D2025 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 47D2025 be read a third time.

MOTION CARRIED

Council then dealt with Item 7.2.14.

7.2.10 Land Use Amendment in McKenzie Towne (Ward 12) at 15192 Prestwick Boulevard SE, LOC2024-0195, CPC2025-0060

This Item was dealt with following Item 7.2.8.

A presentation entitled "LOC2024-0195 / CPC2025-0060 Land Use Amendment" was distributed with respect to Report CPC2025-0060.

The Public Hearing was called and Corrine Nichols addressed Council with respect to Bylaw 37D2025.

Moved by Councillor Spencer
Seconded by Councillor Chabot

That with respect to Report CPC2025-0060, the following be adopted:

That Council give three readings to Proposed Bylaw 37D2025 for the redesignation of 0.03 hectares ± (0.07 acres ±) located at 15192 Prestwick Boulevard SE (Plan 0010184, Block 38, Lot 63) from Direct Control (DC) District to Residential – Low Density Mixed Housing (R-G) District.

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

MOTION CARRIED

That Bylaw 37D2025 be introduced and read a first time.

MOTION CARRIED

That Bylaw 37D2025 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 37D2025 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 37D2025 be read a third time.

MOTION CARRIED

7.2.11 Land Use Amendment in Bridlewood (Ward 13) at 16720 – 24 Street SW, LOC2024-0130, CPC2025-0049

The following documents were distributed with respect to Report CPC2025-0049:

- A document entitled "Additional CPC Member Comments"; and
- A presentation entitled "LOC2024-0130 / CPC2025-0049 Land Use Amendment".

Councillor Mian (Remote Member) left the meeting at 1:29 p.m.

The Public Hearing was called and the following speakers addressed Council with respect to Bylaw 39D2025:

1. Dino Kasparis, Olympia Planning
2. Daphne Tsantilas
3. Ina Georgescu

Moved by Councillor Spencer
Seconded by Councillor Penner

That with respect to Report CPC2025-0049, the following be adopted:

That Council give three readings to Proposed Bylaw 39D2025 for the redesignation of 0.29 hectares ± (0.72 acres ±) located at 16720 – 24 Street SW (Plan 0512405, Block 2, Lot 58) from Residential – Low Density Mixed Housing (R-G) District to Multi-Residential – Low Profile (M-1) District.

For: (5): Councillor Penner, Councillor Spencer, Councillor Walcott, Councillor Carra, and Mayor Gondek

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

MOTION DEFEATED

Councillor Mian (Remote Member) joined the meeting at 1:49 p.m.

7.2.12 Outline Plan, Policy and Land Use Amendment in Yorkville (Ward 13) at 19515 Sheriff King Street SW, LOC2024-0104, CPC2025-0053

The following documents were distributed with respect to Report CPC2025-0053:

- A presentation entitled "LOC2024-0104 / CPC2025-0053 Outline Plan, Policy Amendment & Land Use Amendment"; and

- A presentation entitled "Public Hearing - LOC2024-0104 Item 7.2.12".

The Public Hearing was called and Oliver Prcic, B&A Studios, addressed Council with respect to Bylaws 24P2025 and 50D2025.

Moved by Councillor McLean

Seconded by Councillor Walcott

That with respect to Report CPC2025-0053, the following be adopted:

That Council:

1. Give three readings to Proposed Bylaw 24P2025 for the amendment to the West Macleod Area Structure Plan (Attachment 8); and
2. Give three readings to Proposed Bylaw 50D2025 for the redesignation of 25.97 hectares (64.18 acres) located at 19515 Sheriff King Street SW (Portion of SE1/4 Section 16-22-1-5) from Direct Control (DC) District, Multi-Residential – High Density Low Rise (M-H1) District, Residential – Low Density Mixed Housing (R-G) District, Commercial – Corridor 3 (C-COR3f0.5h12) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Urban Nature (S-UN) District and Special Purpose – City and Regional Infrastructure (S-CRI) District to Multi-Residential – High Density Low Rise (M-H1) District, Multi-Residential – Low Profile (M-1) District, Residential – Low Density Mixed Housing (R-G) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – City and Regional Infrastructure (S-CRI) District and Direct Control (DC) District to accommodate residential development, with guidelines (Attachment 7).

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

MOTION CARRIED

That Bylaw 24P2025 be introduced and read a first time.

MOTION CARRIED

That Bylaw 24P2025 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 24P2025 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 24P2025 be read a third time.

MOTION CARRIED

That Bylaw 50D2025 be introduced and read a first time.

MOTION CARRIED

That Bylaw 50D2025 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 50D2025 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 50D2025 be read a third time.

MOTION CARRIED

7.2.13 Land Use Amendment in Huntington Hills (Ward 4) at 6600 – 4 Street NE, LOC2024-0249, CPC2025-0084

A presentation entitled "LOC2024-0249 / CPC2025-0084 Land Use Amendment" was distributed with respect to Report CPC2025-0084.

The Public Hearing was called and Jeffrey Riedl, SLVGD Architecture Inc., addressed Council with respect to Bylaw 43D2025.

Moved by Councillor Chu

Seconded by Councillor Chabot

That with respect to Report CPC2025-0084, the following be adopted:

That Council give three readings to Proposed Bylaw 43D2025 for the redesignation of 0.40 hectares ± (0.99 acres ±) located at 6600 – 4 Street NE (Plan 8211348, Block 4, Lot 4) from Commercial – Neighbourhood 2 (C-N2) District to Commercial – Community 1 (C-C1) District.

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

MOTION CARRIED

That Bylaw 43D2025 be introduced and read a first time.

MOTION CARRIED

That Bylaw 43D2025 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 43D2025 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 43D2025 be read a third time.

MOTION CARRIED

Council then dealt with Item 7.3.1.

7.2.14 Outline Plan and Land Use Amendment in Cornerstone (Ward 5) at multiple addresses, LOC2023-0219, CPC2024-1224

This Item was dealt with following Item 7.2.9.

A presentation entitled "LOC2023-0219 / CPC2024-1224 Outline Plan & Land Use Amendment" was distributed with respect to Report CPC2024-1224.

The Public Hearing was called and the following speakers addressed Council with respect to Bylaw 45D2025:

1. David Symes, Stantec Consulting
2. Brady Morrice, Anthem Properties

Moved by Councillor Dhaliwal

Seconded by Councillor Chabot

That with respect to Report CPC2024-1224, the following be adopted:

That Council give three readings to Proposed Bylaw 45D2025 for the redesignation of 52.23 hectares \pm (129.06 acres \pm) located at 10011 – 68 Street NE and 6221 Country Hills Boulevard NE (portion of SE1/4 Section 23-25-29-4; portion of NE1/4 Section 23-25-29-4) from Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Multi-Residential – At Grade Housing (M-G) District, Multi-Residential – Low Profile (M-1) District, Special Purpose – Urban Nature (S-UN) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – City and Regional Infrastructure (S-CRI) District and Special Purpose – Future Urban Development (S-FUD) District to Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Multi-Residential – At Grade Housing (M-G) District, Multi-Residential – Low Profile (M-1) District, Multi-Residential – Medium Profile (M-2) District, Multi-Residential – Low Profile Support Commercial (M-X1) District, Commercial – Community 1 (C-C1) District, Special Purpose – Urban Nature (S-UN) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, and Special Purpose – City and Regional Infrastructure (S-CRI) District.

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

MOTION CARRIED

That Bylaw 45D2025 be introduced and read a first time.

MOTION CARRIED

That Bylaw 45D2025 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 45D2025 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 45D2025 be read a third time.

MOTION CARRIED

Council then dealt with Item 7.2.1.

7.3 OTHER REPORTS FOR PUBLIC HEARING

7.3.1 Policy Amendments in Stonegate Landing (Ward 5), LOC2024-0171, C2025-0124

This Item was dealt with following Item 7.2.13.

The following documents were distributed with respect to Report C2025-0124:

- A presentation entitled "Stonegate Landing Municipal Development Plan and Northeast Industrial Area Structure Plan Amendments"; and
- A presentation entitled "Stonegate Landing Policy Amendments March 2025".

The Public Hearing was called and the following speakers addressed Council with respect to Bylaws 27P2025 and 28P2025:

1. Thilo Kaufmann, Qualico Developments West
2. Jennifer Duff, B&A Studios

Moved by Councillor Mian

Seconded by Councillor Chabot

That with respect to Report C2025-0124, the following be adopted:

That Council:

1. Give three readings to the proposed bylaw for the amendments to the Municipal Development Plan (Attachment 3); and
2. Give three readings to the proposed bylaw for the amendments to the Northeast Industrial Area Structure Plan (Attachment 4).

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

MOTION CARRIED

That Bylaw 27P2025 be introduced and read a first time.

MOTION CARRIED

That Bylaw 27P2025 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 27P2025 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 27P2025 be read a third time.

MOTION CARRIED

That Bylaw 28P2025 be introduced and read a first time.

MOTION CARRIED

That Bylaw 28P2025 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 28P2025 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 28P2025 be read a third time.

MOTION CARRIED

7.3.2 Riley Communities Local Area Plan Referral, IP2025-0009

The following documents were distributed with respect to Report IP2025-0009:

- A package of Public Submissions;
- Revised Cover Report;
- Revised Attachment 10;
- A document entitled "Amendment to Recommendation";
- A presentation entitled "Item 7.3.2 Riley Communities LAP Referral IP2025-0009 Presentation Slides Rick Grol";
- A presentation entitled "Riley Park LAP Resident Feedback";
- A presentation entitled "RILEY PARK LAP RESIDENT RECOMMENDATIONS";
- A presentation entitled "Appendix A Building Scale Map";
- A letter from Laura-Marie Berg;
- A site map entitled "Riley Park";
- A presentation entitled "1500 Block of 21A St NW";
- A letter from Andrew Newson;
- A site map entitled "ALLEY ACCESS";
- A presentation entitled "Map 3: Urban Form"; and
- Revised Bylaw 26P2025 Map 17C.

The Public Hearing was called and the following speakers addressed Council with respect to Bylaws 25P2025 and 26P2025:

1. Jessica Karpat
2. Reuben Vander Meulen
3. Brian Horton, O2 Planning and Design
4. Cole Richardson
5. Christie Page
6. Rick Grol
7. Beth Atkinson, Hounsfield Heights - Briar Hill Community Association
8. Alison Shaw
9. Jim Stirling

By General Consent, Council modified the afternoon recess to start following questions of Panel 2.

Council recessed at 3:27 p.m. and reconvened at 4:00 p.m. with Mayor Gondek in the Chair.

ROLL CALL

Councillor Carra, Councillor Chabot, Councillor Dhaliwal, Councillor McLean, Councillor Mian, Councillor Sharp, Councillor Spencer, Councillor Walcott, Councillor Wong, Councillor Wyness, and Mayor Gondek

Absent from Roll Call: Councillor Chu, Councillor Demong, and Councillor Penner

10. Chris Bell, Norfolk Housing Association
11. Calvin French, West Hillhurst Community Association
Transportation Committee
12. Kaley Beisiegel
13. Murray Desrosiers
14. Laura-Marie Berg
15. Rob Keith
16. Keli Pollock
17. Angeles Mendoza Sammet

Councillor Carra (Remote Member) left the meeting at 4:41 p.m.

Councillor Dhaliwal (Remote Member) left the meeting at 4:41 p.m.

18. Alexandra Robertson

Councillor Carra (Remote Member) joined the meeting at 4:47 p.m.

19. Andrew Newson
20. Denys Robinson

Councillor Dhaliwal (Remote Member) joined the meeting at 4:57 p.m.

21. Stirling Karlsen
22. Robert Tremblay

Mayor Gondek left the Chair at 5:06 p.m. and Deputy Mayor Wyness assumed the Chair.

23. Jeff Marsh, Hounsfield Heights - Briar Hill Community Association
24. Leslie Pendon

By General Consent, Council modified the dinner recess to begin following the conclusion of Item 7.3.2.

Moved by Councillor Sharp
Seconded by Councillor Penner

That Council modify the dinner recess by shortening it from 75 minutes to 60 minutes.

For: (12): Councillor Penner, Councillor Wyness, Councillor Wong, Councillor Spencer, Councillor Dhaliwal, Councillor Mian, Councillor McLean, Councillor Chu, Councillor Walcott, Councillor Sharp, Councillor Carra, and Councillor Chabot

MOTION CARRIED

Moved by Councillor Wong
Seconded by Councillor Chu

That the proposed amendment to Recommendation 1b, be further amended by deleting the words "Low Modified (up to 4 storeys)" and replacing with the words "Low (up to 6 storeys)".

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

Against: (1): Councillor Sharp

MOTION CARRIED

Moved by Councillor Spencer
Seconded by Councillor Walcott

That the following amendment be adopted, **as amended**:

That a new Recommendation 1, be inserted, as follows, and renumber the subsequent Recommendations accordingly:

1. Direct Administration to prepare the following amendments for the portion of the block that is located on the south side of 1 Avenue NW between 7 Street NW and 9 Street NW and to bring a new proposed bylaw directly to the 2025 April 08 Public Hearing of Council for three readings:
2. Amend Map 3: Urban Form by changing "Neighbourhood Local" to "Neighbourhood Connector"; and
3. Amend Map 4: Building Scale by changing "Limited (up to 3 storeys)" to "**Low** (up to 6 storeys)";

For: (12): Councillor Penner, Councillor Wyness, Councillor Wong, Councillor Spencer, Councillor Dhaliwal, Councillor Mian, Councillor McLean, Councillor Chu, Councillor Walcott, Councillor Sharp, Councillor Carra, and Councillor Chabot

MOTION CARRIED

Moved by Councillor Wong
Seconded by Councillor Penner

That with respect to **Revised** Report IP2025-0009, the following be adopted, **as amended**:

That Council:

1. **Direct Administration to prepare the following amendments for the portion of the block that is located on the south side of 1 Avenue NW between 7 Street NW and 9 Street NW and to bring a new proposed bylaw directly to the 2025 April 08 Public Hearing of Council for three readings:**
2. **Amend Map 3: Urban Form by changing “Neighbourhood Local” to “Neighbourhood Connector”, and**
3. **Amend Map 4: Building Scale by changing “Limited (up to 3 storeys)” to “Low (up to 6 storeys)”;**
4. Give three readings to Proposed Bylaw 25P2025 to adopt the Riley Communities Local Area Plan and repeal Bylaw 19P87 Hillhurst/Sunnyside Area Redevelopment Plan and Bylaw 15P89 Hounsfield Heights/Briar Hill Area Redevelopment Plan (Attachment 2);
5. RESCIND, by resolution, the North Bow Design Brief;
6. Give three readings to Proposed Bylaw 26P2025 for amendments to the 1P2007 Land Use Bylaw to implement Heritage Guideline Areas (Attachment 6); and
7. Direct that Confidential Attachment 14 remain confidential pursuant to Section 17 (Disclosure harmful to personal privacy) of the *Freedom of Information and Protection of Privacy Act*, not to be released.

For: (12): Councillor Penner, Councillor Wyness, Councillor Wong, Councillor Spencer, Councillor Dhaliwal, Councillor Mian, Councillor McLean, Councillor Chu, Councillor Walcott, Councillor Sharp, Councillor Carra, and Councillor Chabot

MOTION CARRIED

That Bylaw 25P2025 be introduced and read a first time.

MOTION CARRIED

Moved by Councillor Wong
Seconded by Councillor Sharp

That Proposed Bylaw 25P2025 be amended, as follows:

1. In Contents, delete the text “Appendix B: Regional Corridors and Context Map” under the heading “Appendices” and renumber the subsequent appendices and references to the subsequent appendices accordingly throughout Attachment 2;

2. In Contents, delete the text references to “Map B1: Regional Transmission Corridors and Context, Map B2: Regional Transportation Corridors and Context and Map B3: Growth Plan Placetype Alignment” under the heading “Maps” and renumber the subsequent maps accordingly;
3. In Section 4.1 Policy Framework, delete the text “, and the Regional Growth Plan” at the end of the third sentence;
4. In Section 4.2 Local Area Plan Interpretation, delete policy (g) and renumber subsequent policies accordingly; and
5. Delete the existing Appendix B entitled “Regional Corridors and Context Map” in its entirety including the existing Map B1 entitled “Regional Transmission Corridors and Context”, existing Map B2 entitled “Regional Transportation Corridors and Context”, and existing Map B3 entitled “Growth Plan Placetype Alignment” and renumber the subsequent maps and references to the subsequent maps accordingly throughout Attachment 2.

For: (12): Councillor Penner, Councillor Wyness, Councillor Wong, Councillor Spencer, Councillor Dhaliwal, Councillor Mian, Councillor McLean, Councillor Chu, Councillor Walcott, Councillor Sharp, Councillor Carra, and Councillor Chabot

MOTION CARRIED

Moved by Councillor Wong
Seconded by Councillor Chu

That Proposed Bylaw 25P2025 be amended, as follows:

1. Amend Map 3 entitled ‘Urban Form’ by changing ‘Neighbourhood Connector’ to ‘Neighbourhood Local’ west of the Lions Park LRT Transit station along the following roads: 14 Avenue NW, 20 Street NW, 20A Street NW, 21 Street NW, and the east side of 21A Street NW. The boundaries of the modified Urban Form call out area should match Map 3: Urban Form on page 23 of 139 in IP2024-0938, Attachment 2;
2. Amend Map 4, entitled ‘Building Scale’ by changing ‘Low (up to 6 storeys)’ to Limited (up to 3 storeys) west of the Lions Park LRT Transit Station along the portion of 16 Ave NW that includes portions of 20A Street NW, 21 Street, and 21A Street NW. The boundaries of the modified Building Scale call out area should match Map 4: Building Scale on page 24 of 139 in IP2024-0938, Attachment 2;
3. Amend Map 4, entitled ‘Building Scale’ by changing ‘Low-modified (up to 4 storeys)’ to ‘Limited (up to 3 storeys)’ west of the Lion’s Park LRT Transit Station and 19 Street NW Community Corridor. The boundaries of the modified Building Scale call out area should

match Map 4: Building Scale on page 24 of 139 in IP2024-0938, Attachment 2; and

4. Amend Map 4, entitled 'Building Scale' by changing 'Low (up to 6 storeys)' to 'Low-modified (up to 4 storeys)' west of 19 Street NW, south of 14 Avenue NW, east of the lane between 19 and 20 Street NW, and north of 12 Avenue NW. The boundaries of the modified Building Scale call out area should match Map 4: Building Scale on page 24 of 139 in IP2024-0938, Attachment 2.

For: (5): Councillor Wong, Councillor Dhaliwal, Councillor McLean, Councillor Chu, and Councillor Chabot

Against: (7): Councillor Penner, Councillor Wyness, Councillor Spencer, Councillor Mian, Councillor Walcott, Councillor Sharp, and Councillor Carra

MOTION DEFEATED

Moved by Councillor Wong
Seconded by Councillor Chu

That Proposed Bylaw 25P2025 be amended, as follows:

1. Amend Map 3 entitled 'Urban Form' by changing 'Neighbourhood Connector' to 'Neighbourhood Local' east of 16A Street NW, south of 12 Avenue NW, west of the laneway between 14 Street NW and 15 Street NW, north of 10 Avenue NW, and east of 16 Street NW. The boundaries of the modified Urban Form call out area should match Map 3: Urban Form on page 23 of 139 in IP2024-0938, Attachment 2;
2. Amend Map 4, entitled 'Building Scale' by changing 'Low-modified (up to 4 storeys)' to Limited (up to 3 storeys) east of 16A Street NW, south of 12 Avenue, west of 15 Street NW, and north of 11 Avenue NW;
3. Amend Map 4, entitled "Building Scale" by changing 'Mid (up to 12 storeys)' to 'Low-modified (up to 4 storeys)' south of Lions Park, east of 15 Street NW, west of the north-south laneway between 14 Street NW and 15 Street NW, and north of 10 Avenue NW; and
4. Amend Map 4, entitled "Building Scale Map" by changing 'Mid (up to 12 storeys)' to 'Low (up to 6 storeys)' south of Lions Park, east of the north-south laneway between 14 Street NW and 15 Street NW, and north of 10 Avenue NW.

For: (6): Councillor Wong, Councillor Dhaliwal, Councillor McLean, Councillor Chu, Councillor Sharp, and Councillor Chabot

Against: (6): Councillor Penner, Councillor Wyness, Councillor Spencer, Councillor Mian, Councillor Walcott, and Councillor Carra

MOTION DEFEATED

Councillor Penner rose on a Question of Privilege.
The Chair ruled on the Question of Privilege.

Moved by Councillor Wong
Seconded by Councillor Chu

That Proposed Bylaw 25P2025 be amended, as follows:

1. In Section 2.5.6.1 19 Street NW Community Corridor, following subsection “m” insert the following two subsections and number the policies in this section accordingly:

n. New development along the east side of 19 Street NW, north of 2 Avenue NW, and south of 6 Avenue NW that requires a land use redesignation should be applied using a Direct Control District to respond to the surrounding development context such as the shared rear property line.

For: (4): Councillor Wong, Councillor Dhalwal, Councillor McLean, and Councillor Chu

Against: (8): Councillor Penner, Councillor Wyness, Councillor Spencer, Councillor Mian, Councillor Walcott, Councillor Sharp, Councillor Carra, and Councillor Chabot

MOTION DEFEATED

Moved by Councillor Wong
Seconded by Councillor Chu

That Proposed Bylaw 25P2025 be amended, as follows:

1. Amend Figure 4: Modified Building Scale Areas on page 25 of 139 in IP2025-0009 to match the boundaries of the call out area on Figure 4: Modified Building Scale Areas on page 25 of 139 in IP2024-0938, Attachment 2; and
2. Amend Section 2.5.2.2 10 Street NW Neighbourhood Main Street and “Figure 10: Kensington Road NW and 10 Street NW Modified Scale Area” to include the area west of 10 Street NW between 3 Avenue NW and the east-west lane to the north of Kensington Road NW, insert the following policy to after policy “d,” and renumber the policies that follow. The boundaries of the modified Figure 10 call out area should align with Figure 11: 10 Street NW Modified Building Scale area on page 63 of 139 in IP2024-0938, Attachment 2:

e. Development on the west side of 10 Street NW between 3 Avenue NW and the east-west lane to the north of Kensington Road NW, as identified in Figure 10, should be 10 storeys or less and account for transition into adjacent low density residential areas.

For: (5): Councillor Wong, Councillor McLean, Councillor Chu, Councillor Sharp, and Councillor Chabot

Against: (7): Councillor Penner, Councillor Wyness, Councillor Spencer, Councillor Dhaliwal, Councillor Mian, Councillor Walcott, and Councillor Carra

MOTION DEFEATED

Moved by Councillor Wong
Seconded by Councillor Chu

That Proposed Bylaw 25P2025 be amended, as follows:

1. In Section 2.2.1.6 Neighbourhood Local, replace policy “a” with the following policies:
 - a. Building forms that contain three or more residential units in Neighbourhood Local, Limited Scale should be designed to complement the surrounding context and consider the impacts of massing, lot coverage, and setbacks on the following:
 - i. Access to sunlight and shade on adjacent parcels; and,
 - ii. Protection of existing, healthy trees or landscaping on the parcel where appropriate.
 - b. Building forms that contain three or more residential units should be supported on parcels with rear lanes in any one or more of the following areas:
 - i. Within **Transition Zones** in **transit station areas**; and,
 - ii. On corner parcels.
 - c. Multi-residential development is only supported in the Neighbourhood Local, Limited Scale areas in a grade-oriented form.

For: (5): Councillor Wong, Councillor McLean, Councillor Chu, Councillor Sharp, and Councillor Chabot

Against: (7): Councillor Penner, Councillor Wyness, Councillor Spencer, Councillor Dhaliwal, Councillor Mian, Councillor Walcott, and Councillor Carra

MOTION DEFEATED

That Bylaw 25P2025 be read a second time, **as amended**.

Against: Councillor Chabot and Councillor Wong

MOTION CARRIED

That authorization now be given to read Bylaw 25P2025 a third time, **as amended.**

MOTION CARRIED UNANIMOUSLY

That Bylaw 25P2025 be read a third time, **as amended.**

Against: Councillor Chabot and Councillor Wong

MOTION CARRIED

That Bylaw 26P2025 be introduced and read a first time.

MOTION CARRIED

Moved by Councillor Wong
Seconded by Councillor Chu

That Proposed Bylaw 26P2025 be amended in Schedule 'A', page 2 of 5, by deleting Heritage Guideline Areas – Section Map 17C in its entirety and replacing with the Revised Heritage Guideline Areas Section 17C, as distributed.

For: (10): Councillor Penner, Councillor Wyness, Councillor Wong, Councillor Dhallwal, Councillor Mian, Councillor McLean, Councillor Chu, Councillor Walcott, Councillor Sharp, and Councillor Chabot

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

MOTION CARRIED

That Bylaw 26P2025 be read a second time, **as amended.**

MOTION CARRIED

That authorization now be given to read Bylaw 26P2025 a third time, **as amended.**

MOTION CARRIED UNANIMOUSLY

That Bylaw 26P2025 be read a third time, **as amended.**

MOTION CARRIED

Councillor Demong (Remote Member) joined the meeting at 5:31 p.m.

Council recessed at 6:33 p.m. and reconvened at 7:35 p.m. with Mayor Gondek in the Chair.

ROLL CALL

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

Absent from Roll Call: Councillor Penner

7.3.3 South Shaganappi Communities Local Area Plan, IP2024-1066

The following documents were distributed with respect to Report IP2024-1066:

- A letter from Silvera for Seniors;
- Revised Cover Report;
- Revised Attachment 9;
- A document entitled "Amendment to Recommendation";
- A document entitled "Could you please hold or cancel the 6 story condominium plan in 40 Ave NW from 49 St to 53 St?";
- A letter from JoAnne Atkins;
- A document entitled "MAP 2 in May 2024 Draft Chapter 1 (page 16) of the South Shaganappi Communities ARP";
- A presentation entitled "Could you please hold or cancel the 6 story condominium plan in 40 Ave NW from 49 St to 53 St?";
- A presentation entitled "Comments on Proposed South Shaganappi Local Area Plan at City Council March 4, 2025"; and
- A presentation entitled "Stadium Shopping Centre Area Redevelopment Plan".

The Public Hearing was called and the following speakers addressed Council with respect to Bylaws 29P2025 and 30P2025:

1. Bonyoung Gu
2. Patty Auger
3. Andrew Reynolds
4. JoAnne Atkins, Varsity Community Association
5. Patricia Muir
6. Al Rasmuson, St. Andrews Heights Community Association
7. David Richardson, University Heights Community Association
8. Lorne Robertson, Silvera for Seniors
9. Denys Robinson
10. Flora Gillespie

11. Nathan McCarroll

12. Kathryn Davies

Moved by Councillor Walcott
Seconded by Councillor Wong

That with respect to **Revised** Report IP2024-1066, the following amendment be adopted:

That a new Recommendation 1 be inserted, as follows, and renumber the subsequent Recommendations accordingly:

1. Direct Administration to prepare the following amendments for the portion of the block that is located on the east side of 53 Avenue NW, bordering the parks and open space to the north and having a municipal address of 5200 53 Avenue NW, and to bring a new proposed bylaw directly to the 2025 April 08 Public Hearing of Council for three readings:
 - a. Amend Map 3: Urban Form by adding "Comprehensive Planning Site";
 - b. Amend Map 4: Building Scale by changing "Low (up to 6 storeys)" to "No Building Scale"; and
 - c. Amend Section 2.2.5 Comprehensive Planning Site, to add the following policy:
 "c. Any land use amendment applications including 5200 53 Avenue NW will require an amendment to Map 4: Building Scale."

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

MOTION CARRIED

Moved by Councillor Wong
Seconded by Councillor Chabot

That with respect to **Revised** Report IP2024-1066, the following be adopted, **as amended**:

That Council:

1. **Direct Administration to prepare the following amendments for the portion of the block that is located on the east side of 53 Avenue NW, bordering the parks and open space to the north and having a municipal address of 5200 53 Avenue NW, and to bring a new proposed bylaw directly to the 2025 April 08 Public Hearing of Council for three readings:**

- a. **Amend Map 3: Urban Form by adding “Comprehensive Planning Site”;**
- b. **Amend Map 4: Building Scale by changing “Low (up to 6 storeys)” to “No Building Scale”; and**
- c. **Amend Section 2.2.5 Comprehensive Planning Site, to add the following policy:**

“c. Any land use amendment applications including 5200 53 Avenue NW will require an amendment to Map 4: Building Scale.”

2. Give three readings to Proposed Bylaw 29P2025 to adopt the South Shaganappi Communities Local Area Plan and repeal the Bylaw 7P86 Banff Trail Area Redevelopment Plan, Bylaw 16P2011 Banff Trail Station Area Redevelopment Plan, Bylaw 11P2004 Montgomery Area Redevelopment Plan, Bylaw 39P2013 Parkdale Neighbourhood Activity Centre Area Redevelopment Plan, and Bylaw 40P2013 Stadium Shopping Centre Area Redevelopment Plan (Attachment 2);
3. RESCIND, by resolution, the Bowmont Design Brief, South Shaganappi Communities Area Plan, Parkdale Special Planning Study, Varsity Community Special Study, Varsity Design Brief (also referred to as Varsity Acres Design Brief), and Varsity Land Use Study; and
4. Give three readings to Proposed Bylaw 30P2025 to amend the Brentwood Station Area Redevelopment Plan (Attachment 7).

For: (11): Councillor Demong, Councillor Wyness, Councillor Wong, Councillor Spencer, Councillor Dhaliwal, Councillor Mian, Councillor Walcott, Councillor Sharp, Councillor Carra, Councillor Chabot, and Mayor Gondek

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

MOTION CARRIED

That Bylaw 29P2025 be introduced and read a first time.

Against: Councillor Chu and Councillor McLean

MOTION CARRIED

Moved by Councillor Sharp
Seconded by Councillor Chabot

That Proposed Bylaw 29P2025 be amended, as follows:

1. In Contents, delete the text “Appendix B: Regional Corridors and Context Map” under the heading “Appendices” and renumber the

subsequent appendices and references to the subsequent appendices accordingly throughout Attachment 2.

2. In Section 4.1 Policy Framework, delete the text “and the Regional Growth Plan” at the end of the third sentence.
3. In Section 4.2 Local Area Plan Interpretation, delete policy (j) and renumber subsequent policies accordingly.
4. Delete the existing Appendix B entitled “Regional Corridors and Context Map” in its entirety including the existing Map B1 entitled “Regional Transmission Corridors and Context”, existing Map B2 entitled “Regional Transportation Corridors and Context”, and existing Map B3 entitled “Growth Plan Placetype Alignment” and renumber the subsequent maps and references to the subsequent maps accordingly throughout Attachment 2.

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

MOTION CARRIED

Moved by Councillor Chabot
Seconded by Councillor Wong

That Proposed Bylaw 29P2025 be amended, as follows:

1. Amend Map 3 Urban Form by removing “neighbourhood flex” and inserting “neighbourhood local” on Valencia Road NW and Valencia Place NW.
2. Amend Map 4 Building Scale map by removing “low modified” 4 storeys and inserting “limited” 3 storeys on Valencia Road NW and by removing “low” 6 storeys and inserting “limited” 3 storeys on Valencia Place NW; and
3. Amend section 2.5.4.4, Figure 13 by removing Valencia Road and Valencia Place NW from the Dalhousie Transition Zone.

For: (6): Councillor Demong, Councillor Wong, Councillor McLean, Councillor Chu, Councillor Sharp, and Councillor Chabot

Against: (7): Councillor Wyness, Councillor Spencer, Councillor Dhaliwal, Councillor Mian, Councillor Walcott, Councillor Carra, and Mayor Gondek

MOTION DEFEATED

Moved by Councillor Wong
Seconded by Councillor Chabot

That Proposed Bylaw 29P2025 be amended, as follows:

1. Amend Map 3 entitled “Urban Form” by changing “Neighbourhood Connector” to “Neighbourhood Local” for a portion of 29 Street NW north of the natural areas to laneway near the Hospital Drive NW and 29 Street NW intersection;
2. Amend Map 4 entitled “Building Scale” by changing the sites identified as “Low (up to 6 storeys)” to “Low-modified (up to 4 storeys)” along 29 Street NW north of the natural areas to laneway near the Hospital Drive NW and 29 Street NW intersection; and
3. Amend Map 4 entitled “Building Scale” by changing the sites identified as “Low (up to 6 storeys)” to “Limited (up to 3 storeys)” located south of 13 Avenue NW, west of University Drive NW, north of 12 Avenue NW, and east of Hamilton Street NW.

For: (7): Councillor Demong, Councillor Wong, Councillor Dhaliwal, Councillor McLean, Councillor Chu, Councillor Sharp, and Councillor Chabot

Against: (6): Councillor Wyness, Councillor Spencer, Councillor Mian, Councillor Walcott, Councillor Carra, and Mayor Gondek

MOTION CARRIED

Moved by Councillor Wong
Seconded by Councillor Chabot

That Proposed Bylaw 29P2025 be amended, as follows:

1. Amend Map 4 entitled “Building Scale” by changing the sites identified as “Low-modified (up to 4-storeys)” to “Limited (up to 3 storeys)” south of 4 Avenue NW, west of 28 Street NW, north of a laneway, and east of 29 Street NW.

For: (6): Councillor Wong, Councillor Dhaliwal, Councillor McLean, Councillor Chu, Councillor Sharp, and Councillor Chabot

Against: (7): Councillor Demong, Councillor Wyness, Councillor Spencer, Councillor Mian, Councillor Walcott, Councillor Carra, and Mayor Gondek

MOTION DEFEATED

Moved by Councillor Wong
Seconded by Councillor Chabot

That Proposed Bylaw 29P2025 be amended, as follows:

1. In Section 3.2.2 Safe and Well-Connected Mobility Options following sub-section entitled “19 Street NW” insert a new sub-section entitled “Uxbridge Drive NW,” as follows:

“Uxbridge Drive NW

Uxbridge Drive NW runs through University Heights, connecting to 16 Avenue NW. The street serves as a connection through the University Heights community, with a mixture of residential and commercial uses along the street.

n. To improve overall function, connectivity, and safety for all mobility options, design for this mobility corridor should consider the following:

- i. provide safe, comfortable, and continuous pedestrian and cycling infrastructure;
- ii. provide pedestrian and cycling connections to the central open space;
- iii. implement traffic calming features appropriate to the function and design of the corridor; and,
- iv. monitor and, as necessary, address vehicle traffic concerns as they relate to access to transit stations, schools, residential roads, and commercial areas."

For: (8): Councillor Wong, Councillor Spencer, Councillor Dhaliwal, Councillor Mian, Councillor McLean, Councillor Chu, Councillor Sharp, and Councillor Chabot

Against: (5): Councillor Demong, Councillor Wyness, Councillor Walcott, Councillor Carra, and Mayor Gondek

MOTION CARRIED

That Bylaw 29P2025 be read a second time, **as amended.**

For: (11): Councillor Demong, Councillor Wyness, Councillor Wong, Councillor Spencer, Councillor Dhaliwal, Councillor Mian, Councillor Walcott, Councillor Sharp, Councillor Carra, Councillor Chabot, and Mayor Gondek

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

MOTION CARRIED

That authorization now be given to read Bylaw 29P2025 a third time, **as amended.**

MOTION CARRIED UNANIMOUSLY

That Bylaw 29P2025 be read a third time, **as amended.**

Against: Councillor Chu and Councillor McLean

MOTION CARRIED

That Bylaw 30P2025 be introduced and read a first time.

Against: Councillor Chu and Councillor McLean

MOTION CARRIED

That Bylaw 30P2025 be read a second time.

Against: Councillor Chu and Councillor McLean

MOTION CARRIED

That authorization now be given to read Bylaw 30P2025 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 30P2025 be read a third time.

Against: Councillor Chu and Councillor McLean

MOTION CARRIED

8. PLANNING MATTERS NOT REQUIRING PUBLIC HEARING

8.1 POSTPONED REPORTS NOT REQUIRING A PUBLIC HEARING

None

8.2 CONSENT AGENDA ITEMS SELECTED FOR DEBATE

None

8.3 CALGARY PLANNING COMMISSION REPORTS

None

8.4 BYLAW TABULATIONS

None

9. NON-PLANNING ITEMS GOING DIRECTLY TO COUNCIL

None

10. URGENT BUSINESS

None

11. BRIEFINGS

None

12. ADJOURNMENT

Moved by Councillor Walcott

Seconded by Councillor Wyness

That this Council adjourn at 9:21 p.m.

MOTION CARRIED

CONFIRMED BY COUNCIL ON

MAYOR

CITY CLERK

UNCONFIRMED

**Planning and Development Services Deferral Request to
Regular Meeting of Council
2025 March 18**

Item # 7.1.1
**ISC: UNRESTRICTED
C2025-0317**

**Deferral Request – Response to Notice of Motion EC2024-0374, from Q1 2025 to
Q2 2025**

PREVIOUS COUNCIL DIRECTION

On 2024 March 12, Council directed Administration, that with respect to Notice of Motion EC2024-0374, the following be adopted:

NOW THEREFORE BE IT RESOLVED that Administration prepare options for how private tree conservation tools and incentives could be applied in Calgary, including options for a private tree protection bylaw, based on similar practices across Canada and which are suitable for the Calgary context;

AND FURTHER BE IT RESOLVED that Administration report with recommendations, budget estimates and public education and engagement needs on the above through the Community Development Committee no later than 2025 Q1.

STATUS UPDATE

With respect to the previous Council direction, Administration has assembled an internal advisory committee and completed a thorough jurisdictional scan and analysis of best practices across North America, with findings being evaluated for application to Calgary's context. This enabled the development of options for new measures to support the private tree canopy in Calgary, including potential tools and incentives, public education and engagement, as well as options for a tree protection bylaw.

OUTSTANDING WORK

Additional internal engagement is necessary to further refine these options and evaluate effectiveness for Calgary's context before bringing the final recommendations to Community Development Committee.

REPORT BACK TIMELINES

The report will be presented to the Community Development Committee meeting on 2025 May 08.

Author: Eric Timmins, [Climate and Environment](#)
General Manager Debra Hamilton concurs with the information in this deferral request.

**Corporate Planning and Financial Services Deferral Request to
Regular Meeting of Council
2025 March 18**

Item # 7.1.2
**ISC: UNRESTRICTED
C2025-0318**

Deferral Request – Analysis of year over year annual operating budget variances from Q1 2025 to Q2 2025

PREVIOUS COUNCIL DIRECTION

On 2024 November 21, during the 2025 Mid-Cycle Adjustments deliberations, Council amended C2024-1097 requesting Administration prepare a summary document. This document should detail the year-over-year comparison of positive year-end variances and the acceptable level of volatility, given that municipalities are required to avoid operating with a deficit. Furthermore, Administration was asked to conduct quarterly assessments of projected year-end variances and allocate funds to the prioritized unfunded project list throughout the year.

STATUS UPDATE

Administration has gathered the necessary information to prepare the summary document, which outlines the year-over-year comparison of positive year-end variances. This document aims to provide a clear understanding of how these variances have evolved over time.

OUTSTANDING WORK

To determine the acceptable level of volatility, further analysis is required to evaluate the various contributing factors. This analysis will help identify the key elements that influence year-end variances and establish the acceptable volatility levels. Additionally, the quarterly assessment of projected year-end variances will be available in April 2025. At that time, a comprehensive review will be conducted to ensure that the projections align with the established acceptable level of volatility and to make any necessary adjustments. This ongoing assessment process is important for maintaining financial stability and ensuring that funds are allocated effectively to the prioritized unfunded project list throughout the year.

REPORT BACK TIMELINES

The report is to be presented to Council by Q2 2025.

Author: Cathy An, Finance Manager, Corporate Budget Office
Acting General Manager Les Tochor concurs with the information in this deferral request.

**Planning & Development Services Report to
Infrastructure and Planning Committee
2025 February 27**

**ISC: UNRESTRICTED
IP2025-0195**

**Growth Application in the Glacier Ridge Area Structure Plan (Ward 2),
GA2024-004**

PURPOSE

The purpose of this report is to recommend that the operating investments, if any, for the Growth Application within Community B of the Glacier Ridge Area Structure Plan ("Glacier B Belcourt") be considered for funding through the 2025 November Adjustments to the 2023-2026 Service Plans and Budgets. While operating costs for this Growth Application may be zero in the final year of the current budget cycle, it is important to highlight that the long term investment commitment to this area should be considered in future cycles, as required.

PREVIOUS COUNCIL DIRECTION

On 2023 July 26, Council endorsed a redesigned approach for how The City evaluates and enables growth opportunities to ensure that new community growth happens in the right place at the right time (IP2023-0559). This process was implemented starting 2023 August 1 (see Attachment 1).

RECOMMENDATIONS:

That the Infrastructure and Planning Committee recommend that Council

1. Direct Administration to consider the 2026 operating investments, if any, needed to enable this Growth Application (GA2024-004) in the prioritization of investments for the 2025 November Adjustments; and
2. Direct Administration to consider future capital and operating investments (2027+), as required, for this Growth Application (GA2024-004) in the prioritization of investments in future Service Plans and Budgets.

**RECOMMENDATION OF THE INFRASTRUCTURE AND PLANNING COMMITTEE, 2025
FEBRUARY 27:**

That Council:

1. Direct Administration to consider the 2026 operating investments, if any, needed to enable this Growth Application (GA2024-004) in the prioritization of investments for the 2025 November Adjustments; and
2. Direct Administration to consider future capital and operating investments (2027+), as required, for this Growth Application (GA2024-004) in the prioritization of investments in future Service Plans and Budgets.

Excerpt from the Minutes of the Regular Meeting of the Infrastructure and Planning Committee, 2025 February 27:

"The following documents were distributed with respect to Report IP2025-0195:

- A public submission; and
- A presentation entitled "Incremental Operating Costs Model Summary".

**Growth Application in the Glacier Ridge Area Structure Plan (Ward 2),
GA2024-004**

GENERAL MANAGER COMMENTS

General Manager Debra Hamilton concurs with this report. The City's approach to evaluating growth opportunities focuses on our longstanding commitment to enabling growth in the right places at the right times. This advances environmental sustainability, financial responsibility and, critically, a high-quality of life for Calgarians.

HIGHLIGHTS

- Administration recommends that it is the right time for the operating investments required by this Growth Application to be considered in The City's Service Plans and Budgets process to ensure that Calgary can meet the growing demand for housing.
- This Growth Application would enable approximately 1,150 homes and 925 square metres of commercial space in the North new community sector. Further growth in this area would complement development in the community of Glacier Ridge.
- This Growth Application continues the development of areas that are currently under development to the west and south and is within 1-8 km of existing amenities and services including activity centres, employment areas, public schools, recreation facilities, libraries and transit.
- Due to infrastructure and development timing, this Growth Application is not expected to require any base tax-supported operating investment in 2026, but will require additional operating funding in future budget cycles.
- To initiate development, this Growth Application is dependent on previously approved capital investment in the current budget cycle, and will need to be supported by further requests for capital investment in future budget cycles. These investments are outlined in the Service and Financial Implications section and in Attachment 2.
- This Growth Application is eligible for interim capacity from the North Calgary Water Servicing Project because no additional capital investment is needed in 2026 and the adjacent water network is anticipated to be ready for connection by 2027.

DISCUSSION

Evaluation Overview

Home is Here, The City of Calgary's Housing Strategy, sets out how The City will ensure that everyone living in Calgary has an affordable place to call home. Within a context of strategic and sustainable growth, investment in new communities continues to play an important role in supporting The City's long-term vision and objectives on housing.

Guidance for how Growth Applications are evaluated against criteria is set out in section 5.2.2 of the Municipal Development Plan and section 4.3 of the New Community Planning Guidebook. The criteria focus on evaluating to what extent these applications align with the city building goals of the Municipal Development Plan/Calgary Transportation Plan, respond to market demand, and are financially positive for The City and the local economy.

Growth Application Evaluation

**Planning & Development Services Report to
Infrastructure and Planning Committee
2025 February 27**

**ISC: UNRESTRICTED
IP2025-0195**

**Growth Application in the Glacier Ridge Area Structure Plan (Ward 2),
GA2024-004**

The subject site is east of Shaganappi Trail NW and north of Aquila Drive NW. The application was received 2024 February 22 and evaluated by a cross corporate team. This evaluation is summarized below and in Attachment 2.

Municipal Development Plan/Calgary Transportation Plan Alignment

- Favourably located in relation to existing services and amenities including activity centres, employment areas, public schools, recreation facilities, libraries and transit.
- Provides additional multi-residential housing options in Glacier Ridge.
- Contiguous with existing development to the west and south.

Market Demand

- The North Sector currently includes ten new communities at various stages of development.
- The *Suburban Residential Growth* report indicates that as of 2024 May, the North Sector has six to eight years of serviced land capacity plus an additional four to five years of approved but not yet serviced land. See Attachment 3 for more information. With growth accelerating to record levels in Calgary, land supply has diminished, and in 2024 November Council approved capacity for 2,400 homes in the North sector above this.

Financial Impact

- Operating impact is favourable when comparing anticipated property tax and franchise fee revenue with estimated incremental direct and indirect operating costs through the New Community Incremental Operating Cost Model (IP2023-0981).
- Leverages interim water capacity anticipated to be available in 2027 from the North Calgary Water Servicing project, for which funding is approved to progress into design and initial stages.
- See the Service and Financial Implications section of this report and Attachment 2 for more information.

EXTERNAL ENGAGEMENT AND COMMUNICATION

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

As new communities are planned and designed, public engagement opportunities occur at the Area Structure Plan and Outline Plan/Land Use Amendment stages. These steps inform the Growth Application review. The Service Plans and Budgets process includes public engagement opportunities. Any member of the public is also able to speak on individual Growth Applications at both the Infrastructure and Planning Committee and as part of the public hearing that is held on the broader annual budget adjustments in November.

Administration uses www.calgary.ca/growthapplication to share information about this and other Growth Applications. An applicant's submission (Attachment 4) is also provided.

**Growth Application in the Glacier Ridge Area Structure Plan (Ward 2),
GA2024-004**

IMPLICATIONS

Social

The City supports market housing needs through investing in a balanced supply of serviced land in new community areas. This can increase housing choice and affordability, and if well located, increase access to public and private amenities.

This Growth Application is well-located with respect to existing amenities and services including, Sage Hill Quarter, Our Lady of Grace school, the Sage Hill Library and the Sage Hill Primary Transit Hub.

Environmental

Generally, new community growth involves greater greenhouse gas emissions relative to redevelopment in established areas (particularly with respect to mobility), increases climate risk and removes natural assets. Climate resilience considerations are best considered through policy and planning approvals from Outline Plan to Development and Building Permit stages. City development standards and design guidelines can have significant carbon reduction and resilience benefits when applied universally to all development through these processes.

The location of the Growth Application will likely result in greater vehicle dependence, increasing greenhouse gas emissions. Opportunities exist to encourage more compact, mixed-use and complete communities, and to extend transit service and enable housing forms that are more sustainable or take advantage of more efficient building materials and appliances.

Economic

Enabling private housing development creates jobs, boosts economic activity, and can support housing affordability. This is an important part of Calgary's comparative advantage relative to other cities. New communities trigger significant economic activity both in the course of development and throughout their lifespan.

Service and Financial Implications

New operating funding request

Due to the 2027 timing of Stage 1 of the North Calgary Water Service project, this Growth Application is not expected to require any base tax-supported operating investment in 2026. Base tax-supported operating investments of \$0.08M will be required starting 2027 and will require a total annual base operating investment of \$0.43M by the final build out year in future budget cycles (Attachment 2, Table 3) based on analysis done using the New Community Incremental Operating Cost Model (IP2023-0981). Should this Growth Application proceed, required operating funding will be requested at the appropriate time by the impacted services (Attachment 2, Table 4).

The City budgets for additional revenues from redevelopment and new development, meaning the estimate of property taxes used in the model is not implied to be additional unbudgeted tax revenue. Rather, this indicates how much property tax could be generated by the anticipated homes in the Growth Application (at current tax rates).

**Planning & Development Services Report to
Infrastructure and Planning Committee
2025 February 27**

**ISC: UNRESTRICTED
IP2025-0195**

**Growth Application in the Glacier Ridge Area Structure Plan (Ward 2),
GA2024-004**

Other: Future capital investments

This area benefits from capital investments previously approved by Council. Additional investments of \$22.10M are required to support the full build out of the Growth Application or to support continued growth in the future and will be brought forward in future Service Plans and Budgets (Attachment 2, Table 4).

RISK

New community growth is a long-term commitment that presents several risks which are discussed in further detail in Attachment 5.

ATTACHMENTS

1. Background and Previous Council Direction
2. Application Overview
3. Overview of New Community Land Supply
4. Applicant Submission
5. Risk Analysis for Growth Applications
6. Presentation
7. **Public Submissions Received at Committee**

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform
D Hamilton	Planning and Development Services	Approve
A Brown	Corporate Planning and Financial Services	Consult
M Thompson	Infrastructure Services	Consult
D Morgan	Operational Services	Consult
K Black	Community Services	Consult

Author: D Bliek, City and Regional Planning

City Clerks: R. Derwantz / C. Doi

Background and Previous Council Direction

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

Background

Growth Applications serve as the mechanism for evaluating new community growth opportunities in Calgary. The Growth Application process was endorsed by Council in 2023 July ([IP2023-0559](#)), and involves assessment of alignment with City policy and proximity to amenities and services, market conditions, land supply and financial impacts.

Growth Applications are a responsive application-based model, with final decisions made through the annual Service Plans and Budgets process. Semi-annual briefing notes on Growth Application activity are also provided to Infrastructure and Planning Committee.

Previous Council Direction

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

DATE	REPORT NUMBE R	DIRECTION / DESCRIPTION
2025 January 30	IP2025- 0055	Growth Applications Lessons Learned Update on continuous improvement to the Growth Application process. Amended direction provided by Infrastructure and Planning Committee (goes to Council on 2025 Feb 25) to bring back an Administrative position on operating cost only Growth Application decision-making outside of traditional budget timing by Q2 2025.
2025 January 8	IP2025- 0054	Citywide Growth Strategy: Semi-Annual Update on Growth Applications Update on the status of active and recently approved Growth Applications.
2024 November 5	C2024- 1907	Mid-Cycle Adjustments to the 2023-2026 Service Plans and Budgets Council approved operating and capital investments for four Growth Applications.
2024 June 12	IP2024- 0718	Citywide Growth Strategy: Semi-Annual Update on Growth Applications Update on the status of active and recently approved Growth Applications.
2023 October 17	IP2023- 0924	Citywide Growth Strategy: Growth Applications Fee Adjustment Council approved an adjustment to Growth Application fees. The adjustment applies a prorated fee based on area for smaller applications (up to 16 hectares).

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

Bylaws, Regulations, Council Policies

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

Municipal Development Plan, 2020

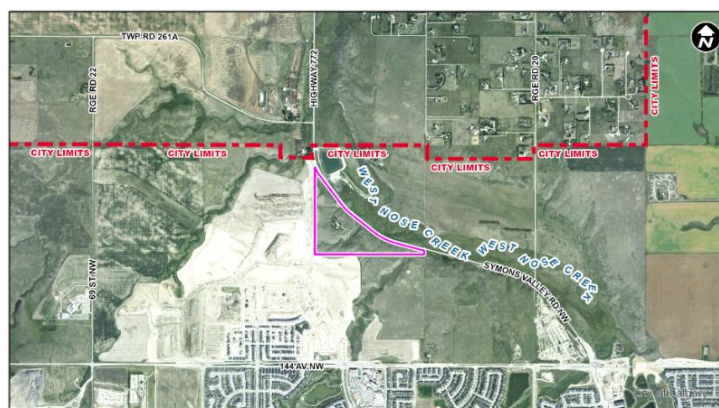
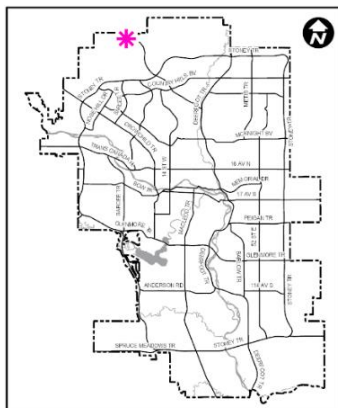
In accordance with the Municipal Government Act, Calgary's Municipal Development Plan provides the long-term strategic framework for growth and development to achieve the following seven goals: Compact Urban Form, Urban Design Excellence, Greening the City, Great Communities, Connected City, Prosperous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

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

Application Overview

GA2024-004: Glacier B Belcourt

This attachment summarizes information about this Growth Application and its according to defined criteria outlined at www.calgary.ca/growthapplication.



Growth Application At-a-Glance

Area Structure Plan: Glacier Ridge

Community: Glacier Ridge

Gross Developable Hectares: ±19.6

Proposed Homes : ±1,150 multi-residential homes

Commercial or Retail: ±950 m²

Municipal Development Plan/Calgary Transportation Plan Alignment:

- Contiguous with adjacent development in Glacier Ridge to the south and west
- Favourably located nearby to services and amenities

Market Demand

- North Sector has six to eight years of serviced land and four to five years of approved – not yet serviced land (lands approved by Council with funding for capital investments, but not constructed), as of 2024 May. These amounts do not yet reflect the land supply increase from Growth Applications approved in 2024 November.

Financial Impact

- The site leverages previously funded capital investments, particularly the North Calgary Water Servicing project, and will also require future investments. A further \$22.10M will be required in future budget cycles to fund a permanent fire station, with funding source to be Off-site Levy eligible. Both previous and future investments will support continued growth in the broader Glacier Ridge Area Structure Plan, with benefits extending beyond this application.

- Favourable result (direct costs compared to direct revenues) from the New Community incremental Operating Cost Model

Evaluation Criteria Introduction

Municipal Development Plan/Calgary Transportation Plan Alignment

Guidance for how Growth Applications are evaluated against criteria is set out in section 5.2.2 of the Municipal Development Plan and section 4.3 of the New Community Planning Guidebook. The criteria focus on evaluating to what extent these applications align with the city building goals of the Municipal Development Plan/Calgary Transportation Plan, respond to market demand, and are financially positive for The City and the local economy.

Market Demand

The City strives to maintain a healthy supply of land for housing, as set out in section 5.2.3 of the Municipal Development Plan. As of 2024 May, there are 41 new communities in active development, with serviced land that can accommodate 82,423 homes, for seven to nine years of supply. In approved but not yet serviced lands where Council has committed to funding future infrastructure but the services are not yet in place, a further 37,905 homes can be accommodated, for an additional three to four years of supply.

For more information, please consult the [Suburban Residential Growth](#) report and Attachment 3. These numbers are as of May 2024 and do not include the 2024 November Growth Application approvals. The City acknowledges that supply varies through the development continuum and unforeseen external factors may affect land supply.

Financial Impact

The criteria under Financial Impact evaluates the impact on The City's financial position by analyzing the anticipated costs (capital and operating) of the development proposed in the Growth Application, as well as the direct revenues (property tax, franchise fees, transit). The Financial Impact is isolated to the Growth Application being considered and does not reflect citywide growth.

While some infrastructure may be required initially to enable development to start, there is also additional infrastructure that will be needed as the community completes. New communities previously approved by Council that are not yet serviced still require significant City investment in infrastructure. Expansion in City infrastructure creates future financial obligations such as maintenance and renewal over its lifecycle.

Table 1: Growth Application Criteria Evaluation Summary

Criteria Category	Result	Administration Comments
Policy Alignment	Favourable	<ul style="list-style-type: none"> • Contiguous with adjacent development • Helps complete the community of Glacier Ridge • Favourably located to nearby existing amenities and services (including Sage Hill Quarter, Our Lady of Grace school, the Sage Hill Library, and the Sage Hill Primary Transit Hub)
Market Demand	Moderate	<ul style="list-style-type: none"> • As of May 2024, the North sector has: <ul style="list-style-type: none"> ○ Six to eight years of approved and serviced land (single/semi-detached and multi-residential); and ○ Four to five years of approved but not yet serviced land (single/semi-detached and multi-residential).
Financial Impact	Favourable	<p>Capital Costs (Table 2 below)</p> <ul style="list-style-type: none"> • The site leverages existing and previously funded capital infrastructure investment and will also require future investments that are needed to support ongoing growth in the Glacier Ridge Area Structure Plan. • North Calgary Water Servicing project investment (confirmed in mid-cycle adjustment to the 2023-2026 Service Plans and Budgets) will provide water capacity to this site with the completion of Stage 1 of the project (expected in 2027).
	Favourable	<p>Operating Costs (Table 3)</p> <ul style="list-style-type: none"> • Favourable when comparing anticipated property tax and franchise fee revenue with estimated incremental direct and indirect operating costs for the proposed Growth Application area.

Table 2 – Capital Infrastructure Benefitting the Growth Application

Capital Investment	Total Estimated Cost (\$M) ^[1]	Funded in 2023- 2026 Budget (\$M)	Funded in 2027- 2030 Budget (\$M)	Unfunded Required to Complete (\$M)	Included in Off- site Levies Bylaw (Y/N)	Levy Eligible - % ^[2]
North Calgary Water Servicing (NCWS) Project	311.6	116.6	195.0	-	Y	22%
Mountain View Pump Station Upgrades	3.1	3.1	-	-	Y	44%
Nose Creek Sanitary Trunk Upgrades	33.5	33.5	-	-	Y	43%
Inglewood Sanitary Trunk Upgrades Phase 2	33.2	33.2	-	-	Y	21%
Glacier Ridge Emergency Response Station	22.1	-	-	22.1	Y	100%
Initial Investment Required to Enable Growth Application	-	-	-	-		
Total Cost	403.5	186.4	195.0	22.1		
<p>[1] - These are total project costs, as of December 2024 that are required to complete the project and will need to be fully funded in the future. Costs are subject to change due to various factors (e.g., scope refinement, materials inflation).</p> <p>[2] - Infrastructure listed under both 1H2024 and 2M2016 bylaws may use remaining 2M2016 funds towards the portion of capital cost not levied for under the 1H2024 bylaw. As a result, OSL eligibility for these infrastructures may be up to 100%.</p>						

Table 2 General Notes:

- Table 2 includes all capital investments related to the full build out of the Growth Application. Rows shaded in blue identify unfunded investments that are needed upfront to enable development in the Growth Application. Unshaded rows identify investments that are already funded or are required to support the full build out of the Growth Application but will be triggered and brought forward in future budget cycles. Investments will provide benefit beyond the specific Growth Application and are not solely required by the Growth Application.
- The total anticipated capital costs required to service this Growth Application reflected in this report and attachments are estimates only and are subject to change. The level of accuracy of project costs related to infrastructure delivery evolve throughout the stages of a project as design progresses, as construction methodologies are confirmed and as procurement strategies are developed. Infrastructure pricing is also influenced by availability of materials and contractors, and market demand.
- Administration has endeavoured to reflect the most current anticipated capital costs at the time of preparation of this report. As some of the infrastructure projects are still in conceptual and early planning stages, there is a high degree of variability. As costs are documented at a given point in time, they may also not align with infrastructure costs that are published in the annual Offsite Levy Report, as these two sources are developed at different timeframes.

Table 3 – New Community Incremental Operating Cost Model Summary (\$000s)

	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Total Revenue	0	31	233	487	675	978	1,228	1,606	1,606	1,606	1,606	1,606	1,606	1,606	1,606	1,606
Less: Total Operating Costs	0	(84)	(100)	(177)	(194)	(369)	(392)	(433)	(433)	(433)	(433)	(433)	(433)	(433)	(433)	(433)
Net Balance	0	(53)	133	311	481	609	836	1,173	1,173	1,173	1,173	1,173	1,173	1,173	1,173	1,173

Table 3 General Notes:

- Total revenue reflects the estimated City portion of property taxes, franchise fee and transit revenues to be generated by the Growth Application area only, at prevailing tax rates, and is not implied to be additional unbudgeted tax revenue. Total operating costs reflect estimated incremental direct and indirect service level operating costs within the Growth Application area only, including Transit and Fire, and does not consider total citywide operating costs, operating costs of capital (lifecycle and maintenance), nor costs beyond the 15-year timeframe. This analysis is on a standalone basis and does not consider that anticipated citywide growth could shift to this area from others or vice versa (i.e., the growth cannot be assumed to necessarily be net new to Calgary).

Table 4 - Investments Required

	Current Service Plans and Budget 2026 (\$M)		Future Service Plans and Budgets 2027+ (\$M)	
	Approved	Requires Approval	Approved	Requires Approval
15 years Incremental Operating Investment	-	-	-	5.21
Capital Investment - City Funded	-	-	-	-
Capital Investment - Off-site Levy Funded	-	-	-	22.10
Capital Investment - Utility Funded ¹	186.40	-	195.00	-
Total Capital Investment	186.40	-	195.00	22.10
Total Investment	186.40	-	195.00	27.31
[1] - These investments will be funded by self-supported debt to be repaid through off-site levies and/or user fees				

Table 4 General Notes:

- This Growth Application leverages previously funded capital investments of \$381.40M to enable development.
- Due to infrastructure and development timing, this Growth Application is not expected to require any base tax-supported operating investments in 2026 and will require investments in future Service Plans and Budgets. Administration is seeking direction to consider committing to operating cost investments in 2025 to continue progress towards housing. Operating investments are not anticipated to start until 2027.
- Additional operating and capital investments of approximately \$27.31M will be required to support the full build out of the Growth Application or to support continued growth in the Glacier Ridge Area Structure Plan and it will be brought forward in future Service Plans and Budgets.

Overview of New Community Land Supply

Growth Applications are an important step in enabling new community housing supply. Approval of a Growth Application has the effect of moving the subject lands from “planned” to “approved - not yet serviced”. Once the capital infrastructure is delivered and available to development, the lands would move from “approved – not yet serviced” to “approved – serviced”. In cases where no City capital infrastructure is required, it is possible to move directly to “approved – serviced”.

Administration’s evaluation of Growth Applications considers the citywide and sector land supply as a factor in the timing of investments. The City will consider if the citywide level of serviced land supply is low (<3 years), in target range (3-5 years), above target (5-7 years), or high (>7 years).

The two charts that follow show the impact on land supply of moving forward with the **Glacier B Belcourt Growth Application**, both in the North sector and citywide.

Figure 1: Glacier B Belcourt and North Sector Land Supply

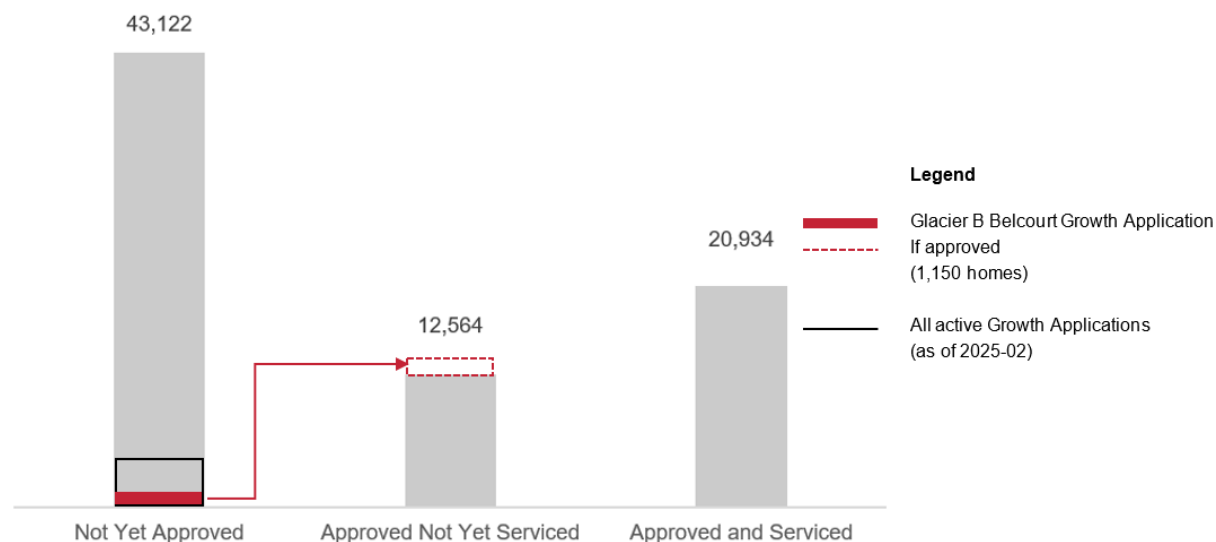
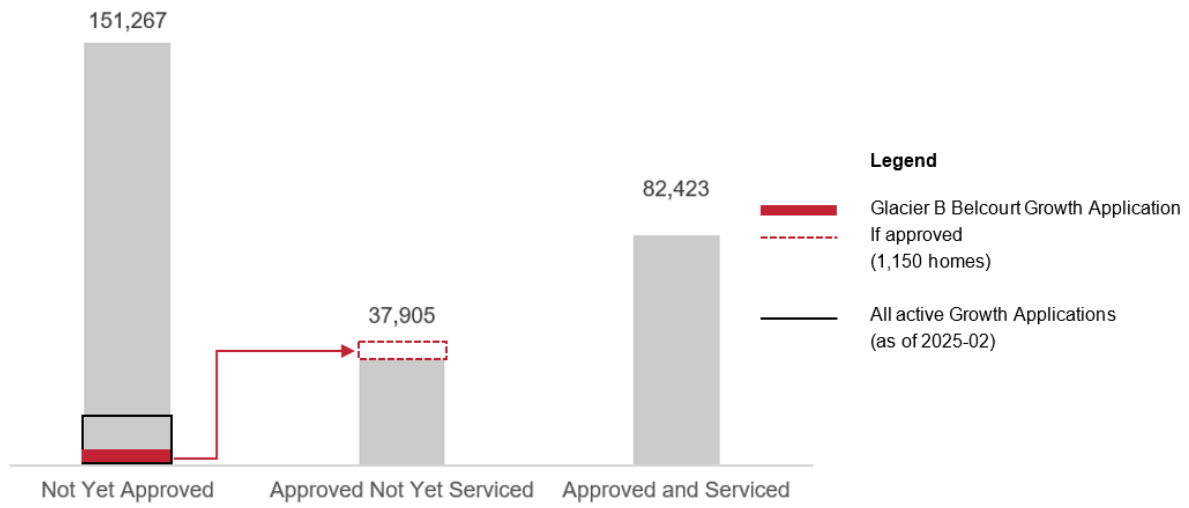


Figure 2: Glacier B Belcourt and Citywide Land Supply



Applicant Submission





Application Overview

On behalf of AlphaBuilt Homes and Stokker Homes, O2 is submitting a Growth application for the parcel located at 15355 Symons Valley Road NW.

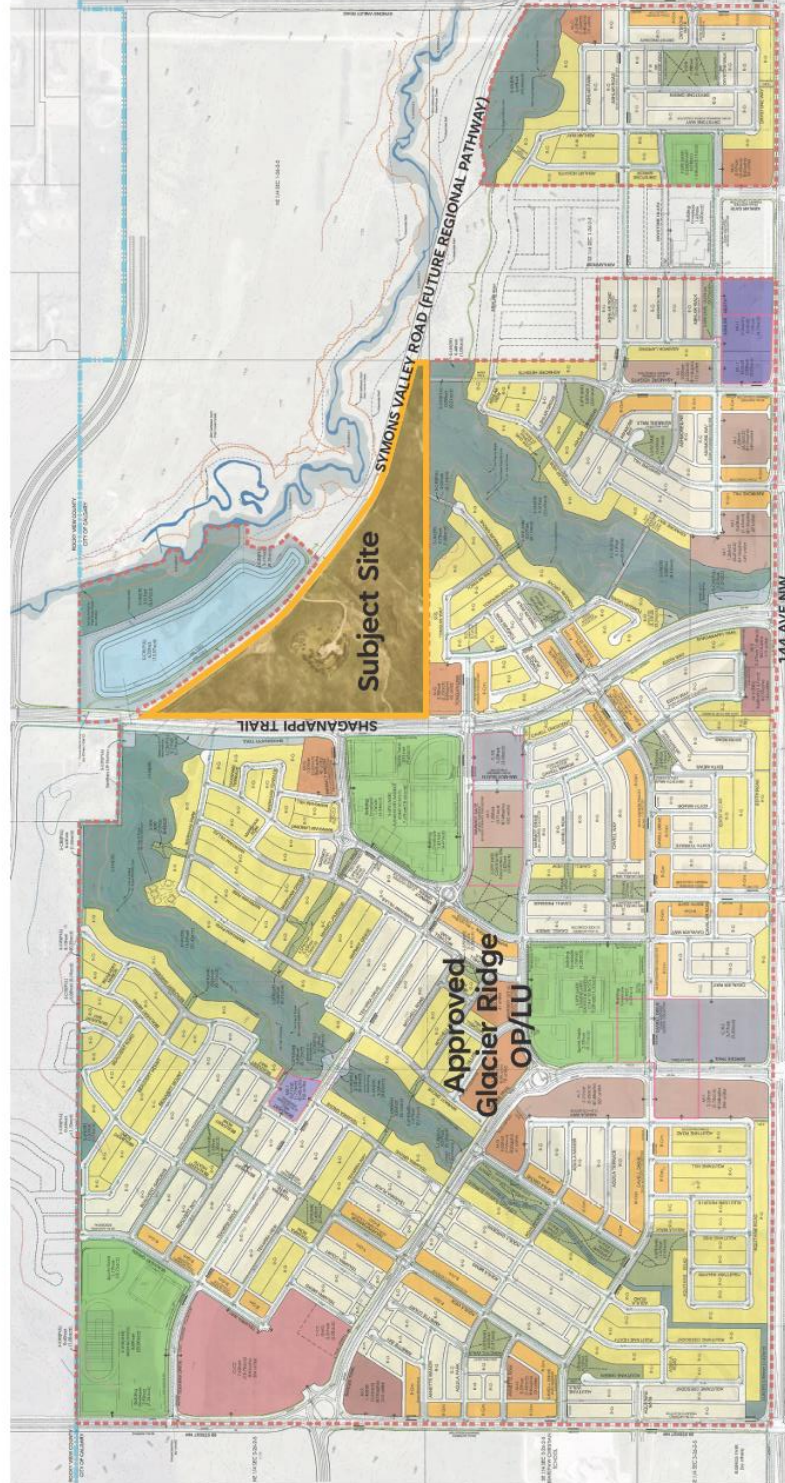
This application was preceded by a pre-application meeting with Growth Strategies (PE GA2023-0005) and will be supplemented by a forthcoming Outline Plan / Land Use pre-application for the same site.

The site is located in the developing area along Calgary's West North Creek corridor, just north of the existing communities of Nolan Hill and Sage Hill. The site is within the community "B4" classification as defined by the Glacier Ridge ASP and is the remaining unplanned parcel under this classification.

The site is bordered by the approved Ronmor & Anthem "Glacier Ridge" Outline Plan which will develop the majority of the remaining land within the Glacier Ridge ASP boundaries.

The site is envisioned to accommodate a variety of mixed-use, multi-residential and public open space uses. The development aims to increase the diversity of housing in the area and provide future residents convenient access to open space, amenities, and a variety of transportation options.

- O2 suggests that there is strong rationale for this parcel to receive growth approval for the following reasons:
- + The site is contiguous to the approved Ronmor & Anthem Glacier Ridge Outline Plan, which will bring approved and funded infrastructure to the site's boundaries.
 - + This is the last remaining unapproved parcel in Community B4, representing the completion of this community.
 - + Additionally, the proximity of the approved Glacier Outline Plan enables future residents of the proposed site close access to a variety of future amenities and services.
 - + This development can be constructed at no up-front capital cost to the City and will yield a high rate of return on existing and future investments in transportation, utility and transit investments.
 - + The development supports the City's residential growth targets by providing multi-residential developments in an area with high residential demand and absorption.
 - + The proposed site design offers multiple pathway connection opportunities between the future Symons Valley Road and Shaganappi Trail regional pathways.



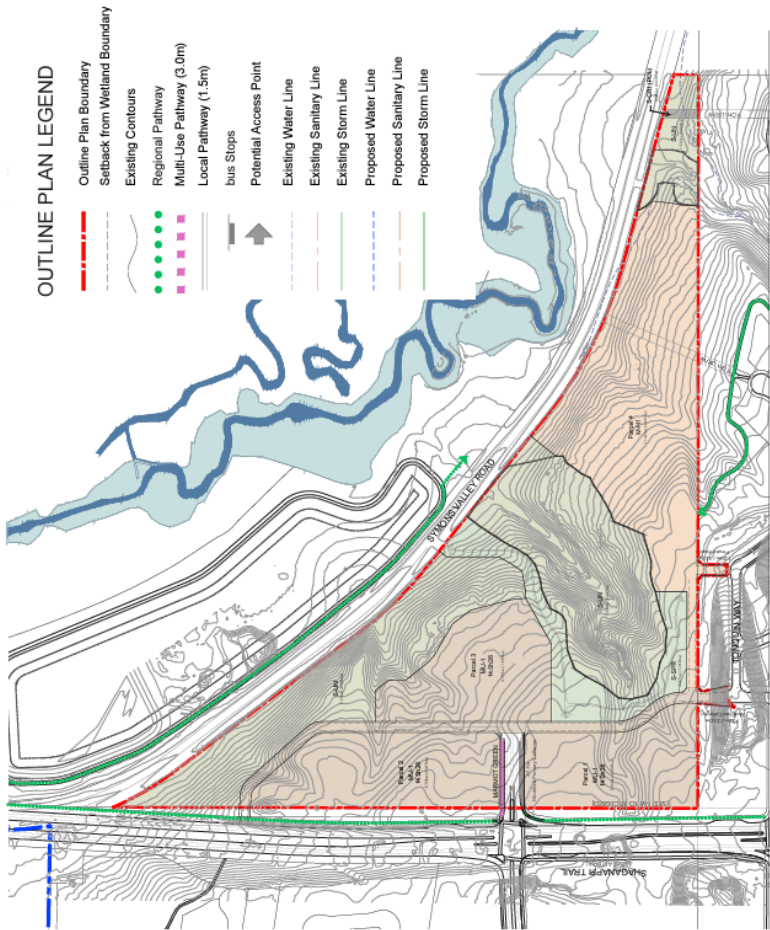
Proposed Development

The site is a 48.3 acres in size and has direct access to Shaganappi Trail. The intended development is comprehensively designed mixed-use development including a variety of multi-residential housing types supported by local retail, shops and services. A connected open space network focused on a central environmental reserve area will offer recreational opportunities.

The residential portion of the proposed development aims to supply the area with more diverse housing options through a mix of townhomes and apartments. An emphasis on higher density welcomes more residents at lower price points.

The development is projected to yield between 1,200 and 1,500 dwelling units under the proposed MU-1 and M-H1 land uses.

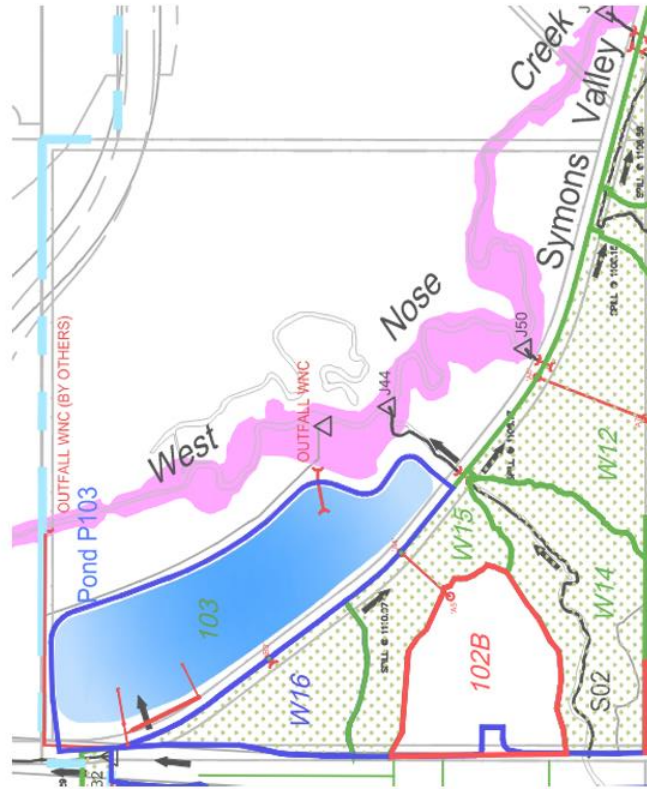
The plan area will provide its 10% Municipal Reserve dedication as part of a logical and connected open space network. A central Environmental Reserve will form a focal point of the community and provide natural amenity space for residents.



The site is adjacent to approved development to the south and west, with approved and capital funded servicing solutions in place.

Stormwater management is a critical component of the infrastructure planning for the Belcourt lands. The site adheres to the Glacier Ridge Stage 1 Staged Master Drainage Plan, developed by Stantec in February 2020.

A portion of the downstream stormwater management facility has already been constructed, with the development required to construct its connection to this facility.



Sanitary

The Belcourt lands are advantageously positioned to connect to the existing sanitary main within Shaganappi Trail that was installed as part of the Glacier Ridge infrastructure. Additionally, there are provisions for connection to the sanitary trunk located under Symons Valley Blvd, ensuring comprehensive waste management.

The sanitary mains the site is intended to connect to are developer funded and are either already installed or slated for construction in the near future.

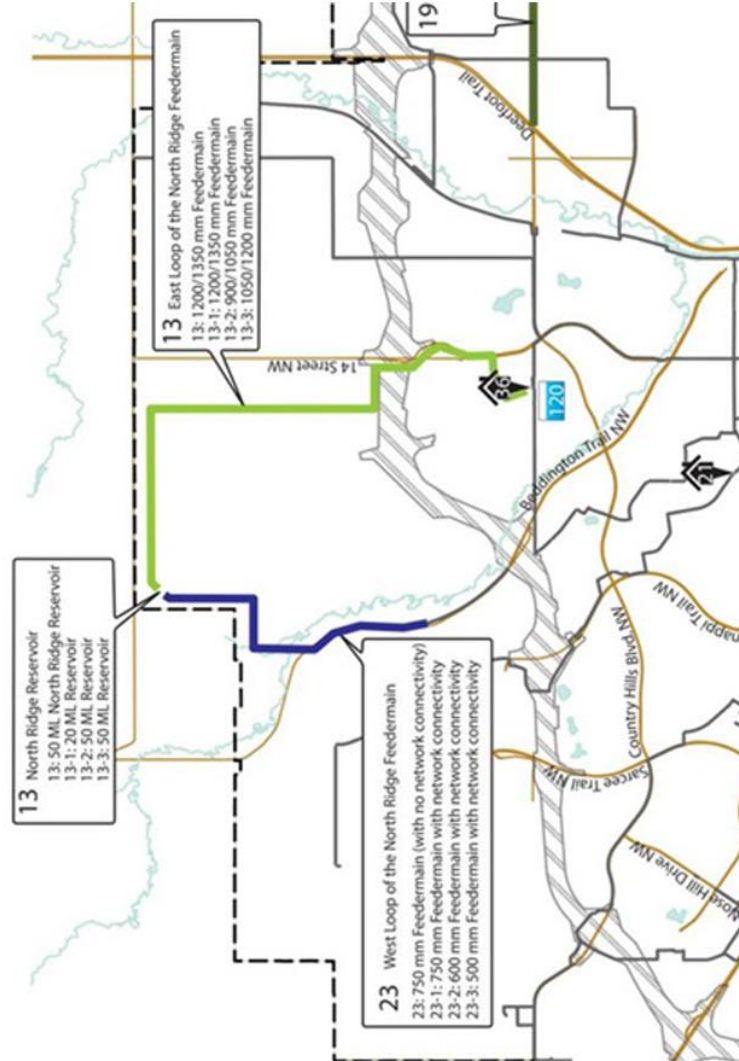
Water

The Belcourt lands are strategically located adjacent to Glacier Ridge which has water infrastructure within Shaganappi Trail NW. The Glacier Ridge infrastructure included a water service stub into the site.

It is also worth noting that these lands fall within the scope of the North Calgary Water Servicing Strategy, formulated in May 2015. This forward-thinking plan has enabled us to ensure a sustainable water supply for potable water and firefighting.

The City has allocated funding in 2024 Capital Plan for the feedermain infrastructure construction to support the general area. Furthermore, the site's position within the Big Hill East Pressure Zone assures adequate water pressure and supply consistency.

6



Regional and Local Connections

The upgrade of Shaganappi Trail is approved, funded and underway. This will provide excellent vehicular and transit access to the site.

The site offers opportunities to connect the Glacier Ridge community to the future regional pathways along Symons Valley Road.

Transportation & Access

Access to the site has been comprehensively designed through the approved Glacier Ridge Outline Plan.

The primary vehicular access to the site will be via the intersection of Shaganappi Trail and Marmot Green on the west site boundary. This access point is a modified primary collector cross-section which has two lanes each side of a central median. Because this roadway is divided, it is considered as two access points for the purpose of emergency access.

A proposed right-in/right-out further north along Shaganappi Trail will provide a third access point and improve internal site circulation.

Vehicular access to the southeast portion of the site will be supplemented by extending a collector stub north from Tonquin Way.

An emergency access is proposed within the utility right-of-way on the southeast site boundary.

These solutions will be proposed and managed collaboratively with the adjacent developer (Anthem). Each of the four proposed site access points will be connected by an internal private road network, providing multiple routing opportunities and meeting emergency access requirements.

Regional Pathway Connectivity

The Glacier Ridge ASP proposes the removal of Symons Valley Road once the extension of Shaganappi Trail is in place, and the conversion of this corridor to a future regional pathway corridor. Without highway traffic, the Symons Valley Pathway will reconnect West Nose Creek with the south escarpment of Symons Valley. This area will also become the central green space for 50,000+ residents.

The subject site occupies a truly unique position adjacent to this future corridor and presents opportunities for connections from Symons Valley Pathway up to the Shaganappi Regional pathway and the rest of Glacier Ridge.

This site also contains environmental features including a central ravine and spring, and glacial erratic bedrock formations. These are proposed to be maintained as Environmental Reserve and integrated into this development.

Contiguous and Complete Community

The site is the remaining unplanned parcel and fits logically within the surrounding approved development context.

The site is within the community “B4” classification as defined by the Glacier Ridge ASP. The site is adjacent to approved development to the west and south, representing a logical extension of development.

The area is rapidly growing and will be served by the primary transit network based on the extension of Shaganappi Trail as indicated by the Glacier Ridge ASP. The adjacent proximity to the approved Ron offers excellent access to future employment and amenities.

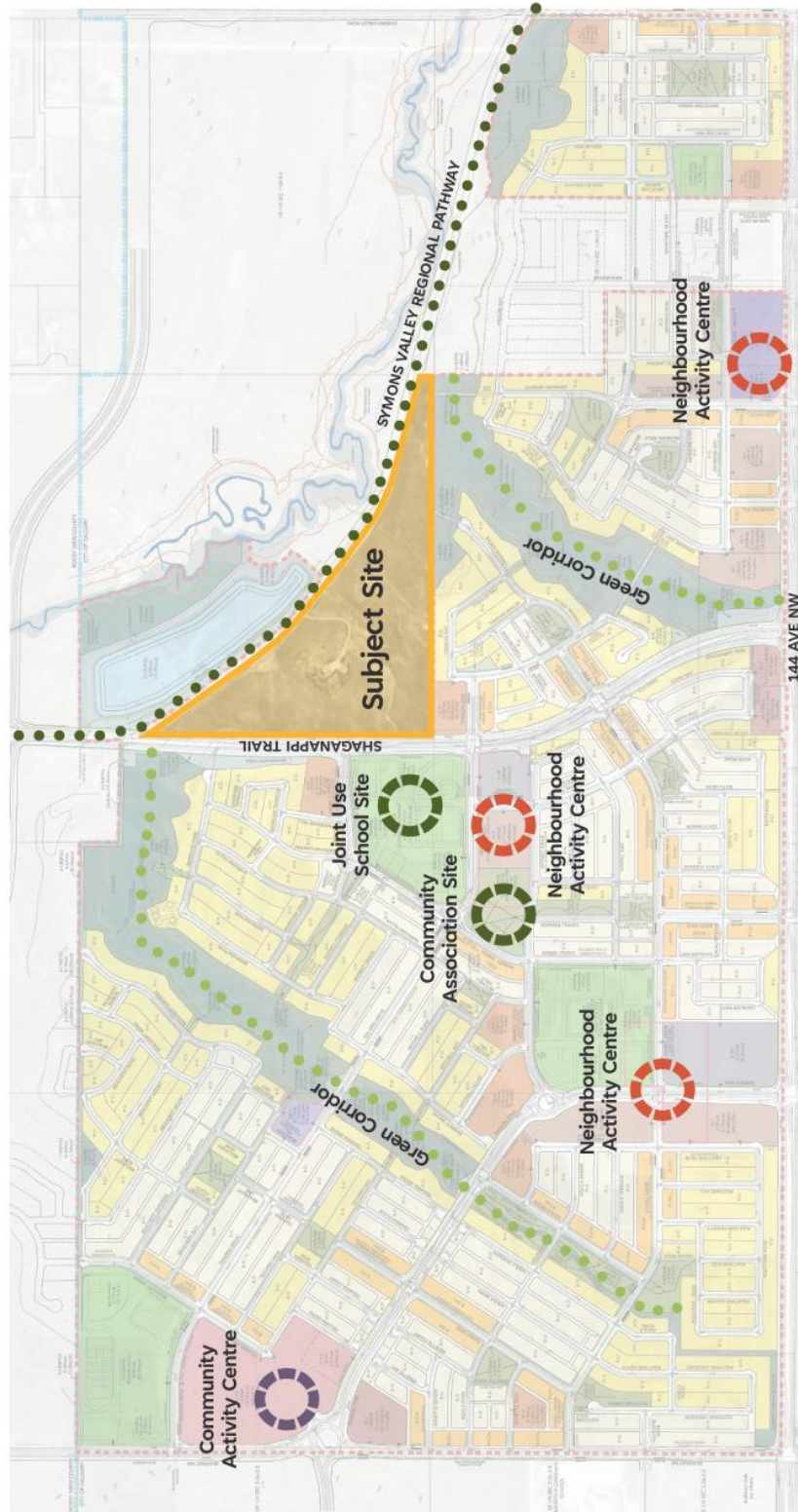
The Glacier Ridge ASP also proposes transform Symons Valley Road into a regional pathway. The proposed site design will offer multiple pathway connections connecting these regional pathway corridors.

This site will have access to approved amenities, transit, and multi-modal transportation, and will complete links between proposed regional pathway and green corridor networks.

The proposed development also offers to add a significant amount of multi-residential housing supply in the northwest sector, which is actively growing and has a high rate of housing absorption.

The proposal is for mixed-use residential development in a variety of forms ranging from townhouses to 6-storey multi-residential with potential commercial podiums. The majority of the approved Glacier Ridge community is low-density residential development, therefore this proposal will offer additional housing diversity to the area in an area well-served by nearby proposed community amenities including:

- The primary transit network based on the extension of Shaganappi Trail
- Regional active transportation corridors
- An adjacent Elementary / Middle School
- Community Association Site
- Neighbourhood Activity Centre



Risk Analysis for Growth Applications

This attachments summarizes the risks associated with approving, or not approving, Growth Applications. Application-specific risks are highlighted, when necessary, in the cover report.

Risks of Not Approving Growth Applications

Erosion of Affordability

If supply (via City investment into serviced land) is insufficient relative to demand, housing prices can rise and affordability is eroded. The Growth Application process includes consideration of serviced land supply to inform recommendations for new community development, aiming for a balance between too much and too little supply. That said, there are many factors that impact affordability beyond The City's provision of serviced land supply in new communities.

Business Confidence Risk

Growth Applications face a higher approvals risk than many other application types along the approvals continuum, largely due to the required financial commitment on the part of The City. This may challenge developer willingness to invest. This risk is mitigated by ensuring relevant development and servicing information is made available such that developers have access to the information needed to inform their decisions to submit Growth Applications.

Risks of Approving Growth Applications

Dispersion

Investing in many new communities simultaneously means that resources are spread across a wider area, which can result in inefficient infrastructure and service delivery. Limited demand across a wider area also means communities will be slower to build out, and slower to become complete communities that can support public and private amenities. This also impacts return on investment as revenues may not keep up with cost initiation. Risk is lower during periods of high growth and is mitigated through a strategic, balanced approach to investment and monitoring.

Long Term Investment Commitment

Approving a Growth Application begins a long term commitment to the capital and operating investments necessary to bring all City services to new residents and businesses. While initial operating costs are typically low (as populations are small and infrastructure is new), and triggered capital costs can be low or even zero if the area depends on previously made investments to initiate development, it is important to prepare for significant operating and capital costs in the medium and long term as the area builds out.

Infrastructure investments still need to be made to complete servicing in previously approved new communities until they have reached full build out. The amount, which includes interchanges, Bus Rapid Transit, utility network upgrades and other City investments, is currently estimated at \$1.3 billion. The unfunded investments will be brought forward for budget consideration as the appropriate triggers are met, which is dependent on the pace of growth.

This infrastructure is funded through a mix of funding sources, only a portion of which is from off-site levies. Availability of off-site levy funding and other funding sources impacts the timing of infrastructure investments and delivery. This carries a risk of increasing the infrastructure deficit which may lead to lower levels of service in approved communities. This can be mitigated

through budget prioritization emphasizing community completion and alignment with the pace of growth, and current and anticipated revenues.

The New Community Incremental Operating Cost Model, used in application evaluation, is subject to continuous refinement and only reflects a portion of citywide operating costs over a 15-year timeframe. It is not intended to be a complete representation of a new community's lifetime operating cost impact to The City. Approval of new communities creates a commitment to services and infrastructure indefinitely into the future.

Expectation Risk

Multiple Growth Applications requiring investment are concurrently under review. If numerous Growth Applications and related investments are recommended for consideration, expectations for funding and approval in the November budget deliberations may be created that cannot be met. Administration is working to mitigate this risk by considering financial capacity and citywide needs (both growth-related and non-growth) before and after the Growth Application is brought forward to Infrastructure and Planning Committee.

Relatedly, the recommendation on a Growth Application does not constitute an approval or endorsement with respect to an Outline Plan and/or Land Use Amendment. Administration does not make a determination on the suitability of proposed land uses for a site through the Growth Application process.

Environmental and Climate Risk

New community development increases greenhouse gas emissions at a faster pace than established area development, which leads to increased climate risk by removing natural assets that enhance resilience and increasing the exposure of infrastructure assets to climate hazards. Opportunities to mitigate these risks are introduced in subsequent stages of the approvals continuum.



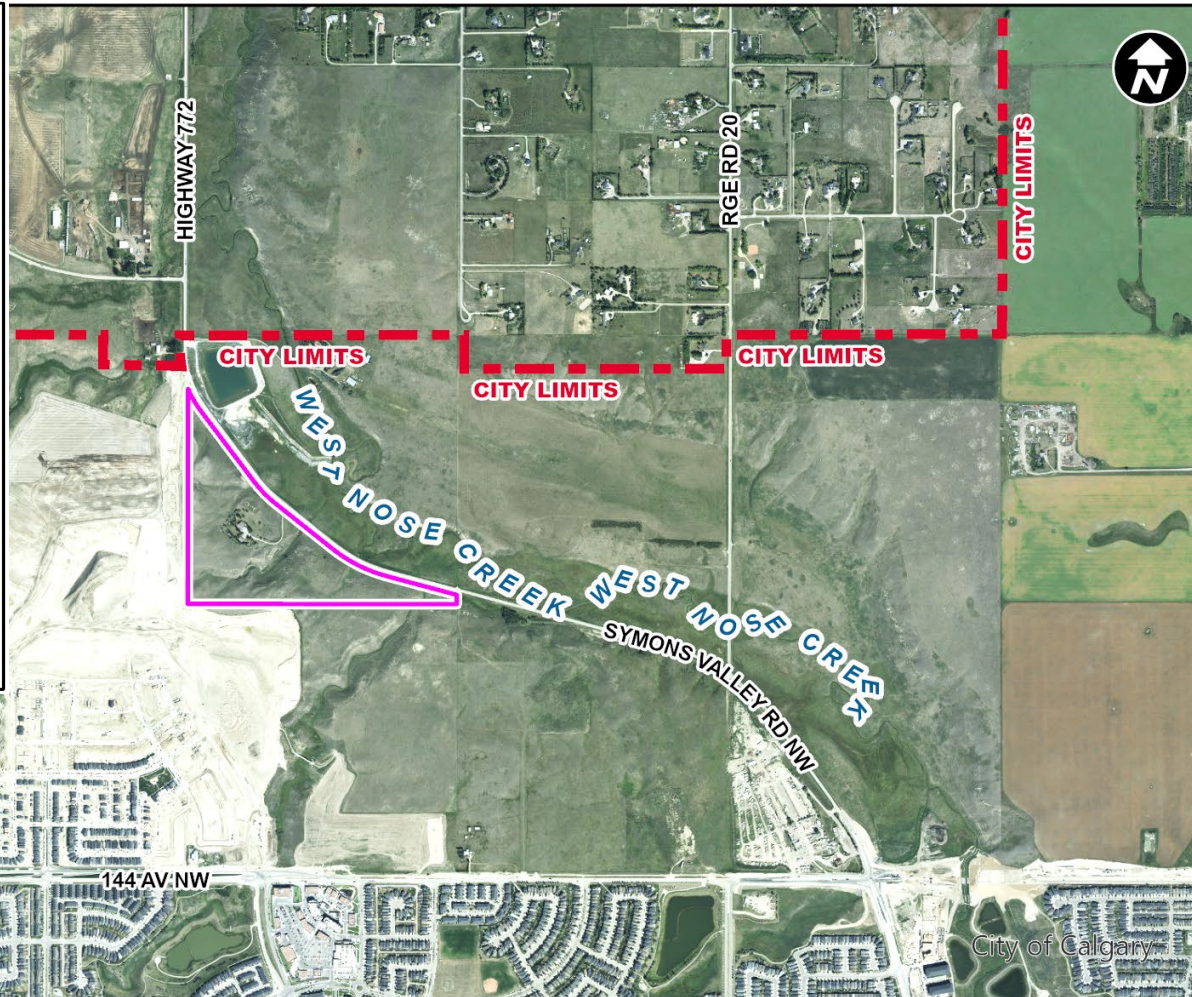
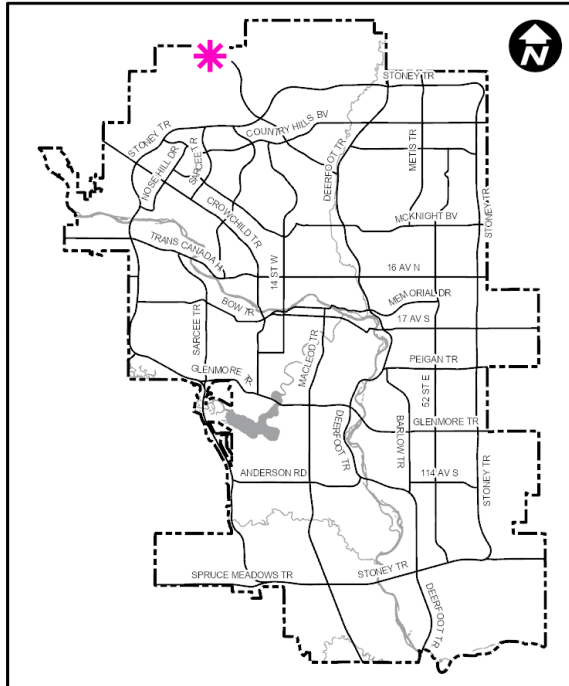
Growth Application in the Glacier Ridge Area Structure Plan (Ward 2), GA2024-004

IP2025-0195

Infrastructure and Planning Committee | 2025 February 27

That the Infrastructure and Planning Committee recommend that Council:

1. Direct Administration to consider the 2026 operating investments, if any, needed to enable this Growth Application (GA2024-004) in the prioritization of investments for the 2025 November Adjustments; and
2. Direct Administration to consider future capital and operating investments (2027+), as required, for this Growth Application (GA2024-004) in the prioritization of investments in future Service Plans and Budgets.



Area Structure Plan:

Glacier Ridge

Community:

Glacier Ridge

Gross Developable Hectares:

±20ha

Proposed Homes:

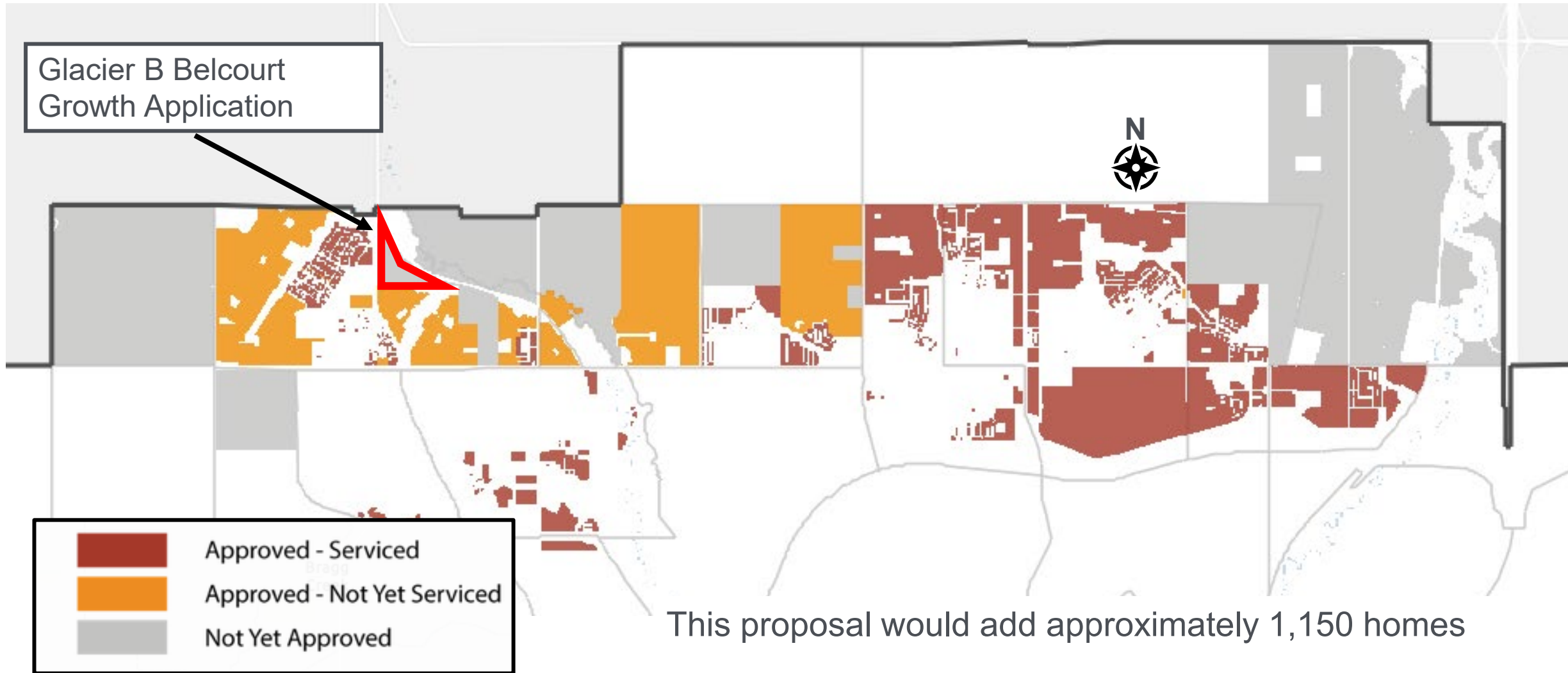
±1,150 Homes

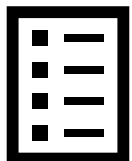
Proposed Commercial/Retail:

± 925m² commercial

Additional Operating Cost per year:

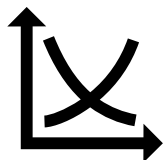
±\$0.4M per year for first 15 years of buildout





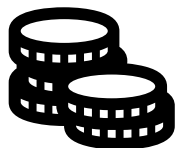
1. Municipal Development Plan Alignment

- a) Contiguous with Glacier Ridge community to the south and west
- b) Favourable proximity to schools, commercial centres and transit hubs



2. Market Demand (as of May 2024)

- a) North sector has ten new communities at various stages of development
- b) Six to eight years of approved and serviced land and additional four to five years of approved but not yet serviced land remaining



3. Financial Impact

- a) Favourable New Community Operating Cost Model review
- b) Current budget cycle 2026 requires:
 - i. No additional capital investment
 - ii. No base operating investment
- c) Future budget cycles 2027+ requires:
 - i. \$22.10M additional capital investment for continued growth in Area Structure Plan
 - ii. \$0.43M base operating investment is required when build out ends

That the Infrastructure and Planning Committee recommend that Council:

1. Direct Administration to consider the 2026 operating investments, if any, needed to enable this Growth Application (GA2024-004) in the prioritization of investments for the 2025 November Adjustments; and
2. Direct Administration to consider future capital and operating investments (2027+), as required, for this Growth Application (GA2024-004) in the prioritization of investments in future Service Plans and Budgets.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the *Freedom of Information and Protection of Privacy (FOIP) Act* of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making and scheduling speakers for Council or Council Committee meetings. **Your name and comments will be made publicly available in the Council or Council Committee agenda and minutes.** If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

Please note that your name and comments will be made publicly available in the Council or Council Committee agenda and minutes. Your e-mail address will not be included in the public record.

ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

First name [required] Brian

Last name [required] Hahn

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Standing Policy Committee on Infrastructure and Planning

Date of meeting [required] Feb 27, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters 7.2 - 7.5 Growth Applications

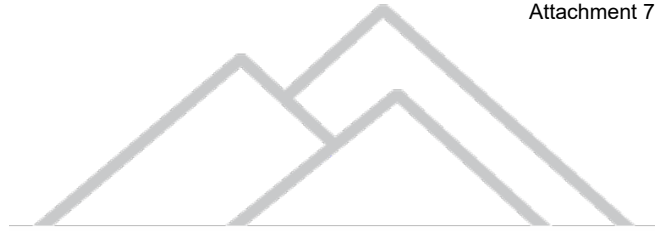
Are you in favour or opposition of the issue? [required] Neither



ATTACHMENT_01_FILENAME 2025-02-27 BILD Letter to IPC.pdf

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)



February 26, 2025

The City of Calgary
P.O. Box 2100, Station M
Calgary, AB T2P 2M5

Attention: Sonya Sharp, Chair, Infrastructure and Planning Committee

Dear Members of the Infrastructure and Planning Committee,

Re: Items 7.2 to 7.5 Growth Applications

On behalf of BILD Calgary Region, we appreciate City Administration's ongoing efforts to advance growth applications. The industry values this collaborative approach, which plays a crucial role in ensuring new developments move forward efficiently, especially as Calgary faces significant housing and economic development needs. BILD strongly believes that these partnerships benefit not only industry and The City, but also Calgarians and overall housing affordability.

As the City's off-site levy regime results in growth paying for 100% of its share of infrastructure costs, applications which do not require matching city capital infrastructure funding should move forward without delay, ensuring continued investment and housing supply. Immediate approval gives confidence in continued financial investment without delay, allowing developers to plan effectively and maintain momentum in meeting housing and development needs. The industry relies on predictable approvals to plan for growth, and any unnecessary hold-ups create risk and added costs for both developers, homebuyers, and The City. With our current social, political and economic environment, maintaining continuity in decision-making is even more critical to avoid disruptions that will slow Calgary's development pipeline.

Timely Approvals for Applications Not Requiring Matching City Capital Funding

We strongly believe that growth applications that do not require matching City capital infrastructure funding should not be delayed due to broader budget cycle considerations. As all on-site infrastructure and growth's share of off-site infrastructure are fully funded by industry's off-site levies, these projects do not impose any burden on The City's capital budget. Delays in approving these applications will unnecessarily restrict housing supply, drive up costs, and create uncertainty for both developers and homebuyers.

Key Considerations:

1. **Full Cost of Servicing is Known** – At the time a growth application is being considered, The City already identifies all servicing costs, including capital and incremental operating costs.
2. **No Matching City Capital Infrastructure Funding Required** – If an application does not require matching city capital infrastructure funding (i.e., the necessary infrastructure

is already in place or funded by developers through off-site levies), there is no reason to defer approval to align with the budget cycle.

3. **Incremental Operating Costs are Offset by New Revenues** – Any minor incremental operating costs (e.g., waste collection, snow clearing, transit) are offset by the accretive property tax uplift, municipal utility revenues, and other fees, ensuring no net financial burden to The City. Additionally, new infrastructure is more cost-efficient than aging assets, further reducing financial pressures.
4. **Avoiding Construction Delay** – Deferring approvals to future budget cycles could risk construction delays, further exacerbating housing shortages and costs at a time when supply is critically needed.

Why This Matters:

- **Delays Restrict Housing Supply** – Holding back approvals unnecessarily slows development, worsening affordability challenges.
- **Predictable, Transparent Decision-Making** – Council has full financial visibility at the time of application review, ensuring informed, risk-free decision-making.
- **Alignment with Growth Management Goals** – The City has committed to enabling growth in an orderly and efficient manner. Applications that align with established growth priorities and require no matching City capital investment should proceed.

In summary, we urge the Committee to prioritize the approval of growth applications that do not require matching city capital infrastructure funding. These approvals will ensure continued investment, industry certainty, and sustained economic growth. As the upcoming municipal election approaches, maintaining timely approvals is essential to prevent disruptions in Calgary's development pipeline.

To maintain progress in addressing Calgary's housing and development needs, it is essential that growth applications **not requiring matching city capital infrastructure funding** not be deferred to the budget cycle. Immediate approval will provide certainty for continued financial investment, ensuring housing supply meets demand without unnecessary obstacles.

We appreciate your time and consideration and look forward to continued collaboration on these critical issues.

Sincerely,



Brian R. Hahn
CEO, BILD Calgary Region

Incremental Operating Costs Model Summary (4 Applications) \$000

Glacier 1		2026	2027	2028	2029	2030	2041
	Total Revenue	0	31	233	487	675	1606
	Less Operating Costs	0	-84	-100	-177	-194	-433
	Net Balance	0	-53	133	311	481	1173
Glacier 2							
	Total Revenue	0	445	922	1350	1778	3756
	Less Operating Costs	0	-37	-255	-349	-444	-898
	Net Balance	0	408	667	1001	1334	2858
Belvedere 1							
	Total Revenue	603	1289	2008	2633	3103	3103
	Less Operating Costs	-289	-400	-537	-602	-930	-1222
	Net Balance	314	889	1471	2031	2173	1880
Belvedere 2							
	Total Revenue	204	612	816	1069	1069	1434
	Less Operating Costs	-42	-83	-92	-92	-92	-98
	Net Balance	162	529	723	976	976	1336

1. Approval in March 2025 vs November 2025 has no bearing on Operating Costs in 2026
2. Advancing approvals will benefit/improve the timelines that Revenue is received into the City
3. Approval creates very little risk to the City

**Planning & Development Services Report to
Infrastructure and Planning Committee
2025 February 27**

**ISC: UNRESTRICTED
IP2025-0197**

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

PURPOSE

The purpose of this report is to recommend that the operating investments, if any, for the Growth Application within Community D of the Glacier Ridge Area Structure Plan (“Glacier D Jayman Dunn”) be considered for funding through the 2025 November Adjustments to the 2023-2026 Service Plans and Budgets. While operating costs for this Growth Application may be zero in the final year of the current budget cycle, it is important to highlight that the long term investment commitment to this area should be considered in future cycles, as required.

PREVIOUS COUNCIL DIRECTION

On 2023 July 26, Council endorsed a redesigned approach for how The City evaluates and enables growth opportunities to ensure that new community growth happens in the right place at the right time (IP2023-0559). This process was implemented starting 2023 August 1 (see Attachment 1).

RECOMMENDATION(S):

That the Infrastructure and Planning Committee recommend that Council:

1. Direct Administration to consider the 2026 operating investments, if any, needed to enable this Growth Application (GA2023-005) in the prioritization of investments for the 2025 November Adjustments; and
2. Direct Administration to consider future capital and operating investments (2027+), as required, for this Growth Application (GA2023-005) in the prioritization of investments in future Service Plans and Budgets.

**RECOMMENDATION THE INFRASTRUCTURE AND PLANNING COMMITTEE, 2025
FEBRUARY 27:**

That Council:

1. Direct Administration to consider the 2026 operating investments, if any, needed to enable this Growth Application (GA2023-005) in the prioritization of investments for the 2025 November Adjustments; and
2. Direct Administration to consider future capital and operating investments (2027+), as required, for this Growth Application (GA2023-005) in the prioritization of investments in future Service Plans and Budgets.

Excerpt from the Minutes of the Regular Meeting of the Infrastructure and Planning Committee, 2025 February 27:

“A public submission was distributed with respect to Report IP2025-0197.”

GENERAL MANAGER COMMENTS

General Manager Debra Hamilton concurs with this report. The City’s approach to evaluating growth opportunities focuses on our longstanding commitment to enabling growth in the right

**Planning & Development Services Report to
Infrastructure and Planning Committee
2025 February 27**

**ISC: UNRESTRICTED
IP2025-0197**

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

places at the right times. This advances environmental sustainability, financial responsibility and, critically, a high-quality of life for Calgarians.

HIGHLIGHTS

- Administration recommends that it is the right time for the operating investments required by this Growth Application to be considered in The City's Service Plans and Budgets process to help Calgary meet the growing demand for housing.
- This Growth Application would enable $\pm 1,500$ homes and $\pm 1,000$ m² of commercial space in the North new community sector. Enabling growth in this area would complement development to the south in the community of Moraine.
- Due to infrastructure and development timing, this Growth Application is not expected to require any base tax-supported operating investment in 2026, but will require additional operating funding in future budget cycles.
- To initiate development, this Growth Application is dependent on previously approved capital investment in the current budget cycle, and will need to be supported by further requests for capital investment in future budget cycles. These investments are outlined in the Service and Financial Implications section of this report and in Attachment 2.
- This Growth Application is eligible for interim capacity from Stage 1 of the North Calgary Water Servicing project because no additional capital investment is needed and the adjacent water network is anticipated to be ready for connection by 2027.

DISCUSSION

Evaluation Overview

Home is Here, The City of Calgary's Housing Strategyhousing strategy, sets out how The City will ensure that everyone living in Calgary has an affordable place to call home. Within a context of strategic and sustainable growth, investment in new communities continues to play an important role in supporting The City's long-term vision and objectives on housing.

Guidance for how Growth Applications are evaluated against criteria is set out in section 5.2.2 of the Municipal Development Plan and section 4.3 of the New Community Planning Guidebook. The criteria focus on evaluating to what extent these applications align with the city building goals of the Municipal Development Plan/Calgary Transportation Plan, respond to market demand, and are financially positive for The City and the local economy.

Growth Application Evaluation

The subject site is in the North Sector, east of Panorama Road NW and north of the developing community of Ambleton. The application was received 2023 December 5 and evaluated by a cross corporate team. This evaluation is summarized below and in Attachment 2.

This report reflects updated information that has become available since this file was initially brought forward in 2024 May through report IP2024-0420 (notably the funding of the North Calgary Water Servicing Project and updated land supply data).

**Planning & Development Services Report to
Infrastructure and Planning Committee
2025 February 27**

**ISC: UNRESTRICTED
IP2025-0197**

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

Municipal Development Plan/Calgary Transportation Plan Alignment

- Favourably located in relation to services, amenities, and facilities including activity centres, employment areas, public schools, recreation facilities, libraries and transit.
- Contiguous with existing development and, aside from some outstanding small parcels, would complete Community D (Moraine) in the Glacier Ridge Area Structure Plan.

Market Demand

- The North Sector includes 10 new communities at various stages of development.
- The *Suburban Residential Growth* report indicates that as of 2024 May, the North Sector has six to eight years of serviced land capacity plus an additional four to five years of approved but not yet serviced land. See Attachment 3 for more information. With growth accelerating to record levels in Calgary, land supply has diminished, and in 2024 November Council approved capacity for 2,400 homes in the North sector above this.

Financial Impact

- Impact is favourable when comparing anticipated property tax and franchise fee revenue with estimated incremental direct and indirect operating costs through the New Community Incremental Operating Cost Model (IP2023-0981).
- This application can take advantage of interim water capacity anticipated to be available in 2027 from the North Calgary Water Servicing Project, for which funding is already approved to progress design and initial stages.
- See the Service and Financial Implications section of this report and Attachment 2 for more information.

EXTERNAL ENGAGEMENT AND COMMUNICATION

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

As new communities are planned and designed, public engagement opportunities occur at the Area Structure Plan and Outline Plan/Land Use Amendment stages. These steps inform the Growth Application review. The Service Plans and Budgets process includes public engagement opportunities. Any member of the public is also able to speak on individual Growth Applications at both the Infrastructure and Planning Committee step and as part of the public hearing that is held on the broader annual budget adjustments in November.

Administration uses www.calgary.ca/growthapplication to share information about this and other Growth Applications. An applicant's submission (Attachment 4) is also provided.

IMPLICATIONS

Social

The City supports market housing needs through investing in a balanced supply of serviced land in new community areas. This can increase housing choice and affordability, and if well located, increase access to public and private amenities.

**Planning & Development Services Report to
Infrastructure and Planning Committee
2025 February 27**

**ISC: UNRESTRICTED
IP2025-0197**

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

This Growth Application is well-located with respect to existing amenities and services (including the Evanston Town Centre, Our Lady of Grace and Saint Josephine Bakhita Schools, the Livingston Hub Community Centre, the Sage Hill Library and the Sage Hill Primary Transit Hub).

Environmental

Generally, new community growth involves greater greenhouse gas emissions relative to redevelopment in established areas (particularly with respect to mobility), increases climate risk and removes natural assets. Climate resilience considerations are best considered through policy and planning approvals from Outline Plan to Development and Building Permit stages. City development standards and design guidelines can have significant carbon reduction and resilience benefits when applied universally to all development through these processes.

The location of the Growth Application will likely result in greater vehicle dependence, increasing greenhouse gas emissions. Opportunities exist to extend transit service encourage more compact, mixed-use and complete communities, and to enable housing forms that are more sustainable or take advantage of more efficient building materials and appliances.

Economic

Enabling private housing development creates jobs, boosts economic activity, and can support housing affordability. This is an important part of Calgary's comparative advantage relative to other cities. New communities trigger significant economic activity both in the course of development and throughout their lifespan.

Service and Financial Implications

New operating funding request

Due to the 2027 timing of Stage 1 of the North Calgary Water Service project, this Growth Application is not expected to require any base tax-supported operating investment in 2026. Base tax-supported operating investments of \$0.037M will be required starting in 2027 and will require a total annual base operating investment of \$0.90M by final build out year through future budget cycles (Attachment 2, Table 3), based on analysis done using the New Community Incremental Operating Cost Model (IP2023-0981). Should this Growth Application proceed, required operating funding will be requested at the appropriate time by the impacted services (Attachment 2, Table 4).

The City budgets for additional revenues from redevelopment and new development, meaning the estimate of property taxes used in the model is not implied to be additional unbudgeted tax revenue. Rather, this indicates how much property tax could be generated by the anticipated units in the Growth Application (at current tax rates).

Other: Capital Investments

This area benefits from investments previously approved by Council. Additional investments of \$123.70M are required to support the build out of the Growth Application or to support continued growth in the future, and will be brought forward in future Service Plans and Budgets.

**Planning & Development Services Report to
Infrastructure and Planning Committee
2025 February 27**

**ISC: UNRESTRICTED
IP2025-0197**

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

RISK

New community growth is a long-term commitment that presents several risks which are discussed in further detail in Attachment 5.

ATTACHMENTS

1. Background and Previous Council Direction
2. Application Overview
3. Overview of New Community Land Supply
4. Applicant Submission
5. Risk Analysis for Growth Applications
6. Presentation
7. Public Submissions
- 8. Public Submissions Received at Committee**

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform
D Hamilton	Planning and Development Services	Approve
A Brown	Corporate Planning and Financial Services	Consult
M Thompson	Infrastructure Services	Consult
D Morgan	Operational Services	Consult
K Black	Community Services	Consult

Author: D Blik, City and Regional Planning

City Clerks: R. Derwantz / C. Doi

Background and Previous Council Direction

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

Background

Growth Applications serve as the mechanism for evaluating new community growth opportunities in Calgary. The Growth Application process was endorsed by Council in 2023 July ([IP2023-0559](#)), and involves assessment of alignment with City policy and proximity to amenities and services, market conditions, land supply and financial impacts.

Growth Applications are a responsive application-based model, with final decisions made through the annual Service Plans and Budgets process. Semi-annual briefing notes on Growth Application activity are also provided to Infrastructure and Planning Committee.

Previous Council Direction

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

DATE	REPORT NUMBE R	DIRECTION / DESCRIPTION
2025 January 30	IP2025- 0055	Growth Applications Lessons Learned Update on continuous improvement to the Growth Application process. Amended direction provided by Infrastructure and Planning Committee (goes to Council on 2025 Feb 25) to bring back an Administrative position on operating cost only Growth Application decision-making outside of traditional budget timing by Q2 2025.
2025 January 8	IP2025- 0054	Citywide Growth Strategy: Semi-Annual Update on Growth Applications Update on the status of active and recently approved Growth Applications.
2024 November 5	C2024- 1907	Mid-Cycle Adjustments to the 2023-2026 Service Plans and Budgets Council approved operating and capital investments in four Growth Applications and confirmed funding of the North Calgary Water Servicing Project.
2024 June 12	IP2024- 0718	Citywide Growth Strategy: Semi-Annual Update on Growth Applications Update on the status of active and recently approved Growth Applications.

2024	IP2024-0420	<p>Growth Application in the Glacier Ridge Area Structure Plan (Ward 2), GA2023-005, IP2024-0420</p> <p>Council directed Administration to:</p> <ol style="list-style-type: none"> 1- continue working with the applicant on the planning for future stages of capital infrastructure, including optimal timing of funding and delivery, to ensure the ability of continuity of growth in the Glacier Ridge Area Structure Plan; and 2- in collaboration with regional municipal partners to prioritize the North Water Servicing Option project with the objective to include the capital infrastructure and operating investments needed in the Mid-Cycle Adjustments to the 2023-2026 Service Plans and Budgets in order to expedite the project.
2023 October 17	IP2023-0924	<p>Citywide Growth Strategy: Growth Applications Fee Adjustment</p> <p>Council approved an adjustment to Growth Application fees. The adjustment applies a prorated fee based on area for smaller applications (up to 16 hectares). The fees for applications over 16 hectares in size did not change.</p>
2023 July 25	IP2023-0559	<p>Citywide Growth Strategy: New Approach to Growth Applications</p> <p>Council approved the redesigned Growth Applications system, which introduced changes and improvements to the approach for strategically evaluating new community growth. As of 2023 August 1 an applicant can apply at any time, but final decisions will be made through the Service Plans and Budgets process in November of each year.</p> <p>As part of this report, all Growth Management Overlays in relevant Area Structure Plans were removed from the plans via bylaw amendment, and the Growth Application process was added via bylaw amendment to the New Community Planning Guidebook.</p>
2022 September 20	C2022-1057	<p>Motions Arising on IP2022-0545 Citywide Growth Strategy</p> <p>Council provided direction on how to proceed with redesigning the New Community Business Case process.</p>
2022 July 26	IP2022-0545	<p>Citywide Growth Strategy in the 2023-2026 Service Plans and Budget Cycle</p> <p>This report provided Council with recommendations of growth-enabling investments and new community growth areas ahead of the 2023 – 2026 Service Plan and Budget process. Eight new community business cases were recommended for consideration at budget time, all eight were subsequently approved.</p>

Bylaws, Regulations, Council Policies

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

Municipal Development Plan, 2020

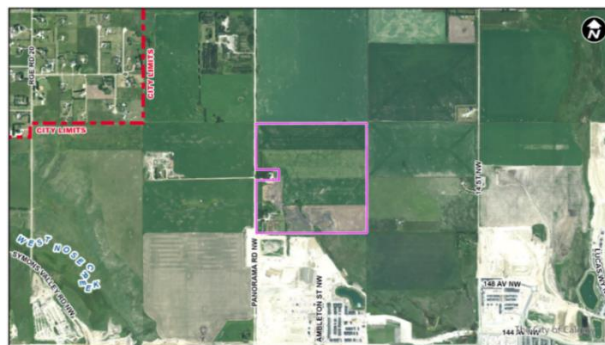
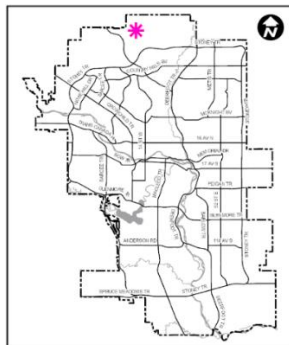
In accordance with the Municipal Government Act, Calgary's Municipal Development Plan provides the long-term strategic framework for growth and development to achieve the following seven goals: Compact Urban Form, Urban Design Excellence, Greening the City, Great Communities, Connected City, Prosperous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

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

Application Overview

GA2023-005: Glacier D Jayman Dunn

This attachment summarizes information about this Growth Application and its evaluation according to defined criteria outlined at www.calgary.ca/growthapplication.



Growth Application At-a-Glance

Area Structure Plan: Glacier Ridge

Community: Moraine

Gross Developable Hectares: ±64

Proposed Homes: ±1,100 Single/Semi homes, ±400 Multi-Residential homes

Commercial or Retail: ±1,000 m²

Municipal Development Plan/Calgary Transportation Plan Alignment:

- Contiguous with adjacent development in Moraine (“Ambleton”) to the south.
- Favourably located nearby to services and amenities (including the Shops at Carrington, Evanston Town Centre, Our Lady of Grace and Saint Josephine Bakhita Schools, the Livingston Hub Community Centre, the Sage Hill Library and the Sage Hill Primary Transit Hub).

Market Demand

- North Sector has six to eight years of serviced land and four to five years of approved – not yet serviced land (lands approved by Council with funding for capital investments, but not constructed), as of 2024 May. These amounts do not yet reflect the land supply increase from Growth Applications approved in 2024 November.

Financial Impact

- The site leverages previously funded capital investments, particularly the North Calgary Water Servicing project, and will also require future investments. A further \$123.70M will be required in future budget cycles to fund stormwater infrastructure, a permanent fire station, with funding sources to be a mix of Utilities, and Off-site Levy eligible. Both previous and future investments will support continued growth in the broader Glacier Ridge Area Structure Plan,

with benefits extending beyond this application.

- Favourable result (direct costs compared to direct revenues) from the New Community Incremental Operating Cost Model

Evaluation Criteria Introduction

Municipal Development Plan/Calgary Transportation Plan Alignment

Guidance for how Growth Applications are evaluated against criteria is set out in section 5.2.2 of the Municipal Development Plan and section 4.3 of the New Community Planning Guidebook. The criteria focus on evaluating to what extent these applications align with the city building goals of the Municipal Development Plan/Calgary Transportation Plan, respond to market demand, and are financially positive for The City and the local economy.

Market Demand

The City strives to maintain a healthy supply of land for housing, as set out in section 5.2.3 of the Municipal Development Plan. As of 2024 May, there are 41 new communities in active development, with serviced land that can accommodate 82,423 homes, for 7-9 years of supply. In approved but not yet serviced lands where Council has committed to funding future infrastructure but the services are not yet in place, a further 37,905 homes can be accommodated, for an additional 3-4 years of supply.

For more information, please consult the [Suburban Residential Growth](#) report and Attachment 3. These numbers are as of May 2024 and do not include the 2024 November Growth Application approvals. The City acknowledges that supply varies through the development continuum and unforeseen external factors may affect land supply.

Financial Impact

The criteria under Financial Impact evaluates the impact on The City's financial position by analyzing the anticipated costs (capital and operating) of the development proposed in the Growth Application, as well as the direct revenues (property tax, franchise fees, transit). The Financial Impact is isolated to the Growth Application being considered and does not reflect citywide growth.

While some infrastructure may be required initially to enable development to start, there is also additional infrastructure that will be needed as the community completes. New communities previously approved by Council that are not yet serviced still require significant City investment in infrastructure. Expansion in City infrastructure creates future financial obligations such as maintenance and renewal over its lifecycle.

Table 1: Growth Application Criteria Evaluation Summary

Criteria Category	Result	Administration Comments
Policy Alignment	Favourable	<ul style="list-style-type: none"> • Contiguous with adjacent development • Helps complete the community of Moraine in the Glacier Ridge Area Structure Plan • Favourably located nearby to existing services and amenities (including the Shops at Carrington, Evanston Town Centre, Our Lady of Grace and Saint Josephine Bakhita Schools, the Livingston Hub Community Centre, the Sage Hill Library and the Sage Hill Primary Transit Hub).
Market Demand	Moderate	<ul style="list-style-type: none"> • As of May 2024, the North sector has: <ul style="list-style-type: none"> ○ Six to eight years of approved and serviced land (single/semi-detached and multi-residential); and ○ Four to five years of approved but not yet serviced land (single/semi-detached and multi-residential).
Financial Impact	Favourable	<p>Capital Costs (Table 2)</p> <ul style="list-style-type: none"> • The site leverages existing and previously funded capital infrastructure investment and will also require future investments that are needed to support ongoing growth in the Glacier Ridge Area Structure Plan. • North Calgary Water Servicing project investment (confirmed in mid-cycle adjustment to the 2023-2026 Service Plans and Budgets) will provide water capacity to this site with the completion of Stage 1 of the project (expected in 2027).
	Favourable	<p>Operating Costs (Table 3)</p> <ul style="list-style-type: none"> • Favourable when comparing anticipated property tax and franchise fee revenue with estimated incremental direct and indirect operating costs for the proposed Growth Application area.

Table 2 – Capital Infrastructure Benefitting the Growth Application

Capital Investment	Total Estimated Cost (\$M) ^[1]	Funded in 2023-2026 Budget (\$M)	Funded in 2027-2030 Budget (\$M)	Unfunded Required to Complete (\$M)	Included in Off-site Levies Bylaw (Y/N)	Levy Eligible - % ^[2]
North Calgary Water Servicing (NCWS) Project	311.6	116.6	195.0	-	Y	22%
Mountain View Pump Station Upgrades	3.1	3.1	-	-	Y	44%
Nose Creek Sanitary Trunk Upgrades	33.5	33.5	-	-	Y	43%
Inglewood Sanitary Trunk Upgrades Phase 2	33.2	33.2	-	-	Y	21%
144 Ave Creek Crossing (Stage 1- 3 lanes)	60.0	60.0	-	-	Y	60%
Northridge Feedermain Phase 2 (Partial)	9.8	-	-	9.8	N	83%
Northridge Feedermain Phase 2 (remaining portions)	23.5	-	-	23.5	N	83%
Northridge Reservoir	25.0	-	-	25.0	N	83%
Northridge Feedermain West Leg	20.8	-	-	20.8	N	83%
Top Hill Feedermain ^[3]	22.5	-	-	22.5	N	TBD
Glacier Ridge Emergency Response Station	22.1	-	-	22.1	Y	100%
Initial Investment Required to Enable Growth Application	-	-	-	-		
Total Cost	565.0	246.4	195.0	123.6		
<p>[1] - These are total project costs, as of December 2024 that are required to complete the project and will need to be fully funded in the future. Costs are subject to change due to various factors (e.g., scope refinement, materials inflation).</p> <p>[2] - Infrastructure listed under both 1H2024 and 2M2016 bylaws may use remaining 2M2016 funds towards the portion of capital cost not levied for under the 1H2024 bylaw. As a result, Off-site (OSL) eligibility for these infrastructures may be up to 100%.</p> <p>[3] - Top Hill Feedermain may be required to progress development in the Growth Application area; however, it may be replaced by a 400 mm developer-funded watermain along 85 ST NW near Top Hill Reservoir.</p>						

Table 2 General Notes:

- Table 2 includes all capital infrastructure investments related to the full build out of the Growth Application. Rows shaded in blue identify unfunded investments that are needed upfront to enable development in the Growth Application. Unshaded rows identify infrastructure investments that are already funded or are required to support the full build out of the Growth Application

but will be triggered and brought forward in future budget cycles. Unshaded rows will provide benefit beyond the specific Growth Application and are not solely required by the Growth Application.

- The total anticipated capital costs required to service this Growth Application reflected in this report and attachments are estimates only and are subject to change. The level of accuracy of project costs related to infrastructure delivery evolve throughout the stages of a project as design progresses, as construction methodologies are confirmed and as procurement strategies are developed. Infrastructure pricing is also influenced by availability of materials and contractors, and market demand.
- Administration has endeavoured to reflect the most current anticipated capital costs at the time of preparation of this report. As some of the infrastructure projects are still in conceptual and early planning stages, there is a high degree of variability. As costs are documented at a given point in time, they may also not align with infrastructure costs that are published in the annual Offsite Levy Report, as these two sources are developed at different timeframes.

Table 3 – Operating Cost Summary (\$000s)

	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Total Revenue	0	445	922	1,350	1,778	2,598	3,166	3,756	3,756	3,756	3,756	3,756	3,756	3,756	3,756	3,756
Less: Total Operating Costs	0	(37)	(255)	(349)	(444)	(989)	(824)	(886)	(898)	(898)	(898)	(898)	(898)	(898)	(898)	(898)
Net Balance	0	408	667	1,001	1,334	1,609	2,342	2,870	2,858	2,858	2,858	2,858	2,858	2,858	2,858	2,858

Table 3 General Notes:

- Total revenue reflects the estimated City portion of property taxes, franchise fee and transit revenues to be generated by the Growth Application area only, at prevailing tax rates, and is not implied to be additional unbudgeted tax revenue. Total operating costs reflect estimated incremental direct and indirect service level operating costs within the Growth Application area only, including Transit and Fire, and does not consider total citywide operating costs, operating costs of capital (lifecycle and maintenance), nor costs beyond the 15-year timeframe. This analysis is on a standalone basis and does not consider that anticipated citywide growth could shift to this area from others or vice versa (i.e., the growth cannot be assumed to necessarily be net new to Calgary).

Table 4 - Investments Required

	Current Service Plans and Budget 2026 (\$M)		Future Service Plans and Budgets 2027+ (\$M)	
	Approved	Requires Approval	Approved	Requires Approval
15 years Incremental Operating Investment	-	-	-	10.97
Capital Investment - City Funded	24.00	-	-	-
Capital Investment - Off-site Levy Funded	36.00	-	-	22.10
Capital Investment - Utility Funded ¹	186.40	-	195.00	101.60
Total Capital Investment	246.40	0.00	195.00	123.70
Total Investment	246.40	0.00	195.00	134.67
[1] - These investments will be funded by self-supported debt to be repaid through off-site levies and/or user fees				

Table 4 General Notes:

- This Growth Application leverages previously funded capital investments of \$441.40M to enable development
- Due to infrastructure and development timing, this Growth Application is not expected to require any base tax-supported operating investments in 2026 and will require investments in future Service Plans and Budgets. Administration is seeking direction to consider committing to operating cost investments in 2025 to continue progress towards housing, operating investments are not anticipated to start until 2027.
- Additional operating and capital investments of approximately \$134.67M will be required to support the full build out of the Growth Application or to support continued growth in the Glacier Ridge Area Structure Plan and it will be brought forward in future Service Plans and Budgets.

Overview of New Community Land Supply

Growth Applications are an important step in enabling new community housing supply. Approval of a Growth Application has the effect of moving the subject lands from “planned” to “approved - not yet serviced”. Once the capital infrastructure is delivered and available to development, the lands would move from “approved – not yet serviced” to “approved – serviced”. In cases where no City capital infrastructure is required, it is possible to move directly to “approved – serviced”.

Administration’s evaluation of Growth Applications considers the citywide and sector land supply as a factor in the timing of investments. The City will consider if the citywide level of serviced land supply is low (<3 years), in target range (3-5 years), above target (5-7 years), or high (>7 years).

The two charts that follow show the impact on land supply of moving forward with the **Glacier D Jayman Dunn Growth Application**, both in the North sector and citywide.

Figure 1: Glacier D Jayman Dunn and North Sector Land Supply

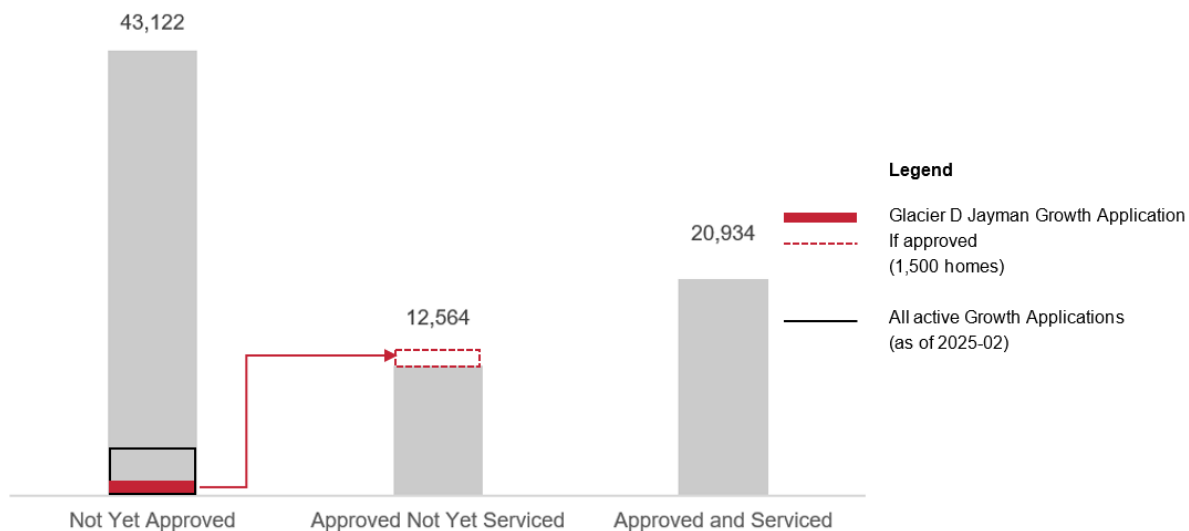
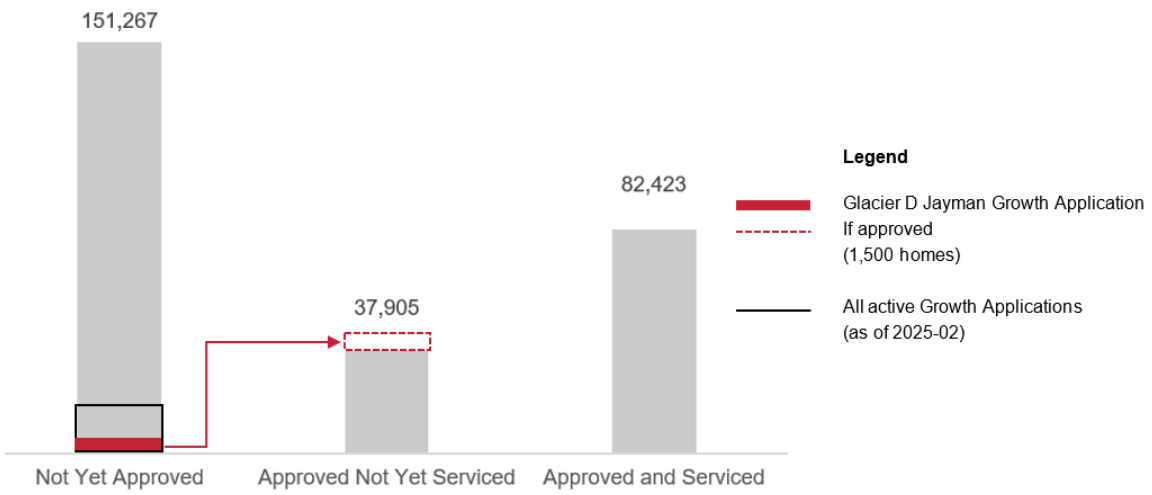


Figure 2: Glacier D Jayman Dunn and Citywide Land Supply



Applicant Submission

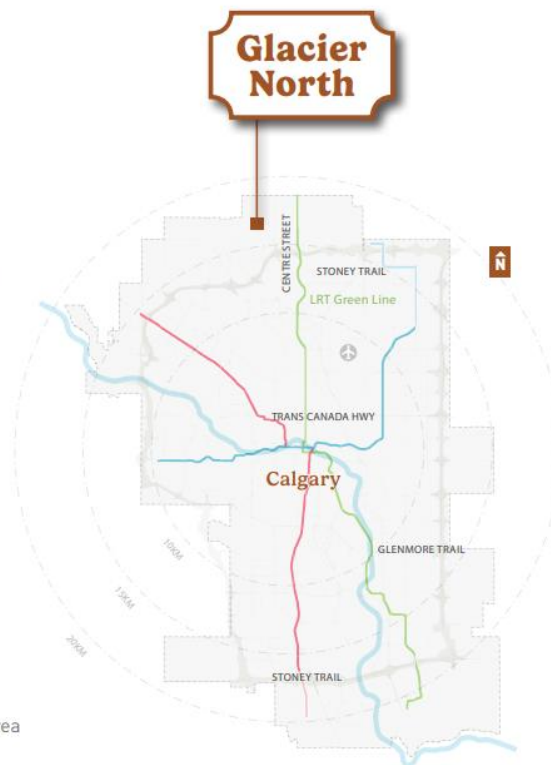


"Calgary is experiencing a housing crisis... Increase the supply of housing to meet demand and increase affordability"

- City of Calgary, Sept 16, 2023

The Jayman Glacier North Growth Proposal aligns with the Municipal Development Plan (MDP) and Calgary Transportation Plan (CTP), is financially viable, provides desperately needed housing supply, and non-residential amenities to support the broader North region. Glacier North is contiguous connecting south, east and west to the developing communities of Cabana and Ambleton and, by extension, existing communities of Evanston and Carrington.

The area is readily serviceable and planning for a draft Outline Plan is soon to be underway.



64 Ha

Gross Area

59 Ha

Gross Developable Area

806 Units

Single-Detached
Residential

250 Units

Town/Row House
Residential

433 Units

Multi-Family
Residential

10,000 Sq.Ft

Commercial Space



+3,800

Population



Growth Context

Glacier North

Jayman Glacier North provides an opportunity to complete development of Community D within the Glacier Ridge ASP area, providing residential housing supply and amenities to one of Calgary's fastest growing, in demand sectors.

This project is critical in completing the greater Glacier Ridge area as it will provide valuable goods, services, and employment opportunities through the CAC, a wide variety of housing opportunities, a school, and preserves an environmentally sensitive Wetland. Jayman is looking to design the built form within the community to improve public health, promote healthier lifestyles, and foster a community culture of health, designing for better places to live, work, learn, and play.



Anticipated Development Timeline

Demand is strong in the north sector and Jayman is committed to deliver supply. Pending the Outline Plan approval process, Jayman is targeting Phase 1 Subdivision by the early 2025 leveraging all servicing investments that have been made to date.



-
- Primary Transit Network
 Proposed Water Feedermain



A Vision for Glacier North



The vision for Glacier North is rooted in Traditional Neighbourhood Design bolstered by innovative building and development practices embodied by Jayman. Glacier North is a Complete Community that provides valuable community assets to the broader Glacier Ridge region.

The Glacier North community has been designed to facilitate the evolution of the existing landscape into a community inspiring a healthy lifestyle through thoughtful design. The neighbourhood will accommodate a range of lifestyles, life-cycles, and incomes through the provision of housing variety and attention to accessibility. Glacier North is well connected to the adjacent neighbourhoods and easily traversed through a grid-like street network.

A variety of purposeful design features allows for Glacier North to grow with a holistic sense of place:

- Incorporation of the natural drainage system into the community stormwater management system to offer a natural setting for passive recreation
- A linked pedestrian network connecting schools, commercial uses and open spaces
- Connectivity to adjacent neighbourhoods via streets, sidewalks and pathway networks
- A diversity of housing options to accommodate a broad range of incomes and lifestyles and life stages
- Multiple focal points through park spaces and housing intensity, as well as a commercial focal point and Community Centre

Pioneers in Innovation

Jayman has been raising the bar for innovation and sustainable development for over 25 years.

BUILT GREEN | 2005

First builder and founding member of BUILT GREEN Canada

Quantum Performance | 2007

Superior insulation, triple-pane windows, 92% energy efficient furnaces

Heat Recovery Ventilators | 2011

HRVs introduced to improve air quality and energy efficiency

Heat and Light Efficiencies | 2014

Tankless heater for on-demand hot water, 95% energy efficient furnaces, LED lighting

Jayman 14% Ahead of Energy Code | 2016

Standard solar rough-in wiring and 96% energy efficient furnaces.

Jayman 20% Ahead of Energy Code | 2019

First in Alberta to include complete solar energy system as a standard.

Smart Home + EV Charging | 2020

Garage 220-volt outlet with 30-amp breaker and Smart Home technology

Net Zero Homes | 2021

Jayman introduces Quantum Performance Ultimate E-Home, able to achieve net zero certification





- A** The CAC site will accommodate the adjacent CAC across Panorama Rd and create a regional hub of activity
- B** The NAC site includes comprehensive commercial and multi-family sites, contributing to the complete street nature of Panorama Rd
- C** Constructed Wetland ER area make up a south-central natural habitat that aligns with the ER in Ambleton
- D** The road network layout is a modified grid pattern with several core collectors, local residential streets
- E** The school site aligns with the other half of the joint-site in Cabana
- F** a central park in the northeast residential node provides a communal space for connection and recreation
- G** Laned detached and semi-detached housing proposed along all collector roads to limit driveway/traffic issues and create a pedestrian oriented environment

Housing, Amenities, and Capital Focus



Market Demands and City Investments

Why Alignment is the Key to Success...

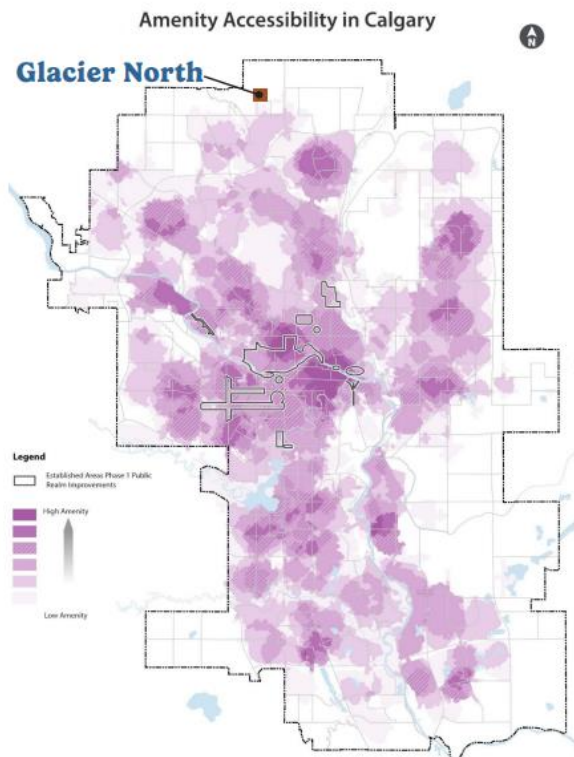
Homebuyer Needs

Consumer data suggests buyers top priorities are price and product type. With the housing crisis, these considerations are more important now than ever. If approvals are not in place, new product cannot be mobilized fast enough to meet consumer demand within City limits.

Existing Conditions

As of 2022, the North Sector of the City received by far the most capital spending (\$70M) to upgrade infrastructure to accommodate growth. But as the Amenity Accessibility Map shows, the North is severely lacking amenities, which Jayman Glacier North can provide.

This makes Glacier North a prime candidate for business case approval, as the area will provide housing and amenities, ultimately reducing pressure on distant amenities while simultaneously increasing housing supply.



Compound Impacts

There is a nation-wide housing crisis and the impact on Calgary is massive. The projected growth of the city may be significantly underestimated as Statistics Canada just released data stating that Alberta broke the record for interprovincial growth, welcoming over 184,000 new Albertans from across Canada between July 2022 to July 2023. Assuming Calgary absorbed approximately 60% of this growth, with an average 2.6 persons per home, these new residents would have required approximately 42,500 homes over the course of a year. Assuming an average of 8 homes per acre, this would mean there would have to have been approximately 5,300 ac of land already developed, ready for residents to move in.

Restricted housing supply in other regions of the country have resulted in rapid price escalation. Shovel-ready developments, such as Jayman Glacier North can quickly respond to the housing crisis by adding housing supply and supporting amenities to the broader region. This directly addresses the number 1 implementation strategy of the City of Calgary Housing Strategy:

Increase the supply of housing to meet demand and increase affordability

As a community oriented developer and builder, Jayman is committed to working with the City to facilitate new development through the planning process to increase the supply of housing and create a variety of housing types to meet rapidly growing demand and make housing more affordable.

Risk Analysis for Growth Applications

This attachments summarizes the risks associated with approving, or not approving, Growth Applications. Application-specific risks are highlighted, when necessary, in the cover report.

Risks of Not Approving Growth Applications

Erosion of Affordability

If supply (via City investment into serviced land) is insufficient relative to demand, housing prices can rise and affordability is eroded. The Growth Application process includes consideration of serviced land supply to inform recommendations for new community development, aiming for a balance between too much and too little supply. That said, there are many factors that impact affordability beyond The City's provision of serviced land supply in new communities.

Business Confidence Risk

Growth Applications face a higher approvals risk than many other application types along the approvals continuum, largely due to the required financial commitment on the part of The City. This may challenge developer willingness to invest. This risk is mitigated by ensuring relevant development and servicing information is made available such that developers have access to the information needed to inform their decisions to submit Growth Applications.

Risks of Approving Growth Applications

Dispersion

Investing in many new communities simultaneously means that resources are spread across a wider area, which can result in inefficient infrastructure and service delivery. Limited demand across a wider area also means communities will be slower to build out, and slower to become complete communities that can support public and private amenities. This also impacts return on investment as revenues may not keep up with cost initiation. Risk is lower during periods of high growth and is mitigated through a strategic, balanced approach to investment and monitoring.

Long Term Investment Commitment

Approving a Growth Application begins a long term commitment to the capital and operating investments necessary to bring all City services to new residents and businesses. While initial operating costs are typically low (as populations are small and infrastructure is new), and triggered capital costs can be low or even zero if the area depends on previously made investments to initiate development, it is important to prepare for significant operating and capital costs in the medium and long term as the area builds out.

Infrastructure investments still need to be made to complete servicing in previously approved new communities until they have reached full build out. The amount, which includes interchanges, Bus Rapid Transit, utility network upgrades and other City investments, is currently estimated at \$1.3 billion. The unfunded investments will be brought forward for budget consideration as the appropriate triggers are met, which is dependent on the pace of growth.

This infrastructure is funded through a mix of funding sources, only a portion of which is from off-site levies. Availability of off-site levy funding and other funding sources impacts the timing of infrastructure investments and delivery. This carries a risk of increasing the infrastructure deficit which may lead to lower levels of service in approved communities. This can be mitigated

through budget prioritization emphasizing community completion and alignment with the pace of growth, and current and anticipated revenues.

The New Community Incremental Operating Cost Model, used in application evaluation, is subject to continuous refinement and only reflects a portion of citywide operating costs over a 15-year timeframe. It is not intended to be a complete representation of a new community's lifetime operating cost impact to The City. Approval of new communities creates a commitment to services and infrastructure indefinitely into the future.

Expectation Risk

Multiple Growth Applications requiring investment are concurrently under review. If numerous Growth Applications and related investments are recommended for consideration, expectations for funding and approval in the November budget deliberations may be created that cannot be met. Administration is working to mitigate this risk by considering financial capacity and citywide needs (both growth-related and non-growth) before and after the Growth Application is brought forward to Infrastructure and Planning Committee.

Relatedly, the recommendation on a Growth Application does not constitute an approval or endorsement with respect to an Outline Plan and/or Land Use Amendment. Administration does not make a determination on the suitability of proposed land uses for a site through the Growth Application process.

Environmental and Climate Risk

New community development increases greenhouse gas emissions at a faster pace than established area development, which leads to increased climate risk by removing natural assets that enhance resilience and increasing the exposure of infrastructure assets to climate hazards. Opportunities to mitigate these risks are introduced in subsequent stages of the approvals continuum.

Calgary



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

IP2025-0197

Infrastructure and Planning Committee | 2025 February 27



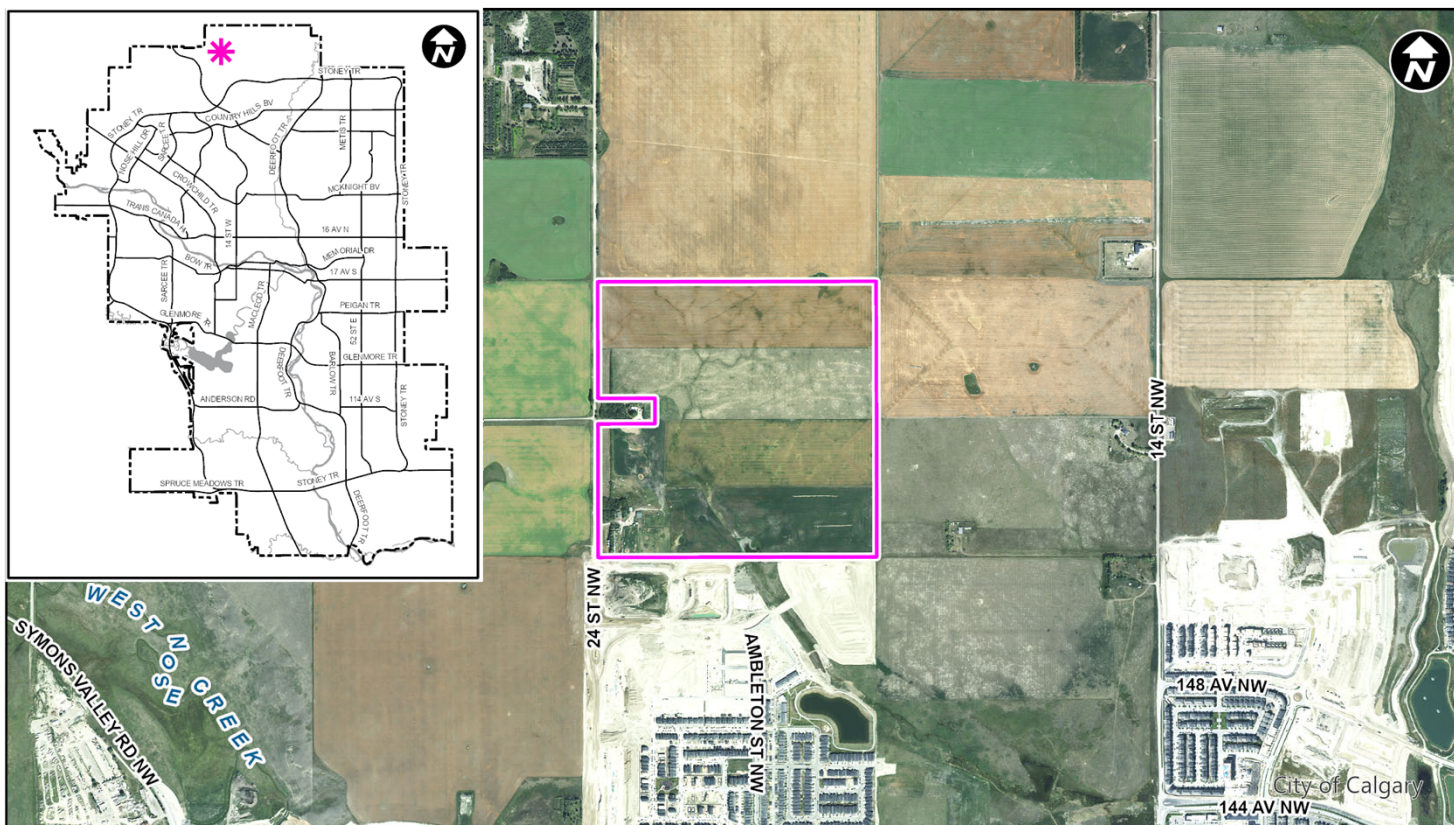
Recommendation

That the Infrastructure and Planning Committee recommend that Council:

1. Direct Administration to consider the 2026 operating investment, if any, needed to enable this Growth Application (GA2023-005) in the prioritization of investments for the 2025 November Adjustments; and
2. Direct Administration to consider future capital and operating investments (2027+), as required, for this Growth Application (GA2023-005) in the prioritization of investments in future Service Plans and Budgets.



Growth Application Context Map



Area Structure Plan:

Glacier Ridge

Community:

Moraine

Gross Developable Hectares:

- 64ha

Proposed New Homes:

- 1,500 Homes

Proposed Commercial/Retail:

- 1,000 square metres

Additional Operating Cost per year:

- \$0.9M per year for first 15 years of buildout



North Sector Overview

Glacier D Jayman Dunn
Growth Application



This proposal would add approximately 1500 homes



Evaluation Overview



1. Municipal Development Plan Alignment

- a) Contiguous with developing Moraine (Ambleton) community to south
- b) Favourable proximity to schools, activity centres and transit hubs

2. Market Demand (as of May 2024)

- a) North sector has ten new communities at various stages of development
- b) Six to eight years of approved and serviced land and additional four to five years of approved but not yet serviced land remaining



3. Financial Impact

- a) Favourable New Community Operating Cost Model review
- b) Current budget cycle 2026 requires:
 - i. No additional capital investment
 - ii. No base operating investment
- c) Future budget cycles 2027+ requires:
 - i. \$123.70M additional capital investment for continued growth in Area Structure Plan
 - ii. \$0.90M base operating investment is required when build out ends





Recommendation

That the Infrastructure and Planning Committee recommend that Council:

1. Direct Administration to consider the 2026 operating investments, if any, needed to enable this Growth Application (GA2023-005) in the prioritization of investments for the 2025 November Adjustments; and
2. Direct Administration to consider future capital and operating investments (2027+), as required, for this Growth Application (GA2023-005) in the prioritization of investments in future Service Plans and Budgets.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the *Freedom of Information and Protection of Privacy (FOIP) Act* of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making and scheduling speakers for Council or Council Committee meetings. **Your name and comments will be made publicly available in the Council or Council Committee agenda and minutes.** If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

Please note that your name and comments will be made publicly available in the Council or Council Committee agenda and minutes. Your e-mail address will not be included in the public record.

ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

First name [required]	Cam
Last name [required]	Hart
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Infrastructure and Planning
Date of meeting [required]	Feb 27, 2025
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Growth Applications
Are you in favour or opposition of the issue? [required]	In favour



ATTACHMENT_01_FILENAME IPC Jayman North Glacier Ridge - Growth Application Letter of Support 20Feb2025.pdf

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

February 20th, 2025

Attention: Desmond Bliet

Senior Growth Management Planner

Growth and Change Strategy | City & Regional Planning | Planning & Development Services | City of Calgary

800 Macleod Trail SE, Calgary AB T2G 5E6

RE: Jayman Living - Glacier North Project Growth Application

Dear Committee Members,

Jayman offers this letter of support and would like to thank Administration, Committee, and Council for their commitment to Glacier Ridge through the recommendation to approve this Growth Application. This dedication is further demonstrated by Council's November approval of the North Calgary Water Servicing project, which will service these lands. City investment drives private investment, and Jayman is ready to deliver quality housing and amenities to north Calgary promptly.

Approval of the Growth Application is a vital step in the planning process, giving Jayman confidence to proceed with detailed planning. We will submit our Outline Plan to Administration in the coming months, aligning with the City's north water servicing program.

Jayman's Glacier Ridge community offers an opportunity to complete development of Community D within the Glacier Ridge ASP. It will provide much-needed housing and amenities in one of Calgary's fastest-growing areas, contributing to the greater Glacier Ridge development. This includes a Community Activity Centre, diverse housing options, a school, and sensitive integration with environmental areas. Our design will focus on enhancing public health, promoting healthier lifestyles, and fostering a community centered around living, working, learning, and playing.

Glacier North aims to create a neighborhood that connects with the environment and nurtures a unique sense of place. Jayman established a reputation on innovation that pushes the boundaries of suburban development, establishing communities throughout Alberta that embody these key elements. Instead of just talking about sustainability, climate adaptation, and energy efficiency, we commit to delivering equitable access to energy efficient, safe, and resilient neighbourhoods at a range of price points, from multi-family apartments and townhouses to single family homes.

We support Administration's recommendation and look forward to Committee and Council's approval as we build north Calgary together.

Sincerely,

Cam Hart

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First name [required]	Mitchell
Last name [required]	Stykalo
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Infrastructure and Planning
Date of meeting [required]	Feb 27, 2025
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	GA2024-004 Glacier Slopes Growth Application
Are you in favour or opposition of the issue? [required]	In favour



ATTACHMENT_01_FILENAME Glacier Slopes - Letter of Support for IPC.pdf

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Hello, I am representing Slokker Homes as the applicant for their Growth Application. Please see attached letter of support. Thank you for your consideration.

February 12, 2025

Desmond Bliek
Senior Growth Management Planner
Growth and Change Strategy | City of Calgary

Subject: Glacier Slopes Growth Application – Letter of Support for IPC

Municipal Address: 15355 Symons Valley Rd NW, Calgary, AB T3R 1J1

Legal Address: 5;2;26;1;NW

On behalf of the project team, O2 is pleased to submit a letter of support for the Glacier Slopes Growth Application to the Infrastructure Planning Committee (IPC) for consideration. There is strong rationale to support this growth application and advance the parcel in the development approvals process.

The subject site is contiguous with the approved Ronmor and Anthem Glacier Ridge Outline Plan and will integrate seamlessly with surrounding development. It is the last remaining unapproved parcel in Community B4 of the Glacier Ridge ASP, and its approval will complete the planned vision for the area. Its proximity to the Glacier Ridge Outline Plan ensures future residents will have access to a well-serviced community with abundant amenities, in addition to local and regional pathway connections. The proposed multi-residential development also supports the City's growth targets by delivering much-needed housing in a high-demand area with strong absorption.

The proposed development is fully serviceable with existing infrastructure, ensuring efficient delivery of water, sanitary, stormwater, and emergency services. The following outlines the site's servicing capacity and its ability to support development without requiring major upgrades.

Water

The City of Calgary has confirmed that the subject site qualifies for receiving incremental water capacity from the North Calgary Water Servicing (NCWS) project Stage 1, which will deliver an additional 31 megalitres per day (MLD) by 2027 to support long-term growth in the area. As a result, the proposed development can be serviced by the funded water infrastructure, ensuring timely and reliable water supply. This

confirmation supports the feasibility of the project and aligns with planned growth in Northwest Calgary.

Sanitary

The subject site is serviceable immediately with existing sanitary infrastructure. There are no upgrades required to facilitate the proposed development.

Storm

The preliminary stormwater analysis completed by ISL Engineering confirmed that the proposed development aligned with existing stormwater infrastructure and design considerations. The analysis reviewed the Master Drainage Plan (MDP), Staged Master Drainage Plan (SMDP), and associated pond reports, concluding that the subject site can be serviced without requiring infrastructure upgrades. Existing systems, including connections to P102 and P103 ponds, were found sufficient to manage stormwater runoff while maintaining compliance with City of Calgary standards. The analysis confirmed the site was fully serviceable and ready to support the proposed development.

Fire

The project team believes the previously calculated 8 minute 30 second emergency response time was determined prior to the completion of Shaganappi Trail NW, which now provides direct access to the plan area. With the opening of Shaganappi Trail adjacent to the site, emergency response times have been reduced. The site is now within the 7-minute response standard for fire, ensuring the proposed development meets the City of Calgary's emergency response requirements.

In summary, the proposed development will be a positive addition to the community at no upfront cost to the City. It aligns with planned growth and utilizes existing infrastructure to support future residents. We appreciate the Committee's consideration and look forward to advancing this project.

Sincerely,



Mitchell Stykalo

RPP, MCIP, MPlan

Urban Designer/Planner



FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the *Freedom of Information and Protection of Privacy (FOIP) Act* of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making and scheduling speakers for Council or Council Committee meetings. **Your name and comments will be made publicly available in the Council or Council Committee agenda and minutes.** If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

Please note that your name and comments will be made publicly available in the Council or Council Committee agenda and minutes. Your e-mail address will not be included in the public record.

ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

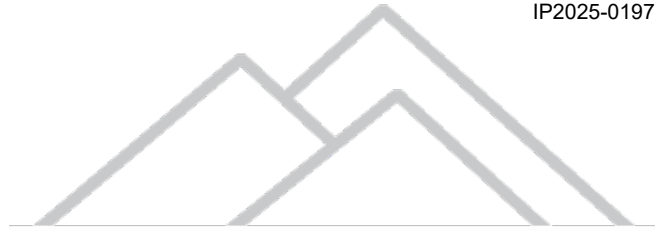
First name [required]	Brian
Last name [required]	Hahn
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Infrastructure and Planning
Date of meeting [required]	Feb 27, 2025
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	7.2 - 7.5 Growth Applications
Are you in favour or opposition of the issue? [required]	Neither



ATTACHMENT_01_FILENAME 2025-02-27 BILD Letter to IPC.pdf

ATTACHMENT_02_FILENAME

Comments - please refrain from
providing personal information in
this field (maximum 2500
characters)



February 26, 2025

The City of Calgary
P.O. Box 2100, Station M
Calgary, AB T2P 2M5

Attention: Sonya Sharp, Chair, Infrastructure and Planning Committee

Dear Members of the Infrastructure and Planning Committee,

Re: Items 7.2 to 7.5 Growth Applications

On behalf of BILD Calgary Region, we appreciate City Administration's ongoing efforts to advance growth applications. The industry values this collaborative approach, which plays a crucial role in ensuring new developments move forward efficiently, especially as Calgary faces significant housing and economic development needs. BILD strongly believes that these partnerships benefit not only industry and The City, but also Calgarians and overall housing affordability.

As the City's off-site levy regime results in growth paying for 100% of its share of infrastructure costs, applications which do not require matching city capital infrastructure funding should move forward without delay, ensuring continued investment and housing supply. Immediate approval gives confidence in continued financial investment without delay, allowing developers to plan effectively and maintain momentum in meeting housing and development needs. The industry relies on predictable approvals to plan for growth, and any unnecessary hold-ups create risk and added costs for both developers, homebuyers, and The City. With our current social, political and economic environment, maintaining continuity in decision-making is even more critical to avoid disruptions that will slow Calgary's development pipeline.

Timely Approvals for Applications Not Requiring Matching City Capital Funding

We strongly believe that growth applications that do not require matching City capital infrastructure funding should not be delayed due to broader budget cycle considerations. As all on-site infrastructure and growth's share of off-site infrastructure are fully funded by industry's off-site levies, these projects do not impose any burden on The City's capital budget. Delays in approving these applications will unnecessarily restrict housing supply, drive up costs, and create uncertainty for both developers and homebuyers.

Key Considerations:

1. **Full Cost of Servicing is Known** – At the time a growth application is being considered, The City already identifies all servicing costs, including capital and incremental operating costs.
2. **No Matching City Capital Infrastructure Funding Required** – If an application does not require matching city capital infrastructure funding (i.e., the necessary infrastructure

is already in place or funded by developers through off-site levies), there is no reason to defer approval to align with the budget cycle.

3. **Incremental Operating Costs are Offset by New Revenues** – Any minor incremental operating costs (e.g., waste collection, snow clearing, transit) are offset by the accretive property tax uplift, municipal utility revenues, and other fees, ensuring no net financial burden to The City. Additionally, new infrastructure is more cost-efficient than aging assets, further reducing financial pressures.
4. **Avoiding Construction Delay** – Deferring approvals to future budget cycles could risk construction delays, further exacerbating housing shortages and costs at a time when supply is critically needed.

Why This Matters:

- **Delays Restrict Housing Supply** – Holding back approvals unnecessarily slows development, worsening affordability challenges.
- **Predictable, Transparent Decision-Making** – Council has full financial visibility at the time of application review, ensuring informed, risk-free decision-making.
- **Alignment with Growth Management Goals** – The City has committed to enabling growth in an orderly and efficient manner. Applications that align with established growth priorities and require no matching City capital investment should proceed.

In summary, we urge the Committee to prioritize the approval of growth applications that do not require matching city capital infrastructure funding. These approvals will ensure continued investment, industry certainty, and sustained economic growth. As the upcoming municipal election approaches, maintaining timely approvals is essential to prevent disruptions in Calgary's development pipeline.

To maintain progress in addressing Calgary's housing and development needs, it is essential that growth applications **not requiring matching city capital infrastructure funding** not be deferred to the budget cycle. Immediate approval will provide certainty for continued financial investment, ensuring housing supply meets demand without unnecessary obstacles.

We appreciate your time and consideration and look forward to continued collaboration on these critical issues.

Sincerely,



Brian R. Hahn
CEO, BILD Calgary Region

**Planning & Development Services Report to
Infrastructure and Planning Committee
2025 February 27**

**ISC: UNRESTRICTED
IP2025-0198**

Growth Application in the Belvedere Area Structure Plan (Ward 9), GA2024-006

PURPOSE

The purpose of this report is to recommend that the operating costs for the Growth Application within Community B of the Belvedere Area Structure Plan (“Stoneyview”) be considered for funding through the 2025 November Adjustments to the 2023-2026 Service Plans and Budgets.

PREVIOUS COUNCIL DIRECTION

On 2023 July 26, Council endorsed a redesigned approach for how The City evaluates and enables growth opportunities to ensure that new community growth happens in the right place at the right time (IP2023-0559). This process was implemented starting 2023 August 1 (see Attachment 1).

RECOMMENDATION(S):

That the Infrastructure and Planning Committee recommend that Council:

1. Direct Administration to consider the 2026 operating investments needed to enable this Growth Application (GA2024-006) in the prioritization of investments for the 2025 November Adjustments; and
2. Direct Administration to consider future capital and operating investments (2027+), as required, for this Growth Application (GA2024-006) in the prioritization of investments in future Service Plans and Budgets.

**RECOMMENDATION OF THE INFRASTRUCTURE AND PLANNING COMMITTEE,
2025 FEBRUARY 27:**

That Council:

1. Direct Administration to consider the 2026 operating investments needed to enable this Growth Application (GA2024-006) in the prioritization of investments for the 2025 November Adjustments; and
2. Direct Administration to consider future capital and operating investments (2027+), as required, for this Growth Application (GA2024-006) in the prioritization of investments in future Service Plans and Budgets

Excerpt from the Minutes of the Regular Meeting of the Infrastructure and Planning Committee, 2025 February 27:

“A public submission was distributed with respect to Report IP2025-0198.”

GENERAL MANAGER COMMENTS

General Manager Debra Hamilton concurs with this report. The City’s approach to evaluating growth opportunities focuses on our longstanding commitment to enabling growth in the right places at the right times. This advances environmental sustainability, financial responsibility and, critically, a high-quality of life for Calgarians.

Growth Application in the Belvedere Area Structure Plan (Ward 9), GA2024-006

HIGHLIGHTS

- Administration recommends that it is the right time for the operating investments required by this Growth Application to be considered in The City's Service Plans and Budgets process to help Calgary meet the growing demand for housing.
- Stoneyview would enable $\pm 1,100$ homes and $\pm 2,300$ m² of commercial space in the East new community growth sector. Enabling growth in this area would initiate development in Community B of the Area Structure Plan, complementing development currently in progress in Belvedere and Huxley.
- Stoneyview is within three to nine km of existing amenities including activity centres, employment areas, public schools, recreation facilities, libraries and transit.
- Stoneyview requires approximately \$0.29M of base tax-supported operating funding in 2026 and will require additional operating funding in future budget cycles.
- Stoneyview leverages previously approved capital investments to enable development. Further investment will be required in future budget cycles to fund storm drainage, mobility and fire and emergency response to support growth in the Belvedere Area Structure Plan. Investments are outlined in the Services and Financial Implications section of this report and in Attachment 2. Conditions will be placed on the respective Outline Plans in the area to ensure there are mechanisms in the future to manage development until the infrastructure is funded in a future service plan and budget.

DISCUSSION

Evaluation Overview

Home is Here, The City of Calgary's Housing Strategy sets out how The City will ensure that everyone living in Calgary has an affordable place to call home. Within a context of strategic and sustainable growth, investment in new communities continues to play an important role in supporting The City's long-term vision and objectives on housing. Guidance for how Growth Applications are to be evaluated against well established criteria is set out in section 5.2.2 of the Municipal Development Plan and section 4.3 of the New Community Planning Guidebook. The criteria focus on evaluating to what extent these applications align with the city building goals of the Municipal Development Plan/Calgary Transportation Plan, respond to market demand and are financially positive for The City and the local economy.

Growth Application Evaluation

The subject site is located northeast of the East Hills shopping centre and adjacent to Growth Application areas approved in 2024. The application was received on 2024 November 4 and evaluated by a cross corporate team. This evaluation is summarized below and in Attachment 2.

Municipal Development Plan/Calgary Transportation Plan Alignment

- Contiguous with existing development to the west (community of Huxley) and represents the first part of Belvedere Community B. Stoneyview is ~3.5km to the East Hill Shopping Centre. The applicant's intention is to provide local-scale retail for the area.

Market Demand

- The East Sector includes three new communities at various stages of development.

Planning & Development Services Report to
Infrastructure and Planning Committee
2025 February 27

ISC: UNRESTRICTED
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Growth Application in the Belvedere Area Structure Plan (Ward 9), GA2024-006

- The *Suburban Residential Growth* report indicates that as of 2024 May, the East Sector has two to three years of serviced land capacity and seven to nine years of approved but not yet serviced land. See Attachment 3 for more information. With growth accelerating to record levels in Calgary, land supply has diminished, and in 2024 November, Council approved applications for 3,000 homes in the sector, plus capacity for lands beyond this.

Financial Impact

- Impact is favourable when comparing anticipated property tax and franchise fee revenue with estimated incremental direct and indirect operating costs through the New Community Incremental Operating Cost Model (IP2023-0981).
- Leverages existing and/or previously approved infrastructure. See the Service and Financial Implications section of this report and Attachment 2 for more information.
- Funding is approved for the required enabling capital utility and mobility infrastructure, which is in varying stages of planning and delivery. Investment in future budget cycles for BRT infrastructure and to fund the permanent fire and emergency response station will be required for the Belvedere Area Structure Plan. Delays in infrastructure delivery and/or future budget approvals could result in development delays.

EXTERNAL ENGAGEMENT AND COMMUNICATION

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

As new communities are planned and designed, public engagement opportunities occur at the Area Structure Plan and Outline Plan/Land Use Amendment stages. These steps inform the Growth Application review. The Service Plans and Budgets process includes public engagement opportunities. Any member of the public is also able to speak on individual Growth Applications at both the Infrastructure and Planning Committee step and as part of the public hearing that is held on the broader budget adjustments in November.

Administration uses www.calgary.ca/growthapplication to share information about this and other Growth Applications. An applicant's statement (Attachment 4) is also provided.

IMPLICATIONS

Social

The City supports market housing needs through investing in a balanced supply of serviced land in new community areas. This can increase housing choice and affordability and if well located, increase access to public and private amenities.

Stoneyview is reasonably located with respect to existing amenities and services, including the East Hills Shopping Centre and the Max Purple BRT.

Environmental

Generally, new community growth involves greater greenhouse gas emissions relative to redevelopment in established areas (particularly with respect to mobility), increases climate risk

Growth Application in the Belvedere Area Structure Plan (Ward 9), GA2024-006

and removes natural assets. Climate resilience considerations are best considered through policy and planning approvals from Outline Plan to Development and Building Permit stages. City development standards and design guidelines can have significant carbon reduction and resilience benefits when applied universally to all development through these processes.

Economic

Enabling private housing development creates jobs, boosts economic activity and can support housing affordability. This is an important part of Calgary's comparative advantage relative to other cities. New communities trigger significant economic activity both in the course of development and throughout their lifespan.

Service and Financial Implications

New operating funding request

This application requires approximately \$0.29M of base tax-supported operating funding in 2026 and will require a total annual base operating investment of \$1.2M in the final build out year in future budget cycles (Attachment 2, Table 3) based on analysis done using the New Community Incremental Operating Cost Model (IP2023-0981). Should Stoneyview proceed, required operating funding will be requested by the impacted services through the 2025 November Adjustments to the 2023-2026 Service Plans and Budgets and through future Service Plans and Budgets (Attachment 2, Table 4).

The City budgets for additional revenues from redevelopment and new development, meaning the estimate of property taxes used in the model is not implied to be additional unbudgeted tax revenue. Rather, this indicates how much property tax could be generated by the anticipated units in the Growth Application (at current tax rates).

Other: Capital Investments

This area benefits from capital investments previously approved by Council. Additional investments of \$336.80M required to support the full build out of the Growth Application will be brought forward through future Service Plans and Budgets (Attachment 2, Table 4). These investments will support ongoing growth in the Belvedere Area Structure Plan as well.

RISK

New community growth is a long-term commitment that presents several risks which are discussed in further detail in Attachment 5.

ATTACHMENTS

1. Background and Previous Council Direction
2. Application Overview
3. Overview of New Community Land Supply
4. Applicant Submission
5. Risk Analysis for Growth Applications
6. Presentation
7. **Public Submission Received at Committee**

Planning & Development Services Report to
Infrastructure and Planning Committee
2025 February 27

ISC: UNRESTRICTED
IP2025-0198

Growth Application in the Belvedere Area Structure Plan (Ward 9), GA2024-006

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform
D Hamilton	Planning and Development Services	Approve
A Brown	Corporate Planning and Financial Services	Consult
M Thompson	Infrastructure Services	Consult
D Morgan	Operational Services	Consult
K Black	Community Services	Consult

Author: Curesha Moodley, City and Regional Planning

City Clerks: R. Derwantz / C. Doi

Background and Previous Council Direction

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

Background

Growth Applications serve as the mechanism for evaluating new community growth opportunities in Calgary. The Growth Application process was endorsed by Council in 2023 July ([IP2023-0559](#)), and involves assessment of alignment with City policy and proximity to amenities and services, market conditions, land supply, and financial impacts.

Growth Applications are a responsive application-based model, with final decisions made through the annual Service Plans and Budgets process. Semi-annual briefing notes on Growth Application activity are also provided to Infrastructure and Planning Committee.

Previous Council Direction

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

DATE	REPORT NUMBE R	DIRECTION / DESCRIPTION
2025 January 30	IP2025- 0055	Growth Applications Lessons Learned Update on continuous improvement to the Growth Application process. Amended direction provided by Infrastructure and Planning Committee (goes to Council on 2025 Feb 25) to bring back an Administrative position on operating cost only Growth Application decision-making outside of traditional budget timing by Q2 2025.
2025 January 8	IP2025- 0054	Citywide Growth Strategy: Semi-Annual Update on Growth Applications Update on the status of active and recently approved Growth Applications.
2024 November 5	C2024- 1907	Mid-Cycle Adjustments to the 2023-2026 Service Plans and Budgets Council approved operating and capital investments in four Growth Applications.
2024 June 12	IP2024- 0718	Semi-Annual Update Update on the status of active and recently approved Growth Applications.
2023 October 17	IP2023- 0924	Citywide Growth Strategy: Growth Applications Fee Adjustment Council approved an adjustment to Growth Application fees. The adjustment applies a prorated fee based on area for smaller applications (up to 16 hectares).

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

Bylaws, Regulations, Council Policies

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

Municipal Development Plan, 2020

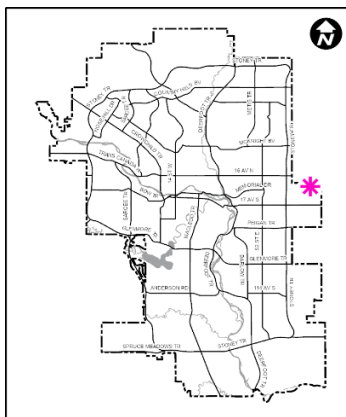
In accordance with the Municipal Government Act, Calgary's Municipal Development Plan provides the long-term strategic framework for growth and development to achieve the following seven goals: Compact Urban Form, Urban Design Excellence, Greening the City, Great Communities, Connected City, Prosperous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

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

Application Overview

GA2024-006: Stoneyview

This attachment summarizes information about this Growth Application and its evaluation by Administration according to defined criteria outlined at www.calgary.ca/growthapplications.



Growth Application At-a-Glance

Area Structure Plan: Belvedere

Community: Community B - Stoneyview

Gross Developable Hectares: ± 64

Proposed Dwelling Units: ± 1100 single family/semi-detached and multi-residential homes

Commercial or Retail: $\pm 2,300 \text{ m}^2$

Municipal Development Plan/Calgary Transportation Plan Alignment:

- Contiguous with existing development to the west (Huxley) and represents the first part of Belvedere Community B.
- Favourably located nearby to services and amenities.

Market Demand

- East Sector has two to three years of serviced land and seven to nine years of approved – not yet serviced land (lands approved by Council with funding allocated for capital investments, but not constructed), as of 2024 May. These amounts do not yet reflect the land supply increase from Growth Applications approved in 2024 November.

Financial Impact

- The site leverages previously funded capital infrastructure investment and will also require future investments. A further \$336.8M will be required in future budget cycles to fund stormwater infrastructure, for mobility investments, and for a permanent fire station, with funding sources to be a mix of City, Utilities and Off-site Levy eligible funds. Both previous and

future investments will support continued growth in the broader Belvedere Area Structure Plan, with benefits extending beyond this application.

- Favourable result (incremental costs compared to incremental revenues) from the New Community Incremental Operating Cost Model.

Municipal Development Plan/Calgary Transportation Plan Alignment

Within a context of strategic and sustainable growth, investment in new communities continues to play an important role in supporting The City's long-term vision and objectives on housing. Guidance for how Growth Applications are evaluated against criteria is set out in section 5.2.2 of the Municipal Development Plan and section 4.3 of the New Community Planning Guidebook. The criteria focus on evaluating to what extent these applications enable complete communities where people live close to amenities and services.

Market Demand

The City strives to maintain a healthy supply of land for housing, as set out in section 5.2.3 of the Municipal Development Plan. As of 2024 May, there are 41 new communities in active development, with serviced land that can accommodate 82,423 homes, for 7-9 years of supply. In approved but not yet serviced lands where Council has committed to funding future infrastructure but the services are not yet in place, a further 37,905 homes can be accommodated, for an additional three to four years of supply.

For more information, please consult the [Suburban Residential Growth](#) report and Attachment 3. These numbers are as of May 2024 and do not include the 2024 November Growth Application approvals. The City acknowledges that supply varies through the development continuum and unforeseen external factors may affect land supply.

Financial Impact

The criteria under Financial Impact evaluates the impact on The City's financial position by analyzing the anticipated costs (capital and operating) of the development proposed in the Growth Application, as well as the direct revenues (property tax, franchise fees, transit). The Financial Impact is isolated to the Growth Application being considered and does not reflect citywide growth.

While some infrastructure may be required initially to enable development to start, there is also additional infrastructure that will be needed as the community completes. New communities previously approved by Council that are not yet serviced still require significant City investment in infrastructure. Expansion in City infrastructure creates future financial obligations such as maintenance and renewal over its lifecycle.

Table 1: Growth Application Criteria Evaluation Summary

Criteria Category	Result	Administration Comments
Policy Alignment	Favourable	<ul style="list-style-type: none"> Contiguous with adjacent development Is a component of Community B in the Belvedere Plan Favourably and not favourably located: East Hills Shopping Centre, the Max Purple BRT (within 5.0 km - favourable); existing schools/recreation centres and libraries (>3.0 km/>5.0 km – not favourable)
Market Demand	Favourable	<ul style="list-style-type: none"> The Suburban Residential Growth Report indicates that as of 2024 May, the East Sector has: <ul style="list-style-type: none"> Two to three years of approved and serviced land (single/semi-detached and multi-residential); and Seven to nine years of approved but not yet serviced land (single/semi-detached and multi-residential). (Note that these numbers do not include Growth Applications approved in November)
Financial Impact	Favourable	<p>Capital Costs</p> <ul style="list-style-type: none"> The site leverages existing and previously funded capital infrastructure investment and will also require future investments that are needed to support ongoing growth in the Belvedere Area Structure Plan, including these lands. Required enabling infrastructure is in varying stages of delivery. Some infrastructure elements are in early stages of design and require ongoing coordination and issue resolution to advance servicing. The required capital storm infrastructure will be phased over multiple years, which will present interim capacity in stages.
	Favourable	<p>Operating Costs</p> <ul style="list-style-type: none"> Favourable when comparing anticipated property tax and franchise fee revenue with estimated incremental direct and indirect operating costs for the proposed Growth Application area.

Table 2 – Capital Infrastructure Benefitting the Growth Application

Capital Investment	Total Estimated Cost (\$M) ^[1]	Funded in 2023-2026 Budget (\$M)	Funded in 2027-2030 Budget (\$M)	Unfunded Required to Complete (\$M)	Included in Off-site Levies Bylaw (Y/N)	Levy Eligible - % ^[2]
Belvedere Feedermain Phase 1	9.0	9.0	-	-	Y	100%
Belvedere Feedermain Phase 2	18.0	18.0	-	-	Y	100%
Chestermere Water Meter Location & Transfer of 300 mm water main within City Municipal Boundary	1.4	1.4	-	-	Y	100%
Belvedere Sanitary Trunk	12.0	12.0	-	-	Y	100%
Belvedere Storm & Connection to Cooperative Stormwater Management Initiative (CSMI)	40.0	5.0	35.0	-	N	100%
Stoney Trail/Memorial Drive Flyover	60.0	60.0	-	-	Y	51%
Contribution to CSMI	30.0	8.0	12.0	10.0	Y	100%
MAX Purple BRT from Hubalta to 84 Street S.E.	51.0	5.0	-	46.0	Y	51%
MAX Purple BRT from 84 Street E. to city limits	84.0	-	-	84.0	Y	51%
Belvedere Feedermain Phase 3 ^[3]	30.4	-	-	30.4	N	100%
Great Plains Sanitary Trunk Upgrades ^[3]	139.1	-	-	139.1	N	TBD
Belvedere Permanent Emergency Response Station	27.3	-	-	27.3	Y	100%
Initial Investment Required to Enable Growth Application	-	-	-	-		
Total Cost	502.2	118.4	47.0	336.8		
<p>^[1] - These are total project costs, as of December 2024 that are required to complete the project and will need to be fully funded in the future. Costs are subject to change due to various factors (e.g., scope refinement, materials inflation).</p> <p>^[2] - Infrastructure listed under both 1H2024 and 2M2016 bylaws may use remaining 2M2016 funds towards the portion of capital cost not levied for under the 1H2024 bylaw. As a result, OSL eligibility for these infrastructures may be up to 100%.</p> <p>^[3] - These investments are not required to advance development in this Growth Application but lands will benefit from these future investment.</p>						

Table 2 General Notes:

- Table 2 includes all capital infrastructure investments related to the full build out of the Growth Application. Unfunded investments are needed in future budget cycles to support continued growth in Belvedere. All identified investments benefit areas beyond the Growth Application, including previously approved lands as well as the broader Belvedere area.

- These utility investments noted as unfunded are not required to advance development in the Growth Application area, but lands will benefit from these future investments.
- The total anticipated capital costs required to service this Growth Application reflected in this report and attachments are estimates only and are subject to change. The level of accuracy of project costs related to infrastructure delivery evolve throughout the stages of a project as design progresses, as construction methodologies are confirmed and as procurement strategies are developed. Infrastructure pricing is also influenced by availability of materials and contractors, and market demand.
- Administration has endeavoured to reflect the most current anticipated capital costs at the time of preparation of this report. As some of the infrastructure projects are still in conceptual and early planning stages, there is a high degree of variability. As costs are documented at a given point in time, they may also not align with infrastructure costs that are published in the annual Offsite Levy Report, as these two sources are developed at different timeframes.

Table 3 – Operating Cost Summary (\$000s)

	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Total Revenue	603	1,289	2,008	2,633	3,103	3,103	3,103	3,103	3,103	3,103	3,103	3,103	3,103	3,103	3,103
Less: Total Operating Costs	(289)	(400)	(537)	(602)	(930)	(951)	(976)	(1,002)	(1,049)	(1,093)	(1,126)	(1,153)	(1,181)	(1,211)	(1,222)
Net Balance	314	889	1,471	2,031	2,173	2,151	2,127	2,101	2,054	2,010	1,976	1,950	1,921	1,892	1,880

Table 3 General Notes:

- Total revenue reflects the estimated City portion of property taxes, franchise fee and transit revenues to be generated by the Growth Application area only, at prevailing tax rates, and is not implied to be additional unbudgeted tax revenue. Total operating costs reflect estimated incremental direct and indirect service level operating costs within the Growth Application area only, including Transit and Fire, and does not consider total citywide operating costs, operating costs of capital (lifecycle & maintenance), nor costs beyond the 15-year timeframe. This analysis is on a standalone basis and does not consider that anticipated citywide growth could shift to this area from others or vice versa (i.e., the growth cannot be assumed to necessarily be net new to Calgary). These numbers are subject to change as the application progresses.

Table 4 - Investments Required

	Current Service Plans and Budget 2026 (\$M)		Future Service Plans and Budgets 2027+ (\$M)	
	Approved	Requires Approval	Approved	Requires Approval
15 years Incremental Operating Investment	-	0.29	-	13.43
Capital Investment - City Funded	31.92	-	-	63.83
Capital Investment - Off-site Levy Funded	33.09	-		93.47
Capital Investment - Utility Funded ¹	53.40	-	47.00	179.50
Total Capital Investment	118.40	-	47.00	336.80
Total Investment	118.40	0.29	47.00	350.23
[1] - These investments will be funded by self-supported debt to be repaid through off-site levies and/or user fees				

Table 4 General Notes

- This Growth Application leverages previously funded capital investments of \$165.40M to enable development. New incremental operating investment of \$0.29M is required in the current Service Plans and Budgets and will be brought forward in the 2025 November Adjustments to the 2023-2026 Service Plans and Budgets. Additional operating and capital investments of approximately \$350.23M will be required to support the full build out of the Growth Application or to support continued growth in the Belvedere Area Structure Plan and it will be brought forward in future Service Plans and Budgets.

Overview of New Community Land Supply

Growth Applications are an important step in enabling new community housing supply. Approval of a Growth Application has the effect of moving the subject lands from “planned” to “approved - not yet serviced”. Once the capital infrastructure is delivered and available to development, the lands would move from “approved – not yet serviced” to “approved – serviced”. In cases where no City capital infrastructure is required, it is possible to move directly to “approved – serviced”.

Administration’s evaluation of Growth Applications considers the citywide and sector land supply as a factor in the timing of investments. The City will consider if the citywide level of serviced land supply is low (<3 years), in target range (3-5 years), above target (5-7 years), or high (>7 years).

The two charts that follow show the impact on land supply of moving forward with the **Stoneyview Growth Application**, both specifically in the East sector and citywide.

Figure 1: Stoneyview and East Sector Land Supply

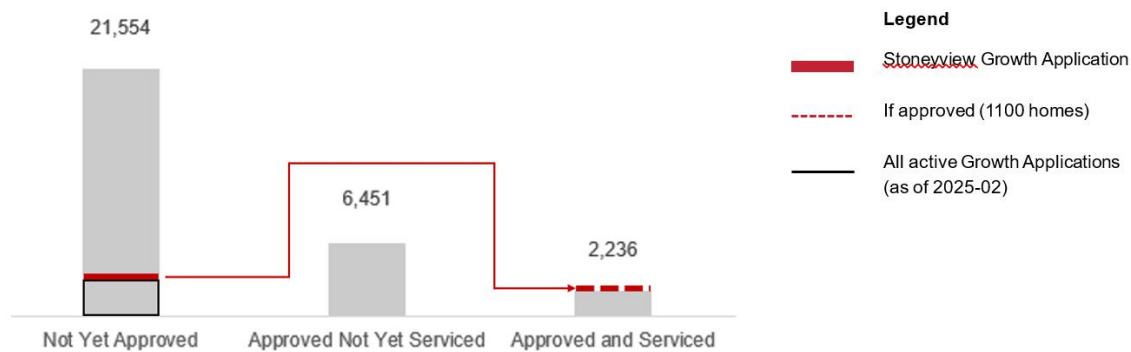
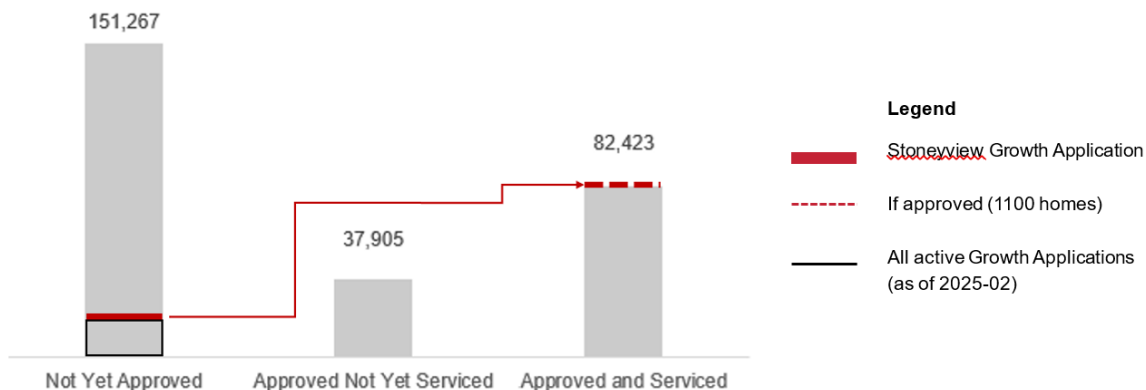


Figure 2: Stoneyview and Citywide Land Supply



Applicant Submission

64 ha
Gross Area

1,100 units
Residential Units

4,000 jobs
Indirect+Direct

25,000 sq ft.
Employment Uses

\$3.1 million
Annual Taxes

\$39.7 million
in Levies

\$697 million
Investment at Buildout

This Growth Application has been prepared for the Subject Lands, herein referred to as Stoneyview on behalf of Apex Developments. This Growth Application aligns with the Municipal Development Plan (MDP) and Calgary Transportation Plan (CTP), addresses market demand, and is financially viable. Stoneyview is readily serviceable by funded infrastructure delivered through adjacent development and is located within the Belvedere Area Structure Plan lands which were identified by Council as a priority growth area in 2023.

APEX DEVELOPMENTS STONEYVIEW | GROWTH APPLICATION | NOVEMBER 2024 | 1

Opportunity awaits...

Stoneyview provides an opportunity to progress with development in the Belvedere ASP area and leveraging infrastructure investment made to date. It will provide residential rooftops to support existing and approved employment along Stoney Trail while bringing neighbourhood-scale retail uses internal to the community.



The Belvedere ASP area is unique in that it facilitates a key intermunicipal transit connection and is also the closest new development area to downtown Calgary.

Introducing a new neighbourhood to Belvedere will strengthen existing investment and contribute capital to support development of infrastructure such as the 17 Avenue SE BRT, Memorial Drive Flyover, and Highway 1 interchange at Garden Road.

Anticipated Development Timeline:

Apex is targeting an Outline Plan and Land Use Amendment submission in Q2 2025, with the intent of launching the neighbourhood by 2026.



Q2 2025

Outline Plan
and Land Use
Submission



Q2 2026

Outline Plan
and Land Use
Approval



Q2 2026

Phase 1
Subdivision



Q2-Q3 2026

Site Grading
and Phase 1
Construction



Q4 2026

Building
Permits

WHY STONEYVIEW?

1 Commitment to Connection

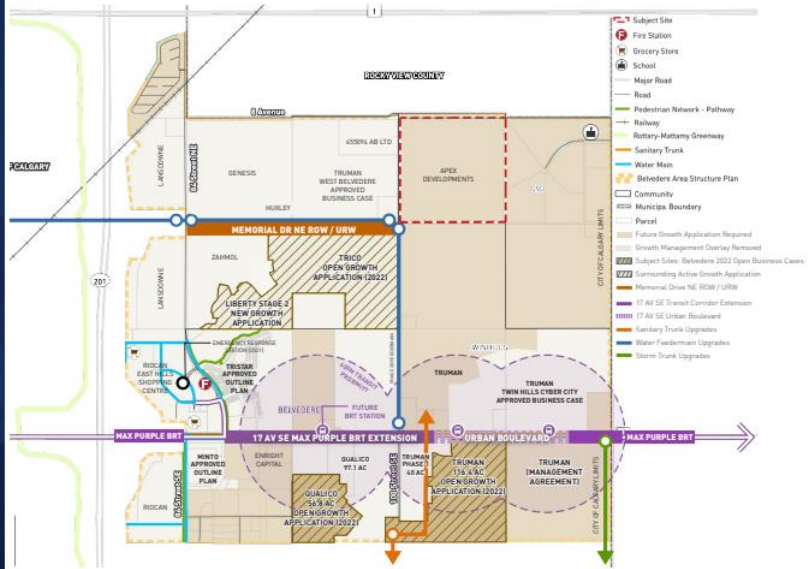
Apex believes that a place to call home is more than just connected houses, it's where you share life with others. This philosophy is demonstrated through multiple Calgary neighbourhoods with pathways, ponds, land uses and memorable parks that connect people and the natural environment.

2 Significant Return on Investment

Stoneyview optimizes existing infrastructure investments within contiguous developing neighbourhoods and contributes a population base to ensure return on investment such as ridership for the Bus Rapid Transit expansion.

Growth Context

Initial build-out of the Belvedere ASP area has included significant uses to support further residential growth including Fire Station 45 which opened in October 2023, and the East Hills Shopping Centre providing 880,000 square feet of employment-generating uses. Additionally, the area is well-served by transportation infrastructure including the Stoney Trail Ring Road and MAX Purple BRT which currently terminates on 84 Street SE. With three other Growth Applications recommended for approval as part of the 2024 mid-cycle budget deliberations, Stoneyview is a logical location for continued growth and development, to optimize the City's significant investment in Belvedere.



WHY STONEYVIEW?

1 Community Diversification

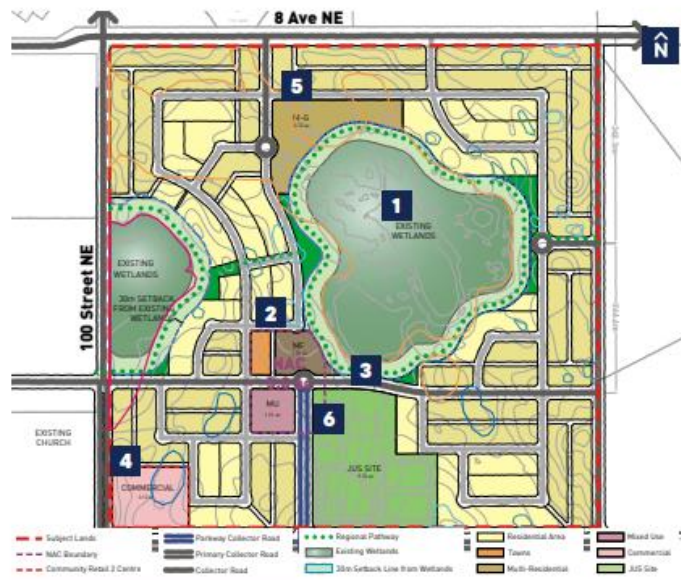
Stoneyview will be one of many neighbourhoods actively building in the Belvedere area and provides an opportunity to bring a diversity of product offering. Differentiated housing supply will increase housing choice and aid in affordability efforts to address the housing prices by ensuring continued supply.

4 Supporting City Direction

Belvedere was identified as a priority growth area for the City of Calgary which is reflected in the investment made to date. Stoneyview will leverage this commitment from the City to establish the east sector as a significant growth node close to transit, jobs, and amenities.

Land Use Concept Plan

- 1** Preservation and integration of existing natural features.
- 2** Neighbourhood Activity Centre providing a diversity of uses.
- 3** Future Joint Use Site as contemplated by the Belvedere ASP.
- 4** Community Retail Centre bringing local-scale commercial internal to the Belvedere area.
- 5** A diversity of residential uses to support regional employment areas and provide housing options to the City.
- 6** A Neighbourhood Boulevard terminates at the Neighbourhood Activity Centre connecting Stoneyview to neighbourhoods throughout the Belvedere ASP area.



WHY STONEYVIEW?

Appreciation for Natural Features

Stoneyview includes lands identified as "Open Space and Naturally Vegetated" as per the MDP. The Growth Application will emphasize appreciation and retention of significant open space and natural lands where possible.

Substantiate Existing Investment

Funding for all infrastructure and services has been provided through the 2023-2026 budget and through the proposed mid-cycle budget adjustment recommended by Administration, IPC, and Council. This Growth Application will utilize this infrastructure and contribute capital to support recovery of those costs through property tax and levies.

Risk Analysis for Growth Applications

This attachments summarizes the risks associated with approving, or not approving, Growth Applications. Application-specific risks are highlighted, when necessary, in the cover report.

Risks of Not Approving Growth Applications

Erosion of Affordability

If supply (via City investment into serviced land) is insufficient relative to demand, housing prices can rise and affordability is eroded. The Growth Application process includes consideration of serviced land supply to inform recommendations for new community development, aiming for a balance between too much and too little supply. That said, there are many factors that impact affordability beyond The City's provision of serviced land supply in new communities.

Business Confidence Risk

Growth Applications face a higher approvals risk than many other application types along the approvals continuum, largely due to the required financial commitment on the part of The City. This may challenge developer willingness to invest. This risk is mitigated by ensuring relevant development and servicing information is made available such that developers have access to the information needed to inform their decisions to submit Growth Applications.

Risks of Approving Growth Applications

Dispersion

Investing in many new communities simultaneously means that resources are spread across a wider area, which can result in inefficient infrastructure and service delivery. Limited demand across a wider area also means communities will be slower to build out, and slower to become complete communities that can support public and private amenities. This also impacts return on investment as revenues may not keep up with cost initiation. Risk is lower during periods of high growth and is mitigated through a strategic, balanced approach to investment and monitoring.

Long Term Investment Commitment

Approving a Growth Application begins a long term commitment to the capital and operating investments necessary to bring all City services to new residents and businesses. While initial operating costs are typically low (as populations are small and infrastructure is new), and triggered capital costs can be low or even zero if the area depends on previously made investments to initiate development, it is important to prepare for significant operating and capital costs in the medium and long term as the area builds out.

Infrastructure investments still need to be made to complete servicing in previously approved new communities until they have reached full build out. The amount, which includes interchanges, Bus Rapid Transit, utility network upgrades and other City investments, is currently estimated at \$1.3 billion. The unfunded investments will be brought forward for budget consideration as the appropriate triggers are met, which is dependent on the pace of growth.

This infrastructure is funded through a mix of funding sources, only a portion of which is from off-site levies. Availability of off-site levy funding and other funding sources impacts the timing of infrastructure investments and delivery. This carries a risk of increasing the infrastructure deficit which may lead to lower levels of service in approved communities. This can be mitigated

through budget prioritization emphasizing community completion and alignment with the pace of growth, and current and anticipated revenues.

The New Community Incremental Operating Cost Model, used in application evaluation, is subject to continuous refinement and only reflects a portion of citywide operating costs over a 15-year timeframe. It is not intended to be a complete representation of a new community's lifetime operating cost impact to The City. Approval of new communities creates a commitment to services and infrastructure indefinitely into the future.

Expectation Risk

Multiple Growth Applications requiring investment are concurrently under review. If numerous Growth Applications and related investments are recommended for consideration, expectations for funding and approval in the November budget deliberations may be created that cannot be met. Administration is working to mitigate this risk by considering financial capacity and citywide needs (both growth-related and non-growth) before and after the Growth Application is brought forward to Infrastructure and Planning Committee.

Relatedly, the recommendation on a Growth Application does not constitute an approval or endorsement with respect to an Outline Plan and/or Land Use Amendment. Administration does not make a determination on the suitability of proposed land uses for a site through the Growth Application process.

Environmental and Climate Risk

New community development increases greenhouse gas emissions at a faster pace than established area development, which leads to increased climate risk by removing natural assets that enhance resilience and increasing the exposure of infrastructure assets to climate hazards. Opportunities to mitigate these risks are introduced in subsequent stages of the approvals continuum.

Calgary



Growth Application in the Belvedere Area Structure Plan (Ward 9), GA2024-006

IP2025-0198

Infrastructure and Planning Committee | 2025 February 27



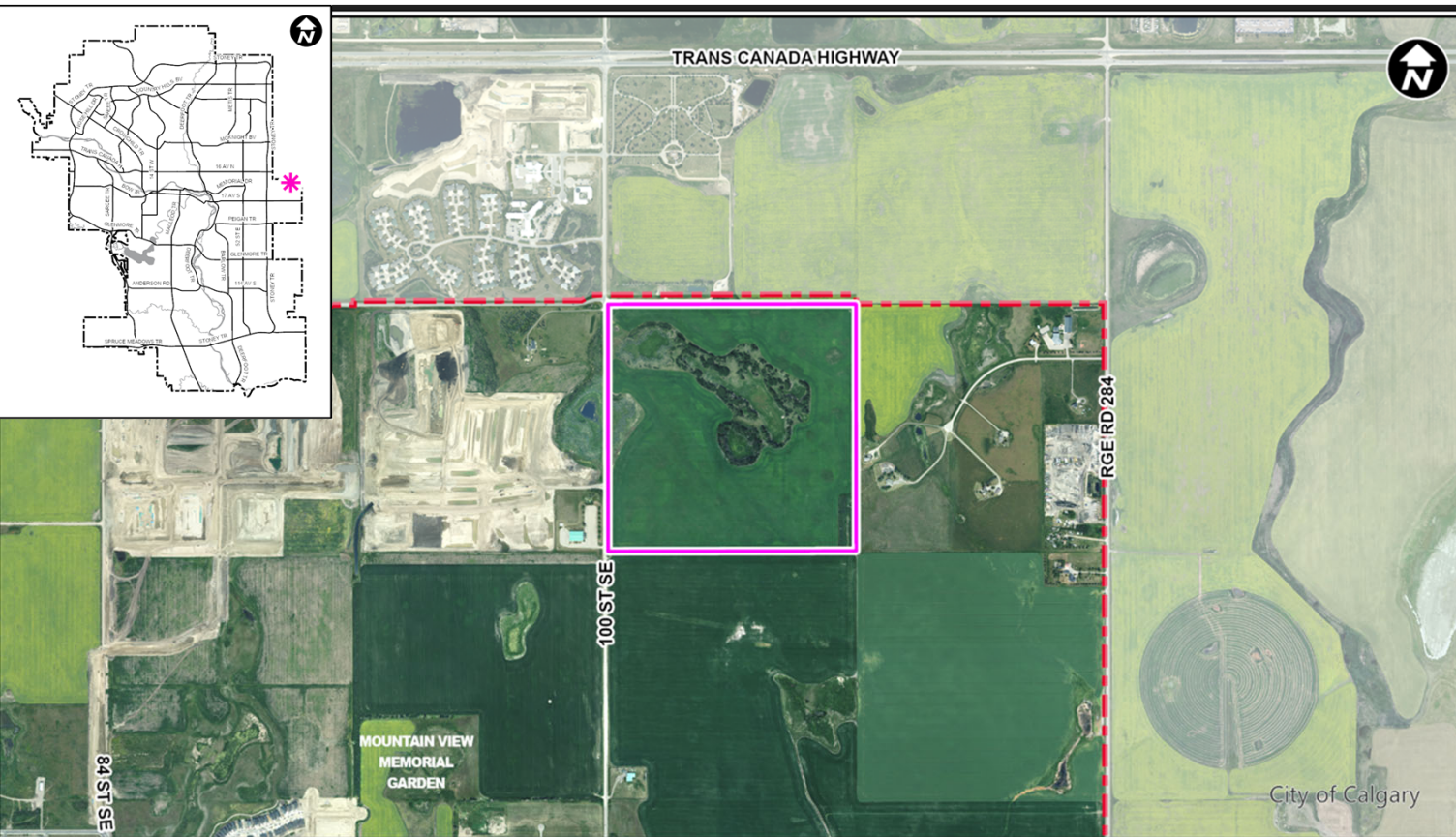
Recommendation

That the Infrastructure and Planning Committee recommend that Council:

1. Direct Administration to consider the 2026 operating investments needed to enable this Growth Application (GA2024-006) in the prioritization of investments for the 2025 November Adjustments; and
2. Direct Administration to consider future capital and operating investments (2027+), as required, for this Growth Application (GA2024-006) in the prioritization of investments in future Service Plans and Budgets.



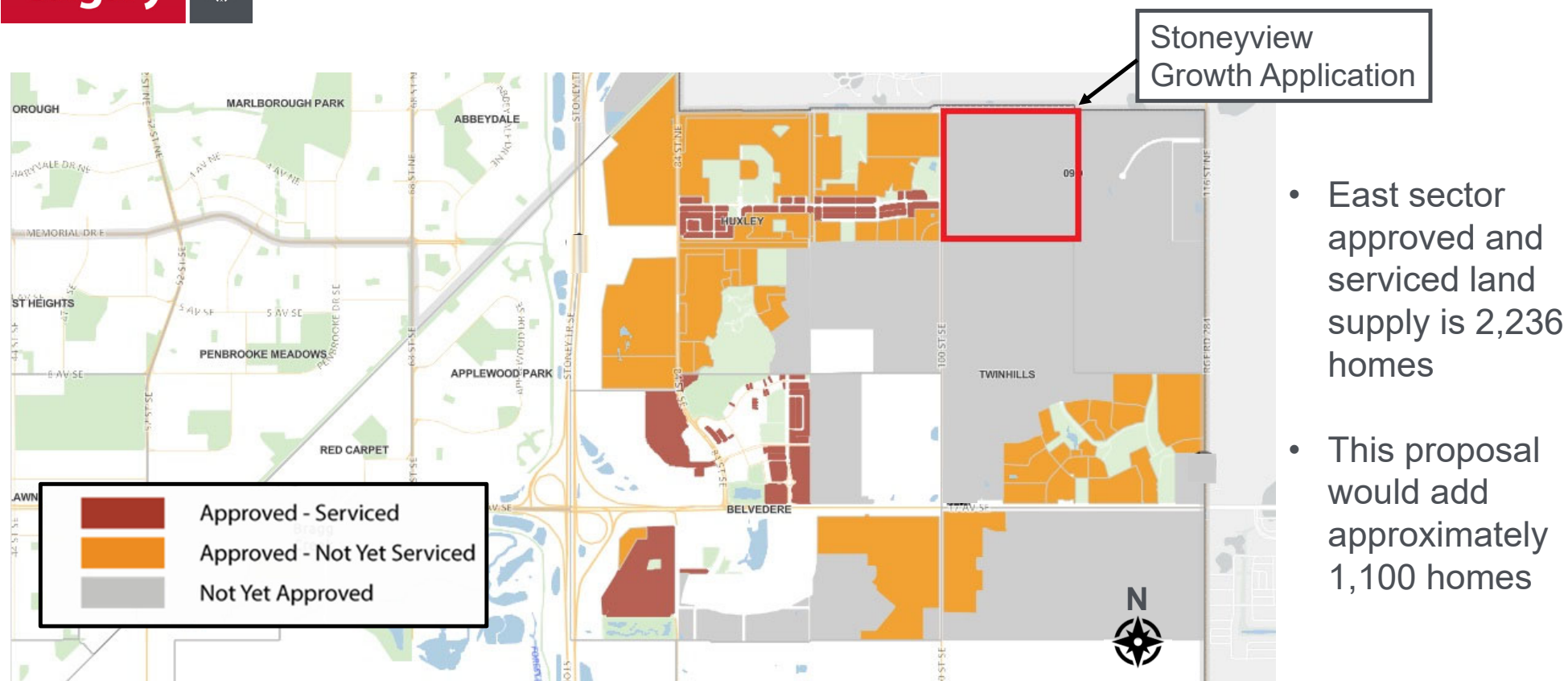
Growth Application Context Map



Area Structure Plan:
Belvedere
Community:
B
Gross Developable Hectares:
• 64ha
Proposed New Homes:
• 1,100 Homes
Commercial or Retail:
• 2,300 m²
Additional Operating Cost per year:
• \$1.2M per year for first 15 years of buildout



East Sector Overview



- East sector approved and serviced land supply is 2,236 homes
- This proposal would add approximately 1,100 homes



Evaluation Overview



1. Municipal Development Plan Alignment

- a) Contiguous with Huxley community to the west
- b) Favourable proximity to activity centres and transit hubs

2. Market Demand (as of May 2024)

- a) The Suburban Residential Growth Report indicates that as of 2024 May, the East Sector has three new communities at various stages of development
- b) Two to three years of approved and serviced land and additional seven to nine years of approved but not yet serviced land remaining



3. Financial Impact

- a) Favourable New Community Operating Cost Model review
- b) Current budget cycle 2026 requires:
 - i. No additional capital investment
 - ii. Base operating investments of \$0.29M
- c) Future budget cycles 2027+ requires:
 - i. \$336.80M additional capital investment for continued growth in Area Structure Plan
 - ii. \$1.21M base operating investment is required per year after build out ends





Recommendation

That the Infrastructure and Planning Committee recommend that Council:

1. Direct Administration to consider the 2026 operating investments needed to enable this Growth Application (GA2024-006) in the prioritization of investments for the 2025 November Adjustments; and
2. Direct Administration to consider future capital and operating investments (2027+), as required, for this Growth Application (GA2024-006) in the prioritization of investments in future Service Plans and Budgets.



FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the *Freedom of Information and Protection of Privacy (FOIP) Act* of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making and scheduling speakers for Council or Council Committee meetings. **Your name and comments will be made publicly available in the Council or Council Committee agenda and minutes.** If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

Please note that your name and comments will be made publicly available in the Council or Council Committee agenda and minutes. Your e-mail address will not be included in the public record.

ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

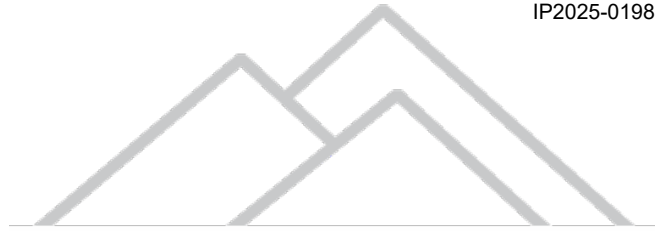
First name [required]	Brian
Last name [required]	Hahn
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Infrastructure and Planning
Date of meeting [required]	Feb 27, 2025
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	7.2 - 7.5 Growth Applications
Are you in favour or opposition of the issue? [required]	Neither



ATTACHMENT_01_FILENAME 2025-02-27 BILD Letter to IPC.pdf

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)



February 26, 2025

The City of Calgary
P.O. Box 2100, Station M
Calgary, AB T2P 2M5

Attention: Sonya Sharp, Chair, Infrastructure and Planning Committee

Dear Members of the Infrastructure and Planning Committee,

Re: Items 7.2 to 7.5 Growth Applications

On behalf of BILD Calgary Region, we appreciate City Administration's ongoing efforts to advance growth applications. The industry values this collaborative approach, which plays a crucial role in ensuring new developments move forward efficiently, especially as Calgary faces significant housing and economic development needs. BILD strongly believes that these partnerships benefit not only industry and The City, but also Calgarians and overall housing affordability.

As the City's off-site levy regime results in growth paying for 100% of its share of infrastructure costs, applications which do not require matching city capital infrastructure funding should move forward without delay, ensuring continued investment and housing supply. Immediate approval gives confidence in continued financial investment without delay, allowing developers to plan effectively and maintain momentum in meeting housing and development needs. The industry relies on predictable approvals to plan for growth, and any unnecessary hold-ups create risk and added costs for both developers, homebuyers, and The City. With our current social, political and economic environment, maintaining continuity in decision-making is even more critical to avoid disruptions that will slow Calgary's development pipeline.

Timely Approvals for Applications Not Requiring Matching City Capital Funding

We strongly believe that growth applications that do not require matching City capital infrastructure funding should not be delayed due to broader budget cycle considerations. As all on-site infrastructure and growth's share of off-site infrastructure are fully funded by industry's off-site levies, these projects do not impose any burden on The City's capital budget. Delays in approving these applications will unnecessarily restrict housing supply, drive up costs, and create uncertainty for both developers and homebuyers.

Key Considerations:

1. **Full Cost of Servicing is Known** – At the time a growth application is being considered, The City already identifies all servicing costs, including capital and incremental operating costs.
2. **No Matching City Capital Infrastructure Funding Required** – If an application does not require matching city capital infrastructure funding (i.e., the necessary infrastructure

is already in place or funded by developers through off-site levies), there is no reason to defer approval to align with the budget cycle.

3. **Incremental Operating Costs are Offset by New Revenues** – Any minor incremental operating costs (e.g., waste collection, snow clearing, transit) are offset by the accretive property tax uplift, municipal utility revenues, and other fees, ensuring no net financial burden to The City. Additionally, new infrastructure is more cost-efficient than aging assets, further reducing financial pressures.
4. **Avoiding Construction Delay** – Deferring approvals to future budget cycles could risk construction delays, further exacerbating housing shortages and costs at a time when supply is critically needed.

Why This Matters:

- **Delays Restrict Housing Supply** – Holding back approvals unnecessarily slows development, worsening affordability challenges.
- **Predictable, Transparent Decision-Making** – Council has full financial visibility at the time of application review, ensuring informed, risk-free decision-making.
- **Alignment with Growth Management Goals** – The City has committed to enabling growth in an orderly and efficient manner. Applications that align with established growth priorities and require no matching City capital investment should proceed.

In summary, we urge the Committee to prioritize the approval of growth applications that do not require matching city capital infrastructure funding. These approvals will ensure continued investment, industry certainty, and sustained economic growth. As the upcoming municipal election approaches, maintaining timely approvals is essential to prevent disruptions in Calgary's development pipeline.

To maintain progress in addressing Calgary's housing and development needs, it is essential that growth applications **not requiring matching city capital infrastructure funding** not be deferred to the budget cycle. Immediate approval will provide certainty for continued financial investment, ensuring housing supply meets demand without unnecessary obstacles.

We appreciate your time and consideration and look forward to continued collaboration on these critical issues.

Sincerely,



Brian R. Hahn
CEO, BILD Calgary Region

**Planning & Development Services Report to
Infrastructure and Planning Committee
2025 February 27**

**ISC: UNRESTRICTED
IP2025-0196**

Growth Application in the Belvedere Area Structure Plan (Ward 9), GA2024-005

PURPOSE

The purpose of this report is to recommend that the operating costs for the Growth Application within Community D of the Belvedere Area Structure Plan (“South Belvedere Village”) be considered for funding through the 2025 November Adjustments to the 2023-2026 Service Plans and Budgets.

PREVIOUS COUNCIL DIRECTION

On 2023 July 26, Council endorsed a redesigned approach for how The City evaluates and enables growth opportunities to ensure that new community growth happens in the right place at the right time (IP2023-0559). This process was implemented starting 2023 August 1 (see Attachment 1).

RECOMMENDATION(S):

That the Infrastructure and Planning Committee recommend that Council:

1. Direct Administration to consider the 2026 operating investments needed to enable this Growth Application (GA2024-005) in the prioritization of investments for the 2025 November Adjustments; and
2. Direct Administration to consider future capital and operating investments (2027+), as required, for this Growth Application (GA2024-005) in the prioritization of investments in future Service Plans and Budgets.

**RECOMMENDATION OF THE INFRASTRUCTURE AND PLANNING COMMITTEE,
2025 FEBRUARY 27:**

That Council:

1. Direct Administration to consider the 2026 operating investments needed to enable this Growth Application (GA2024-005) in the prioritization of investments for the 2025 November Adjustments; and
2. Direct Administration to consider future capital and operating investments (2027+), as required, for this Growth Application (GA2024-005) in the prioritization of investments in future Service Plans and Budgets.

Excerpt from the Minutes of the Regular Meeting of the Infrastructure and Planning Committee, 2025 February 27:

“A package of public submissions was distributed with respect to Report IP2025-0198.”

GENERAL MANAGER COMMENTS

General Manager Debra Hamilton concurs with this report. The City’s approach to evaluating growth opportunities focuses on our longstanding commitment to enabling growth in the right places at the right times. This advances environmental sustainability, financial responsibility and, critically, a high-quality of life for Calgarians.

Growth Application in the Belvedere Area Structure Plan (Ward 9), GA2024-005

HIGHLIGHTS

- Administration recommends that it is the right time for the operating investments required by this Growth Application to be considered in The City's Service Plans and Budgets process to help Calgary meet the growing demand for housing.
- South Belvedere Village would enable ±250 homes and ±11,148 m² of commercial space in the East new community sector. Enabling growth in this area would complement development in the community of Belvedere.
- South Belvedere Village is within one to eight km of existing amenities including activity centres, employment areas, public schools, recreation facilities, libraries and transit.
- South Belvedere Village requires approximately \$0.04M of base tax-supported operating funding in 2026 and will require additional operating funding in future budget cycles.
- South Belvedere Village leverages previously approved capital investments to enable development. Further investment will be required in future budget cycles to fund storm drainage, mobility and fire and emergency response to support growth in the Belvedere Area Structure Plan. Investments are outlined in the Services and Financial Implications section of this report and in Attachment 2. Conditions will be placed on the respective Outline Plans in the area to ensure there are mechanisms in the future to manage development until the infrastructure is funded in a future service plan and budget.

DISCUSSION

Evaluation Overview

Home is Here, The City of Calgary's Housing Strategy, sets out how The City will ensure that everyone living in Calgary has an affordable place to call home. Within a context of strategic and sustainable growth, investment in new communities continues to play an important role in supporting The City's long-term vision and objectives on housing. Guidance for how Growth Applications are evaluated against criteria is set out in section 5.2.2 of the Municipal Development Plan and section 4.3 of the New Community Planning Guidebook. The criteria focus on evaluating to what extent these applications align with the city building goals of the Municipal Development Plan/Calgary Transportation Plan, respond to market demand, and are financially positive for The City and the local economy.

Growth Application Evaluation

The site is adjacent to 17 Ave SE, east of Stoney Trail. The application was received on 2024 October 9 and evaluated by a cross corporate team. This evaluation is summarized below and in Attachment 2.

Municipal Development Plan/Calgary Transportation Plan Alignment

- Continuation of development with Belvedere (north of 17 AV SE, east of East Hills Shopping Centre), and East Hills Crossing. Near to the East Hills Shopping Centre and three to four kilometres from amenities located around International Avenue (17 AV SE).

Market Demand

- The East Sector currently includes three new communities at various stages of development.

Planning & Development Services Report to
Infrastructure and Planning Committee
2025 February 27

ISC: UNRESTRICTED
IP2025-0196

Growth Application in the Belvedere Area Structure Plan (Ward 9), GA2024-005

- The *Suburban Residential Growth* report indicates that as of 2024 May, the East Sector has two to three years of serviced land capacity and seven to nine years of approved but not yet serviced land. See Attachment 3 for more information. With growth accelerating to record levels in Calgary, land supply has diminished, and in 2024 November, Council approved applications for 3,000 homes the sector, plus capacity for lands beyond this.

Financial Impact

- Impact is favourable when comparing anticipated property tax and franchise fee revenue with estimated incremental direct and indirect operating costs through the New Community Incremental Operating Cost Model (IP2023-0981).
- Leverages existing or previously approved infrastructure. See the Service and Financial Implications section of this report and Attachment 2 for more information.
- Funding is approved for the required enabling capital utility and mobility infrastructure, which is in varying stages of planning and delivery. Continued investment in future budget cycles for BRT infrastructure, stormwater infrastructure and to fund the permanent fire and emergency response station will be required for the ongoing buildout of the Belvedere Area Structure Plan, including, but not limited to, this Growth Application area. Delays in infrastructure delivery and/or future budget approvals could result in development delays.

EXTERNAL ENGAGEMENT AND COMMUNICATION

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

As new communities are planned and designed, public engagement opportunities occur at the Area Structure Plan and Outline Plan/Land Use Amendment stages. These steps inform the Growth Application review. The Service Plans and Budgets process includes public engagement opportunities. Any member of the public is also able to speak on individual Growth Applications at both the Infrastructure and Planning Committee step and as part of the public hearing that is held on the broader budget adjustments in November.

Administration uses www.calgary.ca/growthapplication to share information about this and other Growth Applications. An applicant's submission (Attachment 4) is also provided.

IMPLICATIONS

Social

The City supports market housing needs through investing in a balanced supply of serviced land in new community areas. This can increase housing choice and affordability and if well located, increase access to public and private amenities.

South Belvedere Village is well-located with respect to existing amenities and services, including the East Hills Shopping Centre and the Max Purple BRT.

Growth Application in the Belvedere Area Structure Plan (Ward 9), GA2024-005

Environmental

Generally, new community growth involves greater greenhouse gas emissions relative to redevelopment in established areas (particularly with respect to mobility), increases climate risk and removes natural assets. Climate resilience considerations are best considered through policy and planning approvals from Outline Plan to Development and Building Permit stages. City development standards and design guidelines can have significant carbon reduction and resilience benefits when applied universally to development through these processes.

South Belvedere Village supports population growth in a location conducive to low carbon mobility options, by way of the Max Purple BRT.

Economic

Enabling private housing development creates jobs, boosts economic activity and can support housing affordability. This is an important part of Calgary's comparative advantage relative to other cities. New communities trigger significant economic activity both in the course of development and throughout their lifespan.

Service and Financial Implications

New operating funding request

This application requires approximately \$0.04M of base tax-supported operating funding in 2026 and will require a total annual base operating investment of \$0.09M in the final build out year in future budget cycles (Attachment 2, Table 3) based on analysis done using the New Community Incremental Operating Cost Model (IP2023-0981). Should South Belvedere Village proceed, required operating funding will be requested by the impacted services through the 2025 November Adjustments to the 2023-2026 Service Plans and Budgets and through future Service Plans and Budgets (Attachment 2, Table 4).

The City budgets for additional revenues from redevelopment and new development, meaning the estimate of property taxes used in the model is not implied to be additional unbudgeted tax revenue. Rather, this indicates how much property tax could be generated by the anticipated housing and businesses in the Growth Application (at current tax rates).

Other: Capital Investments

This area benefits from capital investments previously approved by Council. Additional investments of \$336.80M required to support the full build out of the Growth Application will be brought forward through future Service Plans and Budgets (Attachment 2, Table 4). These investments will support ongoing growth in the Belvedere Area Structure Plan as well.

RISK

New community growth is a long-term commitment that presents several risks which are discussed in further detail in Attachment 5.

In addition to this, it is important to note that the recommendation on South Belvedere Village does not constitute an approval or endorsement with respect to an Outline Plan and/or Land Use amendment. For the purposes of this Growth Application, Administration is not making a determination on the suitability of any particular land use for the site.

Planning & Development Services Report to
Infrastructure and Planning Committee
2025 February 27

ISC: UNRESTRICTED
IP2025-0196

Growth Application in the Belvedere Area Structure Plan (Ward 9), GA2024-005

ATTACHMENTS

1. Background and Previous Council Direction
2. Application Overview
3. Overview of New Community Land Supply
4. Applicant Submission
5. Risk Analysis for Growth Applications
6. Presentation
7. **Public Submissions Received at Committee**

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform
D Hamilton	Planning and Development Services	Approve
A Brown	Corporate Planning and Financial Services	Consult
M Thompson	Infrastructure Services	Consult
D Morgan	Operational Services	Consult
K Black	Community Services	Consult

Author: Curesha Moodley, City and Regional Planning

Clerks: R. Derwantz / C. Doi

Background and Previous Council Direction

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

Background

Growth Applications serve as the mechanism for evaluating new community growth opportunities in Calgary. The Growth Application process was endorsed by Council in 2023 July ([IP2023-0559](#)), and involves assessment of alignment with City policy and proximity to amenities and services, market conditions and land supply, and financial impacts.

Growth Applications are a responsive application-based model, with final decisions made through the annual Service Plans and Budgets process. Semi-annual briefing notes on Growth Application activity are also provided to Infrastructure and Planning Committee.

Previous Council Direction

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

DATE	REPORT NUMBE R	DIRECTION / DESCRIPTION
2025 January 30	IP2025- 0055	Growth Applications Lessons Learned Update on continuous improvement to the Growth Application process. Amended direction provided by Infrastructure and Planning Committee (goes to Council on 2025 Feb 25) to bring back an Administrative position on operating cost only Growth Application decision-making outside of traditional budget timing by Q2 2025.
2025 January 8	IP2025- 0054	Citywide Growth Strategy: Semi-Annual Update on Growth Applications Update on the status of active and recently approved Growth Applications.
2024 November 5	C2024- 1907	2024 Mid-Cycle Adjustments to the 2023-2026 Service Plans and Budgets Council approved operating and capital investments in four Growth Applications.
2024 June 12	IP2024- 0718	Citywide Growth Strategy: Semi-Annual Update on Growth Applications Update on the status of active and recently approved Growth Applications.
2023 October 17	IP2023- 0924	Citywide Growth Strategy: Growth Applications Fee Adjustment Council approved an adjustment to Growth Application fees. The adjustment applies a prorated fee based on area for smaller applications (up to 16 hectares).

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

Bylaws, Regulations, Council Policies

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

Municipal Development Plan, 2020

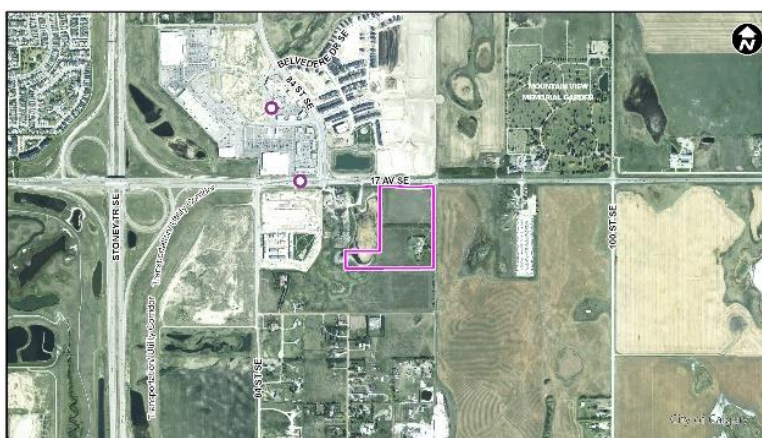
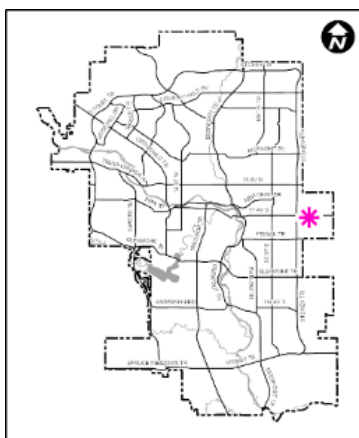
In accordance with the Municipal Government Act, Calgary's Municipal Development Plan provides the long-term strategic framework for growth and development to achieve the following seven goals: Compact Urban Form, Urban Design Excellence, Greening the City, Great Communities, Connected City, Prosperous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

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

Application Overview

GA2024-005: South Belvedere Village

This attachment summarizes information about this Growth Application and its evaluation according to defined criteria outlined at www.calgary.ca/growthapplications.



Growth Application At-a-Glance

Area Structure Plan: Belvedere

Community: Community D – South Belvedere Village

Gross Developable Hectares: ±10

Proposed Dwelling Units: ±250 multi-residential homes

Commercial or Retail: ±11,148 m²

Municipal Development Plan/Calgary Transportation Plan Alignment:

- Contiguous with adjacent development to the north of 17 AV SE and west of the site which are currently under development.
- Favourably located nearby to services and amenities.

Market Demand

- **East Sector** has two to three years of serviced land and seven to nine years of approved – not yet serviced land (lands approved by Council with funding allocated for capital investments, but not constructed), as of 2024 May. These amounts do not yet reflect the land supply increase from Growth Applications approved in 2024 November.

Financial Impact

- The site leverages previously funded capital infrastructure investment and will also require future investments. A further \$336.8M will be required in future budget cycles to fund stormwater infrastructure, for mobility investments, and for a permanent fire station, with

funding sources to be a mix of City, Utilities and Off-site Levy eligible expenses. Both previous and future investments will support continued growth in the broader Belvedere Area Structure Plan, with benefits extending beyond this application.

- Favourable result (incremental costs compared to incremental revenues) from the New Community Incremental Operating Cost Model.

Municipal Development Plan/Calgary Transportation Plan Alignment

Within a context of strategic and sustainable growth, investment in new communities continues to play an important role in supporting The City's long-term vision and objectives on housing. Guidance for how Growth Applications are evaluated against criteria is set out in section 5.2.2 of the Municipal Development Plan and section 4.3 of the New Community Planning Guidebook. The criteria focus on evaluating to what extent these applications enable complete communities where people live close to amenities and services.

Market Demand

The City strives to maintain a healthy supply of land for housing, as set out in section 5.2.3 of the Municipal Development Plan. As of 2024 May, there are 41 new communities in active development, with serviced land that can accommodate 82,423 homes, for seven to nine years of supply. In approved but not yet serviced lands where Council has committed to funding future infrastructure but the services are not yet in place, a further 37,905 homes can be accommodated, for an additional three to four years of supply.

For more information, please consult the [Suburban Residential Growth](#) report and Attachment 3. These numbers are as of May 2024 and do not include the 2024 November Growth Application approvals. The City acknowledges that supply varies through the development continuum and unforeseen external factors may affect land supply.

Financial Impact

The criteria under Financial Impact evaluates the impact on The City's financial position by analyzing the anticipated costs (capital and operating) of the development proposed in the Growth Application, as well as the direct revenues (property tax, franchise fees, transit). The Financial Impact is isolated to the Growth Application being considered and does not reflect citywide growth.

While some infrastructure may be required initially to enable development to start, there is also additional infrastructure that will be needed as the community completes. New communities previously approved by Council that are not yet serviced still require significant City investment in infrastructure. Expansion in City infrastructure creates future financial obligations such as maintenance and renewal over its lifecycle.

Table 1: Growth Application Criteria Evaluation Summary

Criteria Category	Result	Administration Comments
Policy Alignment	Favourable	<ul style="list-style-type: none"> Contiguous with adjacent development Continues to build out the community of Belvedere Favourably and not favourably located: East Hills Shopping Centre, the Max Purple BRT (within 5.0 km - favourable); existing schools/recreation centres and libraries (>3.0 km/>5.0 km – not favourable)
Market Demand	Favourable	<ul style="list-style-type: none"> The Suburban Residential Growth Report indicates that as of 2024 May, the East Sector has: <ul style="list-style-type: none"> Two to three years of approved and serviced land (single/semi-detached and multi-residential); and Seven to nine years of approved but not yet serviced land (single/semi-detached and multi-residential). Note that these numbers do not include Growth Applications approved in November
Financial Impact	Favourable	<p>Capital Costs</p> <ul style="list-style-type: none"> The site leverages existing and previously funded capital infrastructure investment and will also require future investments that are needed to support ongoing growth in the Belvedere Area Structure Plan, including these lands. Required enabling infrastructure is in varying stages of delivery. Some infrastructure elements are in early stages of design and require ongoing coordination and issue resolution to advance servicing. The required capital storm infrastructure will be phased over multiple years, which will present interim capacity in stages.
	Favourable	<p>Operating Costs</p> <ul style="list-style-type: none"> Favourable when comparing anticipated property tax and franchise fee revenue with estimated incremental direct and indirect operating costs for the proposed Growth Application area.

Table 2 – Capital Infrastructure Benefitting the Growth Application

Capital Investment	Total Estimated Cost (\$M) ^[1]	Funded in 2023-2026 Budget (\$M)	Funded in 2027-2030 Budget (\$M)	Unfunded Required to Complete (\$M)	Included in Off-site Levies Bylaw (Y/N)	Levy Eligible - % ^[2]
Belvedere Feedermain Phase 1	9.0	9.0	-	-	Y	100%
Belvedere Feedermain Phase 2	18.0	18.0	-	-	Y	100%
Chestermere Water Meter Location & Transfer of 300 mm water main within City Municipal Boundary	1.4	1.4	-	-	Y	100%
Belvedere Sanitary Trunk	12.0	12.0	-	-	Y	100%
Belvedere Storm & Connection to Cooperative Stormwater Management Initiative (CSMI)	40.0	5.0	35.0	-	N	100%
Stoney Trail/Memorial Drive Flyover	60.0	60.0	-	-	Y	51%
Contribution to CSMI	30.0	8.0	12.0	10.0	Y	100%
MAX Purple BRT from Hubalta to 84 Street S.E.	51.0	5.0	-	46.0	Y	51%
MAX Purple BRT from 84 Street E. to city limits	84.0	-	-	84.0	Y	51%
Belvedere Feedermain Phase 3 ^[3]	30.4	-	-	30.4	N	100%
Great Plains Sanitary Trunk Upgrades ^[3]	139.1	-	-	139.1	N	TBD
Belvedere Permanent Emergency Response Station	27.3	-	-	27.3	Y	100%
Initial Investment Required to Enable Growth Application	-	-	-	-		
Total Cost	502.2	118.4	47.0	336.8		

^[1] - These are total project costs, as of December 2024 that are required to complete the project and will need to be fully funded in the future. Costs are subject to change due to various factors (e.g., scope refinement, materials inflation).

^[2] - Infrastructure listed under both 1H2024 and 2M2016 bylaws may use remaining 2M2016 funds towards the portion of capital cost not levied for under the 1H2024 bylaw. As a result, OSL eligibility for these infrastructures may be up to 100%.

^[3] - These investments are not required to advance development in this Growth Application but lands will benefit from these future investment.

Table 2 General Notes:

- Table 2 includes all capital infrastructure investments related to the full build out of the Growth Application. Unfunded investments are needed in future budget cycles to support continued growth in Belvedere. All identified investments benefit areas beyond the Growth Application, including previously approved lands as well as the broader Belvedere area.

- The total anticipated capital costs required to service this Growth Application reflected in this report and attachments are estimates only and are subject to change. The level of accuracy of project costs related to infrastructure delivery evolve throughout the stages of a project as design progresses, as construction methodologies are confirmed and as procurement strategies are developed. Infrastructure pricing is also influenced by availability of materials and contractors, and market demand.
- Administration has endeavoured to reflect the most current anticipated capital costs at the time of preparation of this report. As some of the infrastructure projects are still in conceptual and early planning stages, there is a high degree of variability. As costs are documented at a given point in time, they may also not align with infrastructure costs that are published in the annual Offsite Levy Report, as these two sources are developed at different timeframes.

Table 3 – Operating Cost Summary (\$000s)

	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Total Revenue	204	612	816	1,069	1,069	1,251	1,251	1,251	1,434	1,434	1,434	1,434	1,434	1,434	1,434
Less: Total Operating Costs	(42)	(83)	(92)	(92)	(92)	(95)	(95)	(95)	(98)	(98)	(98)	(98)	(98)	(98)	(98)
Net Balance	162	529	723	976	976	1,156	1,156	1,156	1,336	1,336	1,336	1,336	1,336	1,336	1,336

Table 3 General Notes:

- Total revenue reflects the estimated City portion of property taxes, franchise fee and transit revenues to be generated by the Growth Application area only, at prevailing tax rates, and is not implied to be additional unbudgeted tax revenue. Total operating costs reflect estimated incremental direct and indirect service level operating costs within the Growth Application area only, including Transit and Fire, and does not consider total citywide operating costs, operating costs of capital (lifecycle and maintenance), nor costs beyond the 15-year timeframe. This analysis is on a standalone basis and does not consider that anticipated citywide growth could shift to this area from others or vice versa (i.e., the growth cannot be assumed to necessarily be net new to Calgary). These numbers are subject to change as the application progresses.
- In this particular Growth Application, the mix of land uses may be subject to significant change through Land Use and Outline Plan application. From a Growth Application perspective, the current land uses indicated have shown a favourable result and given the location, if alternative residential uses are proposed these will still be favourable from an operating perspective but may not be as favourable as the current land uses indicated.

Table 4 - Investments Required

	Current Service Plans and Budget 2026 (\$M)		Future Service Plans and Budgets 2027+ (\$M)	
	Approved	Requires Approval	Approved	Requires Approval
15 years Incremental Operating Investment	-	0.04	-	1.33
Capital Investment - City Funded	31.92	-	-	63.83
Capital Investment - Off-site Levy Funded	33.09	-	-	93.47
Capital Investment - Utility Funded ¹	53.40	-	47.00	179.50
Total Capital Investment	118.40	-	47.00	336.80
Total Investment	118.40	0.04	47.00	338.13
[1] - These investments will be funded by self-supported debt to be repaid through off-site levies and/or user fees				

Table 4 General Notes:

- This Growth Application leverages previously funded capital investments of \$165.40M to enable development. New incremental operating investment of \$0.04M is required in the current Service Plans and Budgets and will be brought forward in the 2025 November Adjustments to the 2023-2026 Service Plans and Budgets. Additional operating and capital investments of approximately \$338.13M will be required to support the full build out of the Growth Application or to support continued growth in the Belvedere Area Structure Plan and it will be brought forward in future Service Plans and Budgets.

Overview of New Community Land Supply

Growth Applications are an important step in enabling new community housing supply. Approval of a Growth Application has the effect of moving the subject lands from “planned” to “approved - not yet serviced”. Once the capital infrastructure is delivered and available to development, the lands would move from “approved – not yet serviced” to “approved – serviced”. In cases where no City capital infrastructure is required, it is possible to move directly to “approved – serviced”.

Administration’s evaluation of Growth Applications considers the citywide and sector land supply as a factor in the timing of investments. The City will consider if the citywide level of serviced land supply is low (<3 years), in target range (3-5 years), above target (5-7 years), or high (>7 years).

The two charts that follow show the impact on land supply of moving forward with the **South Belvedere Village Growth Application**, both specifically in the East sector and citywide.

Figure 1: South Belvedere Village and East Sector Land Supply

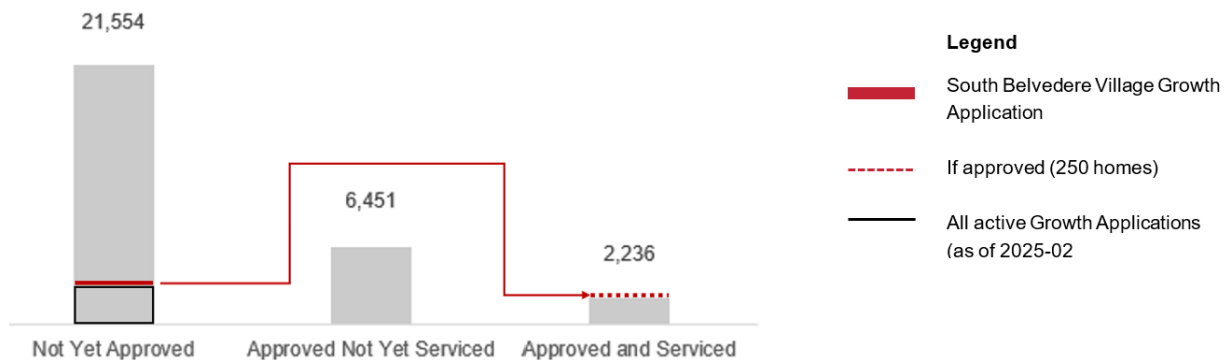
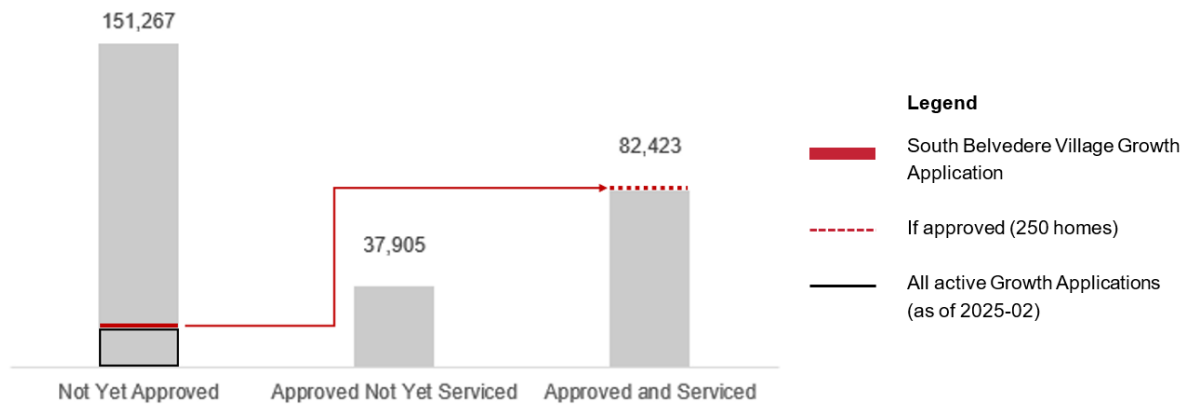



Figure 2: South Belvedere Village and Citywide Land Supply



Applicant Submission

South Belvedere Village

Growth Application Opportunity Overview



26 ac
Gross Area

250 units
Residential Units

280 jobs
Permanent Jobs


120K sq ft.
Employment Uses

\$1.1 million
Annual Taxes

\$5.1 million
in Levies

\$130 million
Investment at Build-out

This Growth Application has been prepared for the Subject Lands, herein referred to as South Belvedere Village on behalf of Enright Capital & Choice Properties. This Growth Application aligns with the Municipal Development Plan (MDP) and Calgary Transportation Plan (CTP), addresses market demand, and is financially viable. South Belvedere Village is readily serviceable by infrastructure considered for funding at the mid-cycle budget adjustments in November 2024. This infrastructure will be delivered through adjacent developments and is located within the Belvedere Area Structure Plan lands which were identified by Council as a priority growth area in 2023.



1

An Opportunity

South Belvedere Village provides an opportunity to progress with development in the Belvedere ASP area, adding to the numerous approved neighbourhoods and leveraging infrastructure investment made to date. It will provide a retail node and residential rooftops to support planned and developing residential rooftops to support existing and approved employment along Stoney Trail while bringing neighbourhood-scale retail uses internal to the community.

The Belvedere ASP area is unique in that it facilitates a key intermunicipal transit connection and is also the closest new development area to downtown Calgary.

Introducing a new neighbourhood to Belvedere will strengthen existing investment and contribute capital to support development of infrastructure such as the 17 Avenue SE BRT, Memorial Drive Flyover, and Highway 1 interchange at Garden Road.

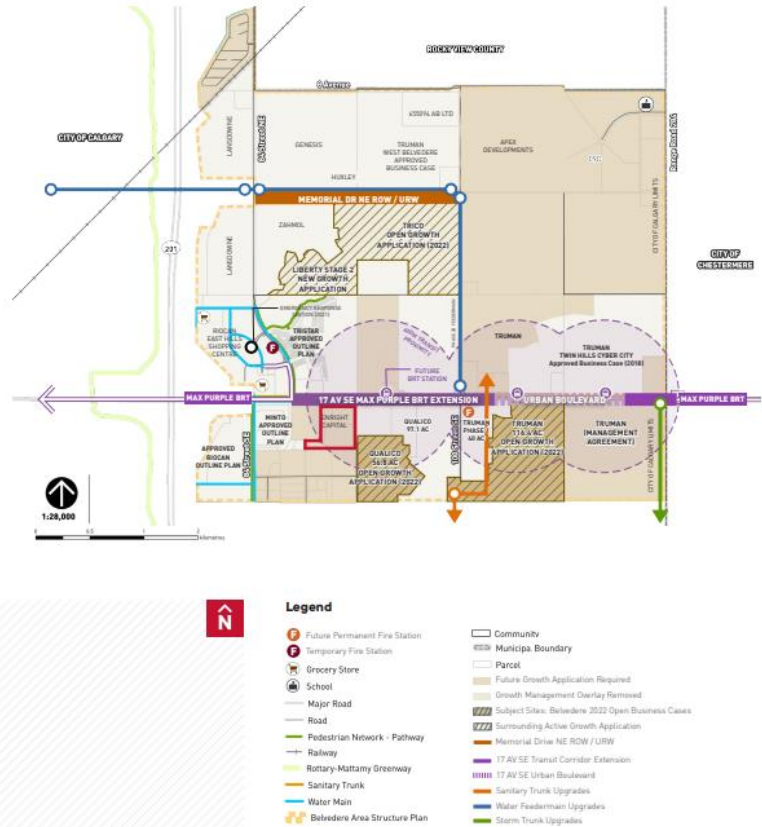
Anticipated Development Timeline:

Enright-Choice are targeting an Outline Plan and Land Use Amendment submission in Q4 2024, with the intent of launching the neighbourhood by 2026.



Growth Context

Initial build-out of the Belvedere ASP area has included significant uses to support further residential growth including Fire Station 45 which opened in October 2023, and the East Hills Shopping Centre providing 880,000 square feet of employment-generating uses. Additionally, the area is well-served by transportation infrastructure including the Stoney Trail Ring Road and MAX Purple BRT which currently terminates on 84 Street SE. With three other Growth Applications under consideration as part of the 2024 mid-cycle budget deliberations, including on adjacent lands, Belvedere is slotted to have more lands made available for growth than any other community, including the majority of new community capital funding.



Land Use Concept

- 1 Preservation and integration of existing natural features.
- 2 Retail Centre that supports the build-out south of 17 Avenue, adjacent to the active BRT nodes.
- 3 Medium density residential options to support existing and planned employment areas and to offer a diversity of housing options to the City.
- 4 Extension of a Green Corridor and regional pathway network to support active modes transportation.
- 5 Integration with Qualico's future community, and Transit-oriented, Neighbourhood Activity Centre



Risk Analysis for Growth Applications

This attachments summarizes the risks associated with approving, or not approving, Growth Applications. Application-specific risks are highlighted, when necessary, in the cover report.

Risks of Not Approving Growth Applications

Erosion of Affordability

If supply (via City investment into serviced land) is insufficient relative to demand, housing prices can rise and affordability is eroded. The Growth Application process includes consideration of serviced land supply to inform recommendations for new community development, aiming for a balance between too much and too little supply. That said, there are many factors that impact affordability beyond The City's provision of serviced land supply in new communities.

Business Confidence Risk

Growth Applications face a higher approvals risk than many other application types along the approvals continuum, largely due to the required financial commitment on the part of The City. This may challenge developer willingness to invest. This risk is mitigated by ensuring relevant development and servicing information is made available such that developers have access to the information needed to inform their decisions to submit Growth Applications.

Risks of Approving Growth Applications

Dispersion

Investing in many new communities simultaneously means that resources are spread across a wider area, which can result in inefficient infrastructure and service delivery. Limited demand across a wider area also means communities will be slower to build out, and slower to become complete communities that can support public and private amenities. This also impacts return on investment as revenues may not keep up with cost initiation. Risk is lower during periods of high growth and is mitigated through a strategic, balanced approach to investment and monitoring.

Long Term Investment Commitment

Approving a Growth Application begins a long term commitment to the capital and operating investments necessary to bring all City services to new residents and businesses. While initial operating costs are typically low (as populations are small and infrastructure is new), and triggered capital costs can be low or even zero if the area depends on previously made investments to initiate development, it is important to prepare for significant operating and capital costs in the medium and long term as the area builds out.

Infrastructure investments still need to be made to complete servicing in previously approved new communities until they have reached full build out. The amount, which includes interchanges, Bus Rapid Transit, utility network upgrades and other City investments, is currently estimated at \$1.3 billion. The unfunded investments will be brought forward for budget consideration as the appropriate triggers are met, which is dependent on the pace of growth.

This infrastructure is funded through a mix of funding sources, only a portion of which is from off-site levies. Availability of off-site levy funding and other funding sources impacts the timing of infrastructure investments and delivery. This carries a risk of increasing the infrastructure deficit which may lead to lower levels of service in approved communities. This can be mitigated

through budget prioritization emphasizing community completion and alignment with the pace of growth, and current and anticipated revenues.

The New Community Incremental Operating Cost Model, used in application evaluation, is subject to continuous refinement and only reflects a portion of citywide operating costs over a 15-year timeframe. It is not intended to be a complete representation of a new community's lifetime operating cost impact to The City. Approval of new communities creates a commitment to services and infrastructure indefinitely into the future.

Expectation Risk

Multiple Growth Applications requiring investment are concurrently under review. If numerous Growth Applications and related investments are recommended for consideration, expectations for funding and approval in the November budget deliberations may be created that cannot be met. Administration is working to mitigate this risk by considering financial capacity and citywide needs (both growth-related and non-growth) before and after the Growth Application is brought forward to Infrastructure and Planning Committee.

Relatedly, the recommendation on a Growth Application does not constitute an approval or endorsement with respect to an Outline Plan and/or Land Use Amendment. Administration does not make a determination on the suitability of proposed land uses for a site through the Growth Application process.

Environmental and Climate Risk

New community development increases greenhouse gas emissions at a faster pace than established area development, which leads to increased climate risk by removing natural assets that enhance resilience and increasing the exposure of infrastructure assets to climate hazards. Opportunities to mitigate these risks are introduced in subsequent stages of the approvals continuum.

Calgary



Growth Application in the Belvedere Area Structure Plan (Ward 9), GA2024-005

IP2025-0196

Infrastructure and Planning Committee | 2025 February 27



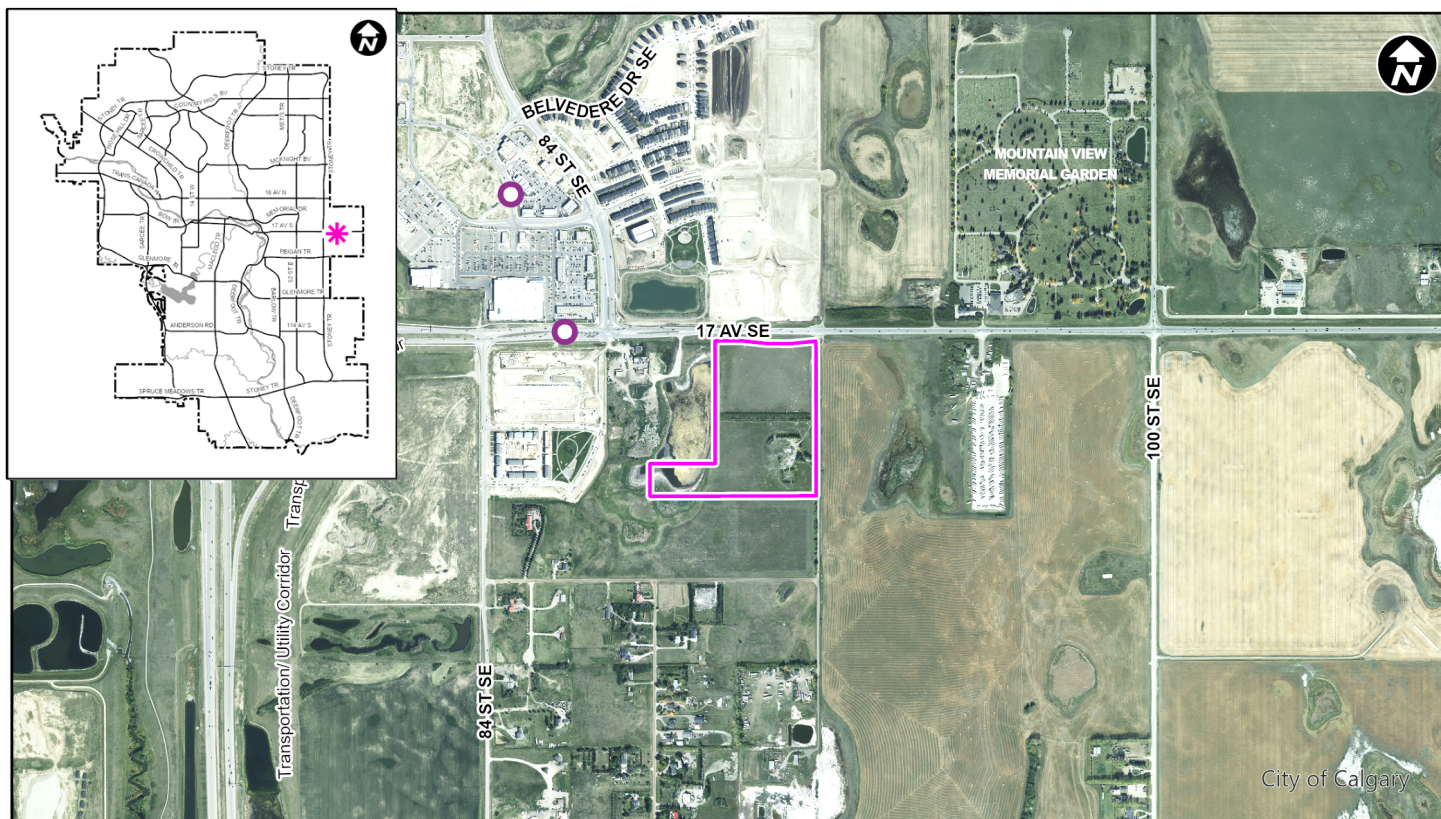
Recommendation

That the Infrastructure and Planning Committee recommend that Council:

1. Direct Administration to consider the 2026 operating investments needed to enable this Growth Application (GA2024-005) in the prioritization of investments for the 2025 November Adjustments; and
2. Direct Administration to consider future capital and operating investments (2027+), as required, for this Growth Application (GA2024-005) in the prioritization of investments in future Service Plans and Budgets.



Growth Application Context Map



Area Structure Plan:

Belvedere

Community:

D

Gross Developable Hectares:

- 10.5ha

Proposed New Homes:

- 250 Homes

Commercial or Retail:

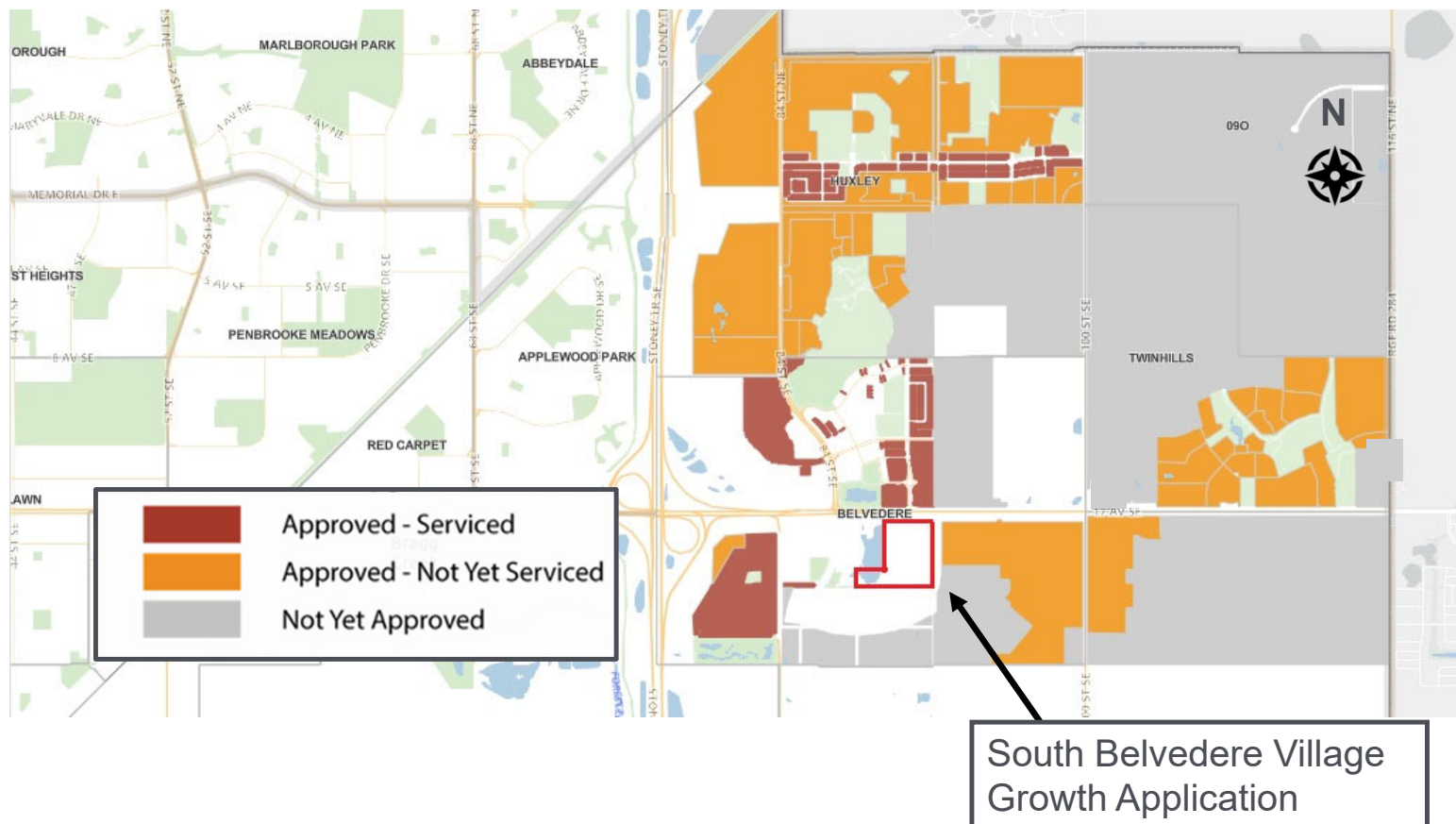
- 11,148 m²

Additional Operating Cost per year:

- \$98K per year for first 15 years of buildout



East Sector Overview



- East sector approved and serviced land supply is 2,236 homes
- This proposal would add approximately 250 homes



Evaluation Overview



1. Municipal Development Plan Alignment

- a) Contiguous with the rest of Belvedere community
- b) Favourable proximity to activity centres and transit hubs



1. Market Demand (as of May 2024)

- a) The Suburban Residential Growth Report indicates that as of 2024 May, the East Sector has three new communities at various stages of development
- b) Two to three years of approved and serviced land and additional seven to nine years of approved but not yet serviced land remaining



2. Financial Impact

- a) Favourable New Community Operating Cost Model review
- b) Current budget cycle 2026 requires:
 - i. No additional capital investment
 - ii. Base operating investments of \$0.04M
- c) Future budget cycles 2027+ requires:
 - i. \$336.80M additional capital investment for continued growth in Area Structure Plan
 - ii. \$0.09M base operating investment is required per year after build out ends



Recommendation

That the Infrastructure and Planning Committee recommend that Council:

1. Direct Administration to consider the 2026 operating investments needed to enable this Growth Application (GA2024-005) in the prioritization of investments for the 2025 November Adjustments; and
2. Direct Administration to consider future capital and operating investments (2027+), as required, for this Growth Application (GA2024-005) in the prioritization of investments in future Service Plans and Budgets.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the *Freedom of Information and Protection of Privacy (FOIP) Act* of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making and scheduling speakers for Council or Council Committee meetings. **Your name and comments will be made publicly available in the Council or Council Committee agenda and minutes.** If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

Please note that your name and comments will be made publicly available in the Council or Council Committee agenda and minutes. Your e-mail address will not be included in the public record.

ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

First name [required]Emily

Last name [required]Kloppenburg

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required]Standing Policy Committee on Infrastructure and Planning

Date of meeting [required]Feb 27, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 charactersGA2024-005

Are you in favour or opposition of the issue? [required]In favour



ATTACHMENT_01_FILENAME Belvedere - Letter of Support - signed (20-JAN-2025).pdf

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

The submitted letter of support is from one of the project proponents and landowners. The landowners are appreciative and optimistic about the investment that the City is directing to the Belvedere area and they ask for the support of the Belvedere Growth Applications that are being presented to IPC.

January 20, 2025

2025 Infrastructure and Planning Committee – New Community Growth: Belvedere

Dear Committee Members,

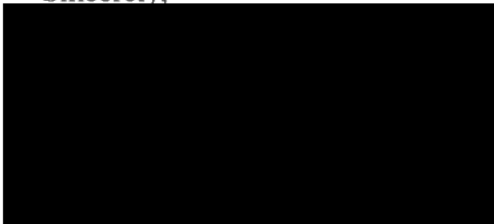
Enright Capital is writing this letter to express our strong support for the Belvedere Growth Applications as they provide critical housing supply and employment opportunities in east Calgary.

Our Growth Application for our land holdings in the Belvedere area along 17th Avenue is being considered at the Infrastructure and Planning Committee meeting on February 27th and we are pleased to see that Administration and the active developer groups are aligned in their view of Belvedere as an area of strategic growth importance. We support Administration bringing this application to IPC and we look forward to continuing to realize Belvedere as a growth node.

These strategic investments unlock housing and employment opportunities in Belvedere. Enright Capital is committed to Belvedere and are actively preparing an Outline Plan application which will be submitted later this month. We look forward to building out east Calgary together with the City and our industry partners.

Thank you to you Administration, Committee and Council for your commitment to Belvedere and East Calgary.

Sincerely,



David Forbes
Principal
Enright Capital



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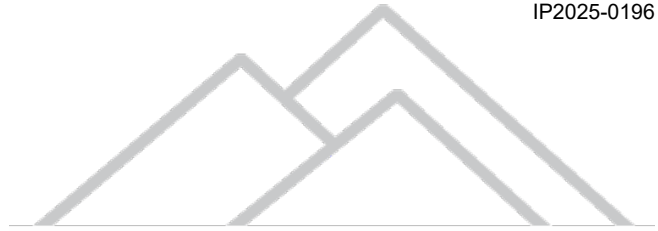
First name [required]	Brian
Last name [required]	Hahn
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Infrastructure and Planning
Date of meeting [required]	Feb 27, 2025
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	7.2 - 7.5 Growth Applications
Are you in favour or opposition of the issue? [required]	Neither



ATTACHMENT_01_FILENAME 2025-02-27 BILD Letter to IPC.pdf

ATTACHMENT_02_FILENAME

Comments - please refrain from
providing personal information in
this field (maximum 2500
characters)



February 26, 2025

The City of Calgary
P.O. Box 2100, Station M
Calgary, AB T2P 2M5

Attention: Sonya Sharp, Chair, Infrastructure and Planning Committee

Dear Members of the Infrastructure and Planning Committee,

Re: Items 7.2 to 7.5 Growth Applications

On behalf of BILD Calgary Region, we appreciate City Administration's ongoing efforts to advance growth applications. The industry values this collaborative approach, which plays a crucial role in ensuring new developments move forward efficiently, especially as Calgary faces significant housing and economic development needs. BILD strongly believes that these partnerships benefit not only industry and The City, but also Calgarians and overall housing affordability.

As the City's off-site levy regime results in growth paying for 100% of its share of infrastructure costs, applications which do not require matching city capital infrastructure funding should move forward without delay, ensuring continued investment and housing supply. Immediate approval gives confidence in continued financial investment without delay, allowing developers to plan effectively and maintain momentum in meeting housing and development needs. The industry relies on predictable approvals to plan for growth, and any unnecessary hold-ups create risk and added costs for both developers, homebuyers, and The City. With our current social, political and economic environment, maintaining continuity in decision-making is even more critical to avoid disruptions that will slow Calgary's development pipeline.

Timely Approvals for Applications Not Requiring Matching City Capital Funding

We strongly believe that growth applications that do not require matching City capital infrastructure funding should not be delayed due to broader budget cycle considerations. As all on-site infrastructure and growth's share of off-site infrastructure are fully funded by industry's off-site levies, these projects do not impose any burden on The City's capital budget. Delays in approving these applications will unnecessarily restrict housing supply, drive up costs, and create uncertainty for both developers and homebuyers.

Key Considerations:

1. **Full Cost of Servicing is Known** – At the time a growth application is being considered, The City already identifies all servicing costs, including capital and incremental operating costs.
2. **No Matching City Capital Infrastructure Funding Required** – If an application does not require matching city capital infrastructure funding (i.e., the necessary infrastructure

is already in place or funded by developers through off-site levies), there is no reason to defer approval to align with the budget cycle.

3. **Incremental Operating Costs are Offset by New Revenues** – Any minor incremental operating costs (e.g., waste collection, snow clearing, transit) are offset by the accretive property tax uplift, municipal utility revenues, and other fees, ensuring no net financial burden to The City. Additionally, new infrastructure is more cost-efficient than aging assets, further reducing financial pressures.
4. **Avoiding Construction Delay** – Deferring approvals to future budget cycles could risk construction delays, further exacerbating housing shortages and costs at a time when supply is critically needed.

Why This Matters:

- **Delays Restrict Housing Supply** – Holding back approvals unnecessarily slows development, worsening affordability challenges.
- **Predictable, Transparent Decision-Making** – Council has full financial visibility at the time of application review, ensuring informed, risk-free decision-making.
- **Alignment with Growth Management Goals** – The City has committed to enabling growth in an orderly and efficient manner. Applications that align with established growth priorities and require no matching City capital investment should proceed.

In summary, we urge the Committee to prioritize the approval of growth applications that do not require matching city capital infrastructure funding. These approvals will ensure continued investment, industry certainty, and sustained economic growth. As the upcoming municipal election approaches, maintaining timely approvals is essential to prevent disruptions in Calgary's development pipeline.

To maintain progress in addressing Calgary's housing and development needs, it is essential that growth applications **not requiring matching city capital infrastructure funding** not be deferred to the budget cycle. Immediate approval will provide certainty for continued financial investment, ensuring housing supply meets demand without unnecessary obstacles.

We appreciate your time and consideration and look forward to continued collaboration on these critical issues.

Sincerely,



Brian R. Hahn
CEO, BILD Calgary Region

Law, Legislative Services & Security Report to
Council Services Committee
2025 March 05

ISC: UNRESTRICTED
CSC2025-0270

Proposed 2025 Council Orientation Agenda

PURPOSE

This report presents the proposed 2025 Council Orientation Agenda for approval.

PREVIOUS COUNCIL DIRECTION

Council Orientation Policy (CC034) directs the Chief Administrative Officer to present an agenda prepared for Council approval before every general municipal election.

RECOMMENDATIONS:

That Council Services Committee recommend that Council:

1. Approve the proposed 2025 Council Orientation Agenda (Attachment 2).

RECOMMENDATIONS OF THE COUNCIL SERVICES COMMITTEE, 2025 MARCH 5:

That Council:

1. Approve the proposed 2025 Council Orientation Agenda (Attachment 2); and
2. **Bring any changes to the Council Calendar, if required, for the week of 17 November 2025 to the 3 November 2025 Organizational Meeting of Council.**

Excerpt from the Minutes of the Regular Meeting of the Council Services Committee, held 2025 March 5:

“Moved by Councillor Penner

That with respect to Report CSC2025-0270, the following be approved, **after amendment:**

That Council Services Committee recommend that Council:

1. Approve the proposed 2025 Council Orientation Agenda (Attachment 2); **and**
2. **Bring any changes to the Council Calendar, if required, for the week of 17 November 2025 to the 3 November 2025 Organizational Meeting of Council.**

MOTION CARRIED”

CHIEF ADMINISTRATIVE OFFICER/GENERAL MANAGER COMMENTS

The City Solicitor & General Council concurs with this report.

HIGHLIGHTS

- The *Municipal Government Act*, RSA 2000, c M-26, as amended (“*Municipal Government Act*”) requires a municipality to offer orientation training to each Councillor within prescribed timelines, and each Councillor must attend.
- Council Orientation Policy (CC034) requires the Chief Administrative Officer to coordinate the development and delivery of a Council orientation and secure Council Approval for the agenda before every general municipal election.

Proposed 2025 Council Orientation Agenda

- The development of the proposed 2025 Council Orientation Agenda is informed by involvement of the Ethics Advisor and extensive engagement with Members of Council and their staff, Executive Leadership Team and various members of Administration.
- The proposed Orientation Agenda reflects the engagement and attempts to balance the “amount and pace” of information provided with “capacity and need” to immediately position Members of Council to effectively fulfill their roles and discharge their duties.
- Formal Council Orientation will conclude 2025 December and ongoing professional development opportunities will be available beginning Q1 2026.

DISCUSSION

Section 201.1 of the *Municipal Government Act* (Attachment 3) requires a municipality to offer orientation training to each Member of Council on specified topics and within certain time frames, and each Member of Council is required to attend. Topics include the role of municipalities in Alberta, roles and responsibilities of councillors and Council, Code of Conduct, key municipal plans/policies/projects and budgeting and financial information.

CAO Duckworth delegated the responsibility of leading the 2025 Council Orientation preparation to the City Solicitor & General Counsel, who engaged staff within her office, the Chief Administrator's Office and Council's Ethics Advisor to develop the proposed 2025 Council Orientation Agenda.

The proposed 2025 Council Orientation Agenda (Attachment 2) is based on engagement with all Members of Council and their staff (as determined by each Member of Council), the Executive Leadership Team and select Members of Administration. Additional considerations include legislative requirements, Council Orientation Policy (CC034), the approved 2025 Council calendar, Council orientation programs from other Municipalities and Council orientation guides from other organizations such as the Government of Alberta and Canadian Association of Municipal Administrators.

Key highlights of the proposed 2025 Council Orientation Agenda include:

- Legislative requirements are addressed;
- In-person relationship building opportunities;
- Institute of Corporate Directors training;
- Timing and pace of information is aligned with Council and Committee meetings to support effective participation;
- Unscheduled time to address office and constituent matters;
- Orientation material will be delivered in a variety of formats; and
- Enhanced training opportunities for Council Member staff.

Formal Council orientation will conclude in 2025 December, and additional professional development opportunities will be available commencing in Q1 2026 for both Members of Council and their staff.

Law, Legislative Services & Security Report to
Council Services Committee
2025 March 05

ISC: UNRESTRICTED
CSC2025-0270

Proposed 2025 Council Orientation Agenda

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 |

IMPLICATIONS

Social, Environmental & Economic

No Social, Environmental or Economic implications

Service and Financial Implications

No anticipated financial impact

RISK

A well-organized and thoughtful orientation program will position Council and their staff to effectively discharge their roles and responsibilities.

ATTACHMENTS

1. Previous Council Direction
2. Proposed 2025 Council Orientation Agenda
3. Municipal Government Act, RSA 2000, c M-26, as amended s.201.1
4. Presentation

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform
Jill Floen	Law, Legislative Services & Security	Approve
David Duckworth	Chief Administrative Officer	Inform

City Clerk's: J. Palaschuk / F. Oloko

Previous Council Direction

Excerpt from the Council Orientation Policy (CC034):

- Council's roles, responsibilities, and duties under the MGA;
- Council's roles, responsibilities, and duties under The City of Calgary Procedure Bylaw;
- Council's working relationships with Administration and The City's governance structure;
- City bylaws, Council policies, strategic plans, status of City business and current issues facing the City; and
- A framework to begin strategic planning in order to set direction, priorities, and corporate objectives for the term.

Bylaw 26M2018 (s.61 and s. 62), *Code of Conduct for Elected Officials*, provides that after first being elected, a Member of Council must attend all sessions of Orientation Training, unless doing so is not practically possible. All Members of Council must attend those sessions of Orientation Training identified as mandatory by the City Solicitor, City Clerk and Ethics Advisor unless doing so is not practically possible.

Proposed 2025 Council Orientation Agenda

Week 1: October 20 - 24 2025

CSC2025-0270

Attachment 2

March 5 2025

Time	Monday (October 20)	Tuesday (October 21)	Wednesday (October 22)	Thursday (October 23)	Friday (October 24)
8:00 AM	Election Day	Transition Day (For outgoing Council Members)	Transition Day (For Outgoing Council Members)	Operational onboarding for Council-elect (Sessions by appointment)	Operational onboarding for Council-elect (Sessions by appointment)
8:15 AM					
8:30 AM					
8:45 AM					
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Note:

Precise timing of each item may be subject to change based on presenter availability.

ISC: UNRESTRICTED

Proposed 2025 Council Orientation Agenda

Week 2: October 27 - 31 2025

CSC2025-0270

Attachment 2

March 5 2025

Time	Monday (October 27)	Tuesday (October 28)	Wednesday (October 29)	Thursday (October 30)	Friday (October 31)				
8:00 AM	Additional Time for Operational onboarding for Council-elect (Sessions by appointment)	Open	Open	Open	Open				
8:15 AM									
8:30 AM		Indigenous Awareness		Institute of Corporate Directors Training (Part 1)	Legislative and Meeting Procedures (Procedure Bylaw) and Preparation for Nov. 3 Meeting of Council				
8:45 AM									
9:00 AM		CAO & ELT (Part 1)							
9:15 AM									
9:30 AM		BREAK							
9:45 AM									
10:00 AM		Council Support							
10:15 AM									
10:30 AM									
10:45 AM									
11:00 AM	Open	Open	Open						
11:15 AM									
11:30 AM									
11:45 AM									
12:00 PM									
12:15 PM	Open	Open	Open	Council & ELT Working Lunch	Council, ELT & City Clerks Lunch				
12:30 PM									
12:45 PM									
1:00 PM									
1:15 PM									
1:30 PM	CAO & ELT Welcome & Orientation Overview	Ethics Advisor & Integrity Commissioner (Session 1)	Open	Institute of Corporate Directors Training (Part 1)	Preparation for Nov. 3 Meeting of Council (Cont'd)				
1:45 PM	Introduction to BCC's (Pre-read provided)								
2:00 PM									
2:15 PM									
2:30 PM									
2:45 PM	Open			Optional Drop in Q & A session with City Clerk					
3:00 PM	Swearing-In Briefing								
3:15 PM									
3:30 PM									
3:45 PM									
4:00 PM	Open	Swearing-In Ceremony at 6:00PM	Open	Open					
4:15 PM									
4:30 PM									
4:45 PM									
5:00 PM									

Note:

Precise timing of each item may be subject to change based on presenter availability.

ISC: UNRESTRICTED

Proposed 2025 Council Orientation Agenda

Week 3: November 03 - 07 2025

CSC2025-0270

Attachment 2

March 5 2025

Time	Monday (November 03)	Tuesday (November 04)	Wednesday (November 05)	Thursday (November 06)	Friday (November 07)
8:00 AM	Open	Open	Open	Open	Open
8:15 AM					
8:30 AM					
8:45 AM					
9:00 AM					
9:15 AM	Organizational Council Meeting	CAO & ELT (Part 2)	Municipal Finances (Part 1) (Pre-read provided)	Planning & Development (Pre-read provided)	Municipal Finances (Part 2) (Pre-read provided)
9:30 AM					
9:45 AM					
10:00 AM					
10:15 AM					
10:30 AM		BREAK			
10:45 AM					
11:00 AM		Introduction to Major Capital Projects			
11:15 AM					
11:30 AM					
11:45 AM		Council & ELT Lunch	Open	Open	Open
12:00 PM					
12:15 PM					
12:30 PM		Legal Matters (Pre-read provided)	Ethics Advisor & Integrity Commissioner (Session 2)	Mock Public Hearing	Ethics Advisor & Integrity Commissioner (Session 3)
12:45 PM					
1:00 PM		BREAK	BREAK		Optional Drop in Q & A session
1:15 PM					
1:30 PM		Security Matters	Information and Privacy Training (Pre-read provided)		
1:45 PM					
2:00 PM					
2:15 PM		Open	Optional Drop in Q & A session	Open	Open
2:30 PM					
2:45 PM					
3:00 PM	Open	Open	Open	Open	
3:15 PM					
3:30 PM					
3:45 PM	Open	Open	Open	Open	
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4:30 PM	Open	Open	Open	Open	
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5:00 PM					

Note:

Precise timing of each item may be subject to change based on presenter availability.

ISC: UNRESTRICTED

Proposed 2025 Council Orientation Agenda**Week 4: November 10 - 14 2025**

CSC2025-0270

Attachment 2

March 5 2025

Time	Monday (November 10)	Tuesday (November 11)	Wednesday (November 12)	Thursday (November 13)	Friday (November 14)
8:00 AM	Open				
8:15 AM					
8:30 AM					
8:45 AM					
9:00 AM					
9:15 AM	2023 - 2026 Service Plans and Budgets				
9:30 AM					
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Note:

Precise timing of each item may be subject to change based on presenter availability.

ISC: UNRESTRICTED

Proposed 2025 Council Orientation Agenda**Week 5: November 17 - 21 2025**

CSC2025-0270

Attachment 2

March 5 2025

Time	Monday (November 17)	Tuesday (November 18)	Wednesday (November 19)	Thursday (November 20)	Friday (November 21)
8:00 AM	Open	Open	Open	Open	Open
8:15 AM					
8:30 AM					
8:45 AM					
9:00 AM					
9:15 AM					
9:30 AM	Executive Committee	Public Hearing	Intergovernmental Affairs Committee	Audit Committee	Infrastructure and Planning Committee
9:45 AM					
10:00 AM					
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12:30 PM					
12:45 PM					
1:00 PM			Public Hearing Overflow / Open	Nominations Committee	Community Development Committee
1:15 PM					
1:30 PM					
1:45 PM					
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Note:

Precise timing of each item may be subject to change based on presenter availability.

ISC: UNRESTRICTED

Proposed 2025 Council Orientation Agenda**Week 6: November 24 - 28 2025**

CSC2025-0270

Attachment 2

March 5 2025

Time	Monday (November 24)	Tuesday (November 25)	Wednesday (November 26)	Thursday (November 27)	Friday (November 28)
8:00 AM	Open	Open	Open	Open	Open
8:15 AM					
8:30 AM					
8:45 AM					
9:00 AM					
9:15 AM					
9:30 AM	<div>Proposed</div> <div>2023 - 2026 Service Plans and Budgets</div>				
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Note:

Precise timing of each item may be subject to change based on presenter availability.

ISC: UNRESTRICTED

Proposed 2025 Council Orientation Agenda**Week 7: December 1- 5 2025**

CSC2025-0270

Attachment 2

March 5 2025

Time	Monday (December 1)	Tuesday (December 2)	Wednesday (December 3)	Thursday (December 4)	Friday (December 5)
8:00 AM	Open	Open	Open	Open	Open
8:15 AM					
8:30 AM		Institute of Corporate Directors Training (Part 2)	Infrastructure and Planning Committee	Boards, Commissions and Committees	Procedure Bylaw Session (Optional)
8:45 AM					
9:00 AM					
9:15 AM					
9:30 AM					
9:45 AM					
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12:30 PM				Ethics Advisor & Integrity Commissioner (lunch & learn)	
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Note:

Precise timing of each item may be subject to change based on presenter availability.

ISC: UNRESTRICTED

Proposed 2025 Council Orientation Agenda**Week 8: December 08 - 12 2025**

CSC2025-0270

Attachment 2

March 5 2025

Time	Monday (December 8)	Tuesday (December 9)	Wednesday (December 10)	Thursday (December 11)	Friday (December 12)	
8:00 AM	Open	Open	Open	Open		
8:15 AM						
8:30 AM						
8:45 AM						
9:00 AM						
9:15 AM	Strategic Council Meeting	Executive Committee	Community Development Committee	Intergovernmental Affairs Committee		
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12:45 PM					Calgary Planning Commission	
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Note:

Precise timing of each item may be subject to change based on presenter availability.

ISC: UNRESTRICTED

Proposed 2025 Council Orientation Agenda**Week 9: December 15 - 19 2025**

CSC2025-0270

Attachment 2

March 5 2025

Time	Monday (December 15)	Tuesday (December 16)	Wednesday (December 17)	Thursday (December 18)	Friday (December 19)
8:00 AM					
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10:15 AM			Open		
10:30 AM				Audit Committee	
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12:15 PM	Open	Public Hearing			Open
12:30 PM					
12:45 PM					
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2:45 PM			Public Hearing Overflow / Open		
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Note:

Precise timing of each item may be subject to change based on presenter availability.

ISC: UNRESTRICTED

Proposed 2025 Council Orientation Agenda**Week 10: December 22 - 25 2025**

CSC2025-0270

Attachment 2

March 5 2025

Time	Monday (December 22)	Tuesday (December 23)	Wednesday (December 24)	Thursday (December 25)	Friday (December 26)
8:00 AM	Open	Regular Meeting of Council	Open	Christmas Day	Boxing Day
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Note:

Precise timing of each item may be subject to change based on presenter availability.

ISC: UNRESTRICTED

Proposed 2025 Council Orientation Agenda
Week 10: December 29 2025 - January 2 2026

CSC2025-0270
Attachment 2
March 5 2025

Time	Monday (December 29)	Tuesday (December 30)	Wednesday (December 31)	Thursday (January 1)	Friday (January 2)
8:00 AM					
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12:30 PM	Open	Open	Open	New Years Day	Open
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Note:

Precise timing of each item may be subject to change based on presenter availability.

ISC: UNRESTRICTED

Municipal Government Act, RSA 2000, c M-26, as amended

201.1(1) A municipality, in accordance with the regulations, must offer, and each councillor must attend, orientation training

- (a) on the following topics, to be held prior to or on the same day as the first organizational meeting following a general election required by section 192, or in the case of a councillor elected at a by-election, on or before the day that councillor takes the oath of office:

- (i) role of municipalities in Alberta;
- (ii) municipal organization and function;
- (iii) roles and responsibilities of council and councillors;
- (iv) the municipality's code of conduct;
- (v) roles and responsibilities of the chief administrative officer and staff,

and

- (b) on the following topics, to be held prior to or on the same day as the first regularly scheduled council meeting, or in the case of a councillor elected at a by-election, within 90 days after that councillor takes the oath of office:

- (i) key municipal plans, policies and projects;
- (ii) budgeting and financial administration;
- (iii) public participation;
- (iv) any other topic prescribed by the regulations.

(2) A council may by resolution extend the time for orientation training under subsection (1)(b) by up to 90 days.

(3) The Minister may make regulations respecting orientation training, including, without limitation, regulations

- (a) respecting the delivery of orientation training;
- (b) prescribing topics to be addressed in orientation training.



Proposed 2025 Council Orientation Agenda

CSC2025 – 0270

2025 March 5

Recommendation

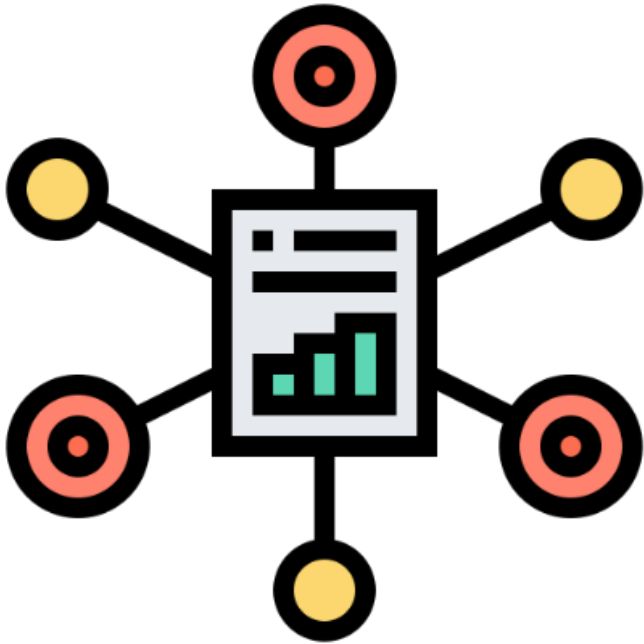
That Council Services Committee recommend that Council:

1. Approve the proposed 2025 Council Orientation Agenda (Attachment 2).

Onboarding vs Orientation

	Onboarding	Orientation
	Operational information	Strategic & Technical Training
What is being delivered	<ul style="list-style-type: none"> • Computer & phone • Pass card & keys to office...etc. • Training on key IT platforms • Expense training • Ward office support 	<ul style="list-style-type: none"> • Organizational awareness • Roles & responsibilities of elected officials • Technical information to support participation in upcoming Council and Committee meetings • Ethics Advice
Who delivers	Delivered by a cross corporate team and coordinated by Council Services Team	Delivered by cross corporate representatives
Timeframe	Completed prior to swearing in ceremony	Completed by Q4 2025

2025 Orientation Program Foundation:



- Engagement:
 - Council & their staff
 - ELT & select members of Administration
 - Ethics Advisor
- *Municipal Government Act* requirements
- Council Policy (CC034)
- Council orientation program guides (CAMA, AMA...etc.)
- 2025 Council Calendar
- Historic Calgary Council orientation agendas
- Orientation programs of other Municipalities

- Pace, volume, timing & method of delivery
- Training for Council staff
- Director Training for Members of Council
- Training to support participation in Committee and Council meetings
- Organizational awareness
- Build relationships
- Legislative compliance
- Ethics Advice
- **Ward office support (onboarding)
- Ongoing professional development opportunities

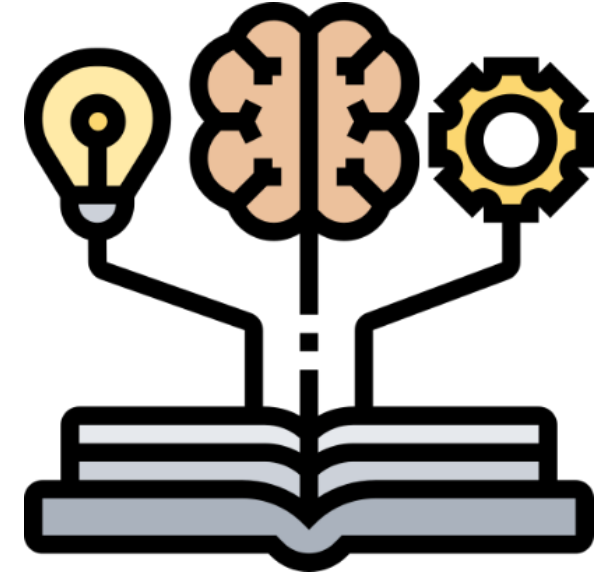


Highlights: Proposed Orientation Agenda

- Legislative and Council Policy requirements are addressed
- Ethics and Code of Conduct training
- Institute of Corporate Directors training
- Timing and pace of information aligns with Council & Council Committee meetings
- Breaks to enable Council Members to address office and constituent matters

Training for Council Staff

- Opportunity to attend select Council Orientation sessions
- City Of Calgary Orientation (COCO) for Council staff
- Onboarding sessions and binder with supporting information
- Quarterly meetings on operational matters arranged by Council Services Team
- Access to online City staff training
- Professional development opportunities through ward budgets



Recommendation

That Council Services Committee recommend that Council:

1. Approve the proposed 2025 Council Orientation Agenda (Attachment 2).

Clerk's Note to
Regular Meeting of Council
2025 March 18

ISC: UNRESTRICTED
CSC2025-0219

**RE: Human Resources Recommendations for Council Members and their Staff
(Verbal), CSC2025-0219**

RECOMMENDATION OF THE COUNCIL SERVICES COMMITTEE, 2025 MARCH 5:

That Council receive the presentation for the Corporate Record.

Excerpt from the Minutes of the Regular Meeting of the Council Services Committee, held 2025 March 5:

"A presentation entitled "Human Resources Recommendations for Council Members and their Staff (Verbal)" was distributed with respect to Verbal Report CSC2025-0219."

Attachment:

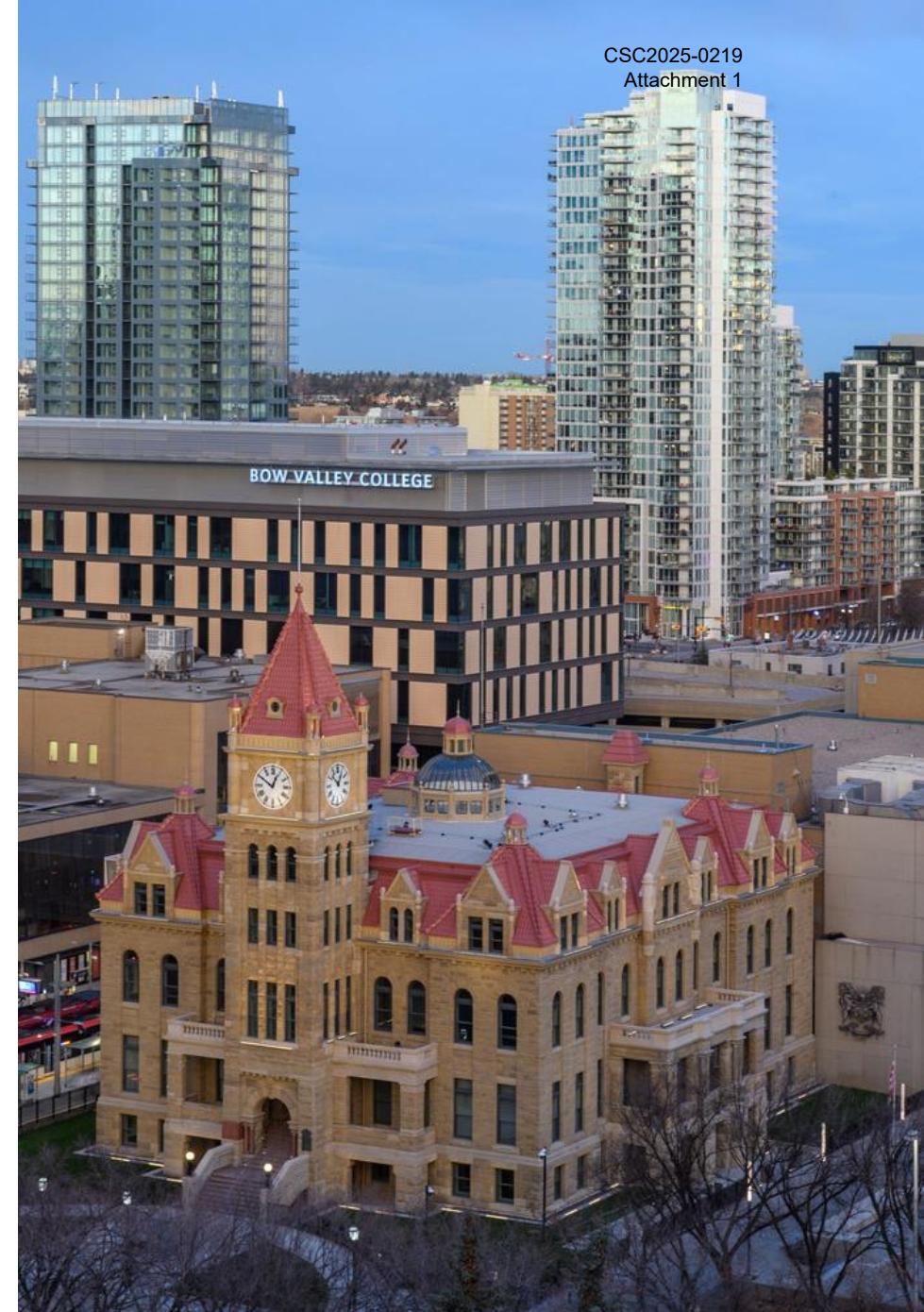
1. Presentation



Human Resources Recommendations for Council Members and their Staff (Verbal), CSC2025-0219 2025 March 5

Recommendation

That the Council Services Committee recommends that Council receive the presentation for the Corporate Record.



Previous Council Direction

On 2025 January 28, Administration was directed by Council to return to the 2025 March 05 Council Services Committee with plans to implement the following motions from the Ward Boundary Commission (WBC) and Council Compensation Review Committee (CCRC). The WBC recommendations are:

1. #3 That Administration review onboarding, professional development, and training programming for Council Members' employees, with input from Council and their offices. Programming should include professional development and regular training offerings related to conflict management, psychological safety and anti-racism.
2. #4 That Administration develop a mental health support strategy including readily available and easily accessible counselling support services for Council Members and their employees, with input from Council and their offices.
3. #6 That Administration develop a Council Members' office human resources strategy to address Council Member employee environment gaps, with input from Council and their offices.

Previous Council Direction (con't)

The CCRC recommendations are:

1. #4 That Administration conduct a comprehensive HR review of Councillors' Assistants as a staffing group. During the CCRC's assessment, it became clear that the policies governing Assistants, including compensation, have not been updated recently and fall outside the standard 4-year review cycle. Additionally, the job descriptions for Assistants are outdated. The CCRC recommends reviewing the job family classifications and updating job descriptions as a necessary step before proceeding with any further salary review for Assistants.
2. #5 That Councillors consult with City Human Resources when determining the placement of Councillors' Assistants within salary bands or the City Clerk's Office when determining availability of budget. This ensures Councillors can leverage expert guidance to make informed and equitable staffing decisions.

Recommendation:

That Administration review onboarding, professional development, and training programming for Council Members' employees, with input from Council and their offices. Programming should include professional development and regular training offerings related to conflict management, psychological safety, and anti-racism.

Plan:

- ✓ Administration has begun to update the onboarding experience for the new Council and will be reviewing this plan with Council/councillors offices by 2025 June 30, with the goal of including appropriate content, in a format that is easily understandable, accessible at any time during their tenure.
- ✓ Administration will work with the HR business partner to review City-provided training and professional development to formulate a plan to address gaps and ensure that the content covers conflict management, psychological safety and anti-racism. The plan will be finalized by 2025 June 30 for Council review.
 - ✓ The plan will include organizing training and development sessions, providing coaching and mentoring and encouraging continuous learning and development.
 - ✓ Schedule regular check-ins (HR, City Clerk's Office and Council Members) to address any issues and provide ongoing support.

Recommendation:

That Administration develop a mental health support strategy including readily available and easily accessible counselling support services for Council and their employees, with input from Council and their offices.

Plan:

- ✓ Administration to work with Council Members' staff to familiarize them with the available mental health supports (Employee & Family Assistance Program (EFAP), benefits plan, crisis intervention, trauma informed workplace) in place. Timeline: Q1-Q2 2025.
- ✓ HR business partner engage with subject matter experts in Administration on the rollout of a mental health strategy (considering the Administration strategy and tailored where needed). Timeline: Q3-Q4 2025.
- ✓ Administration to work on developing a centralized information portal for all HR information. Timeline: Q1-Q2 2026

Recommendation:

That Administration develop a Council Members' office human resources strategy to address Council Member's employees' environment gaps, with input from Council and their offices.

Plan:

- ✓ Based on previously conducted interviews with Councillors and Ward Office Staff, Administration to work on developing a human resources strategy. Timeline: Q4 2025-Q2 2026

Recommendations:

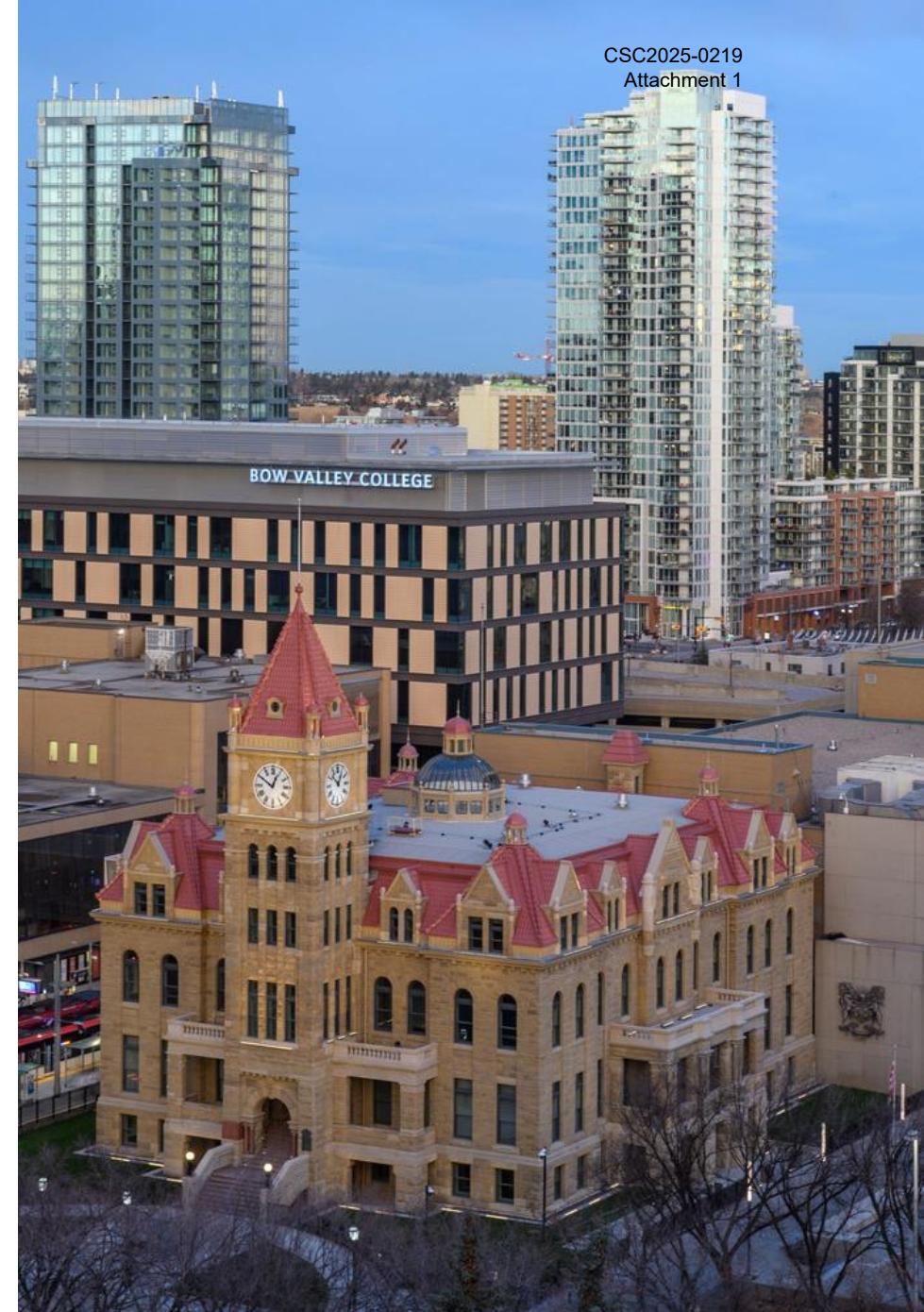
1. That Administration conduct a comprehensive HR review of Councillors' Assistants as a staffing group. During the CCRC's assessment, it became clear that the policies governing Assistants, including compensation, have not been updated recently and fall outside the standard 4-year review cycle. Additionally, the job descriptions for Assistants are outdated. The CCRC recommends reviewing the job family classifications and updating job descriptions as a necessary step before proceeding with any further salary review for Assistants.
2. That Councillors consult with City Human Resources when determining the placement of Councillors' Assistants within salary bands or the City Clerk's Office when determining availability of budget. This ensures Councillors can leverage expert guidance to make informed and equitable staffing decisions.

Plan:

- ✓ Administration will retain the services of an independent compensation consultant to perform this work, namely:
 - ✓ Work with Council Members and staff to document/ensure job information is up-to-date.
 - ✓ Recommend job evaluation methodology – including considering implementing The City's career framework as it has applicability with these roles.
 - ✓ Conduct market scan to determine comparable roles and compensation levels and propose salary range by job family/level and develop administrative guidance regarding placement of individuals in salary range and salary increase mechanics – and ensure all documents are accessible by all (Council Members and staff).
- ✓ Compensation consultant to make recommendations to the Council Services Committee no later than Q1 2026 on the above for implementation.

Recommendation

That the Council Services Committee recommends that Council receive the presentation for the Corporate Record.



Law, Legislative Services & Security Report to
Council Services Committee
2025 March 05

ISC: UNRESTRICTED
CSC2025-0110

Council Policies and Bylaws Related to Councillor Absences and Departures

PURPOSE

This Report responds to Council's direction to review the policies and bylaws which relate to the vacancy of a councillor's seat, or absence of a councillor due to bereavement or illness, during a term of Council. This Report recommends that a new Council policy be created to provide a decision-making framework for Council to manage: interim representation of the impacted Ward, continued employment of Ward Office staff and provisions for service to constituents, and appointments to Board, Commission and Committee vacancies.

PREVIOUS COUNCIL DIRECTION

At its 2024 December 17 Regular Meeting, Council directed Administration to review Council policies and bylaws relating to the departure, or absence due to bereavement or illness, of councillors and to identify amendments for discussion at a meeting of Council Services Committee in 2025 Q1, to address considerations such as the division of Ward Budgets, the reporting structure for councillors' assistants, and the representation of communities. Council also directed Administration to draft any new policies with respect to the absence of a Councillor as required, and return to Council through Council Services Committee in Q3 2025. Information on background and previous Council direction is provided in Attachment 1.

RECOMMENDATIONS:

That the Council Services Committee recommend that Council direct Administration to report back to Council Services Committee no later than 2025 Q3 with:

1. A proposed Council policy respecting the vacancy of a councillor's seat, including a framework for Council to determine responsibilities for:
 - a. Interim representation of the impacted Ward;
 - b. Continued employment of Ward Office staff and provisions for service to constituents;
 - c. Service as deputy mayor;
 - d. Appointments to Board, Commission, and Committee vacancies arising from the vacancy of a councillor's seat;
 - e. Other matters as necessary; and
2. Amendments to existing bylaws and Council policies required to clarify the reporting structure for Ward Office staff in the event of a vacancy of a councillor's seat.

Council Policies and Bylaws Related to Councillor Absences and Departures

RECOMMENDATIONS OF THE COUNCIL SERVICES COMMITTEE, 2025 MARCH 5:

That Council direct Administration to report back to Council Services Committee no later than 2025 Q3 with:

1. A proposed Council policy respecting the vacancy of a councillor's seat, including a framework for Council to determine responsibilities for:
 - a. Interim representation of the impacted Ward;
 - b. Continued employment of Ward Office staff and provisions for service to constituents;
 - c. Service as deputy mayor;
 - d. Appointments to Board, Commission, and Committee vacancies arising from the vacancy of a councillor's seat;
 - e. Other matters as necessary; and
2. Amendments to existing bylaws and Council policies required to clarify the reporting structure for Ward Office staff in the event of a vacancy of a councillor's seat.

Excerpt from the Minutes of the Regular Meeting of the Council Services Committee, held 2025 March 5:

"A clerical correction was noted on page 2 of 6 of Attachment 2, first column, Section b., by deleting the words "Bereavement of medical leave of a councillor" and substituting with the words "Bereavement or medical leave of a councillor"."

CHIEF ADMINISTRATIVE OFFICER/GENERAL MANAGER COMMENTS

The City Solicitor and General Counsel concurs with this report.

HIGHLIGHTS

- There is no specific Council policy to guide Council's decision-making respecting the vacancy of a councillor's seat.
- Establishing a new Council policy to address the implications of a vacant councillor's seat would address gaps in Council policy, as identified in Attachment 2, and provide Council with a framework to guide its decision-making, and to ensure continued representation of, and service for, constituents.
- Council has delegated authority, in the event of a vacancy of a councillor's seat, for the City Clerk or their delegate to re-allocate a Ward Budget or to use it to pay for approved expenses, through the *Councillors' Budgets and Expenses Bylaw* 36M2021.
- An amendment to the *City Clerk Bylaw* 73M94 may be required to align it with a proposed Council policy respecting the continued employment and reporting of Ward Office staff in the event of vacancy in a councillor's seat prior to the end of their term of office.
- Administration has reviewed options for bereavement and medical leave for Members of Council. While the *Municipal Government Act* ("the MGA") provides explicitly for maternity and parental leave, no similar provisions are in place for other types of leave.

Council Policies and Bylaws Related to Councillor Absences and Departures

DISCUSSION

Review of Council Policies, Bylaws and Legislation

In response to Council's direction, Administration reviewed the Council policies, bylaws and legislation which pertain to the vacancy of a councillor's seat. The MGA provides that the vacancy of a councillor's seat must normally be filled through by-election; however, it also sets out exceptions relating to the timing of the vacancy in relation to the timing of the next general election, considering the size of the municipal council.

The MGA provides that a councillor who is absent for all regular council meetings held during any period of 60 consecutive days is disqualified from Council; however, the MGA and the City of Calgary *Procedure Bylaw* 35M2017 also provide Council with the discretion to pass a resolution to authorize absences of councillors on a case-by-case basis.

There is no specific Council policy to guide Council's decision-making respecting the vacancy or relating to considerations of bereavement or medical leave.

Re-allocation of Ward Budgets

In the event of the vacancy of a councillor's seat, Council has delegated to the City Clerk or their delegate the authority to re-allocate the balance of funds allocated to a Ward Budget, and to pay approved expenses from the Ward Budget of the vacant seat, through subsection 24(2) of the *Councillors' Budgets and Expenses Bylaw* 36M2021.

Reporting Structure for Staff

Ward Office staff hold employment contracts directly with their employing councillor. Under the *Councillors' Assistants Policy*, PAC005 (the "Assistants' Policy"), the contracts are terminated in the event a councillor's seat becomes vacant. The "Employment Contract" division of the Assistants' Policy provides that in such instances, a staff member may enter a new contract reporting to the Chair, Coordinating Committee of the Councillors' Office. That Committee was disbanded by Council in 2021 and Council has delegated the responsibilities of the Chair to the City Clerk: Section 5.2 of the City Clerk Bylaw 73M94 states that "any duties, functions or responsibilities delegated to the Chair or Program Manager of the Coordinating Committee of Councillors' Offices, or delegated to the Coordinating Committee of the Councillors' Offices itself, as provided for in any Council policy or guideline, is hereby delegated to the City Clerk." Under these provisions, Ward Office staff would be expected to report to the City Clerk in the event of a councillor vacancy or absence; however, this is not a practical arrangement and Administration will review and recommend changes to these provisions as part of the proposed Council policy work.

Council Policy Respecting the Vacancy of a Councillor's Seat

The circumstances leading to a vacancy could vary significantly in terms of cause, timing and other factors. The duration of a vacancy and the capacity of individual councillors to assume responsibilities in addition to their regular duties may also determine Council's response in each individual instance of a vacancy.

A proposed Council policy will outline circumstances, timing and other factors for Council to consider in response to a vacancy.

Law, Legislative Services & Security Report to
Council Services Committee
2025 March 05

ISC: UNRESTRICTED
CSC2025-0110

Council Policies and Bylaws Related to Councillor Absences and Departures

Bereavement/Medical Leave for Members of Council

Administration evaluated options for Council to adopt a Council policy or bylaw to expressly permit certain types of leave for Members of Council. Council has previously adopted the *Maternity and Parental Leave for Members of Council Bylaw 38M2018* concerning leaves. While Section 144.1 of the MGA explicitly empowers Council to pass a bylaw concerning maternity and parental leave, the MGA does not provide explicit authority for Council to pass a bylaw for other types of leave. Administration has not been able to identify other jurisdictions with provisions for bereavement or medical leave for elected officials.

EXTERNAL ENGAGEMENT AND COMMUNICATION

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

IMPLICATIONS

Social

Not applicable.

Environmental

Not applicable.

Economic

Not applicable.

Service and Financial Implications

No anticipated financial impact

RISK

The creation of a Council policy to address vacancies in a councillors' seat would mitigate risks by ensuring there is a decision-making framework to identify Council's role in considering the continuity of ward representation and service to constituents in the event of a councillor vacancy.

ATTACHMENTS

1. Background and Previous Council Direction
2. Review of Council Policies, Bylaws and Legislation
3. Presentation

**Law, Legislative Services & Security Report to
Council Services Committee
2025 March 05**

**ISC: UNRESTRICTED
CSC2025-0110**

Council Policies and Bylaws Related to Councillor Absences and Departures

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform
Jill Floen, City Solicitor and General Counsel	Law, Legislative Services and Security	Approve
Katarzyna Martin, Director/City Clerk	Law, Legislative Services and Security	Approve
David Duckworth, Chief Administrative Officer	Chief Administrative Officer's Office	Inform

Author: Connor Molineaux, City Clerk's Office

City Clerk's: J. Palaschuk / F. Oloko

Background and Previous Council Direction

Background

Vacancies of a councillor's seat may occur when, for any reason, a councillor permanently no longer occupies the position of councillor during the term of office for which they were elected. Depending on the circumstances and timing, the seat may remain vacant until a by-election is held, or for the remainder of the term if the Municipal Government Act allows.

In the past, Council has designated one or more continuing councillors to assume some of the responsibilities pertaining to the vacant seat in the interim, such as ward representation with respect to constituency issues, or to serve as the employer for the impacted Ward Office staff. The exact nature of arrangements have varied over time.

Previous Council Direction

DATE	REPORT NUMBER	DIRECTION/DESCRIPTION
2024 December 17	CSC2024-1355	Departure of Councillor Before End of Term (Verbal) Council directed Administration to: 1. Review Council policies and bylaws relating to Councillors and Councillor Assistants (CC030, PAC010, PAC005, PAC012, PAC015) and identify amendments for discussion to a meeting of Council Services Committee in Q1 2025 that contemplate: a. Departure of a Councillor before the end of the term; b. Bereavement or medical leave of a Councillor; c. Division of ward budget; d. Reporting structure for staff; and e. Representation for communities. 2. Draft any new policies with respect to the absence of a Councillor as required, and return to Council through Council Services Committee in Q3 2025.
2024 December 03	C2024-1339	Ward 6 Assistants and Community Representation (Verbal) Council adopted the following recommendations with respect to the vacancy of the seat of the councillor for Ward 6:

That Council, for the remainder of the current term of Council:

1. Effective 2024 November 27, direct that Councillor Walcott (Ward 8) be approved as the employing Councillor of Ward 6 Assistants;
2. Assign representation for Ward 6 communities as follows:
 - a. Councillor Sharp (Ward 1): Christie Park, Coach Hill, Glamorgan, Glenbrook, Glendale, Patterson, Signal Hill, Spruce Cliff, Strathcona Park, Westgate and Wildwood
 - b. Councillor Walcott (Ward 8): Aspen Woods, Canada Olympic Park, Cougar Ridge, Discovery Ridge, Medicine Hill, Springbank Hill and West Springs
 - c. Councillor Penner (Ward 11) will be the primary Council liaison for constituent matters pertaining to Tsuut'ina Nation.
3. For the purposes of Section 10(m) of the Councillors' Budgets and Expenses Bylaw 36M2021, authorize Councillor Walcott and Councillor Sharp to make decisions about applications made under the Ward Community Event Fund for events or initiatives to be held in Ward 6 communities as set out in Recommendation 3, within the allocated amount of the Ward Community Event Fund set for Ward 6.

2021 May 10

C2021-0699

[Office of the Councillors: Governance Review and Proposal](#)

Council amended the City Clerk Bylaw to provide authority to the City Clerk with respect to any Council policies referencing the Coordinating Committee of the Councillors Office:

That Council:

1. Rescind the Governance Structure Office of the Councillors Policy (PAC004);
2. Give three readings to Proposed Bylaw 38M2021, amending the City Clerk Bylaw (73M94), to provide authority to the City Clerk for the purposes of accountability for the Office of the Councillors and for any Council policies or guidelines referencing the authority of Coordinating Committee of the Councillors Office (CCCO);

		<ol style="list-style-type: none"> 3. Direct the City Clerk's Office to review the mandate of the CCCO, returning to the Priorities and Finance Committee through the CCCO no later than July 2021 with a framework for Council governance over the accountability and transparency processes for matters related to the Office of the Councillors; and, 4. Direct that the report and attachments be released as public documents; and 5. Direct the Closed Meeting discussions remain confidential pursuant to Section 24 (Advice from officials) of the Freedom of Information and Protection of Privacy Act.
2020 October 26	C2020-1227	<p><u>Proposed Amendments to Councillors Assistants Policy (PAC005)</u></p> <p>Council adopted the following recommendations with respect to the vacancy of the seat of the councillor for Ward 10:</p> <p>That Council:</p> <ol style="list-style-type: none"> 1. Approve the Chair, Coordinating Committee of the Councillors Office ("CCCO") as the employing Councillor for the interim; 2. Request CCCO and the Councillors for Wards 5 and 9 to discuss this as soon as possible and implement any other solutions deemed more effective; 3. Assign the Ward 10 communities to the Ward 5 and 9 Councillors as follows: <p>Ward 5: industrial areas north of 16th Avenue plus Whitehorn, Temple, Coral Springs, Rundle and Monterey Park</p> <p>Ward 9: industrial areas south of 16th Avenue plus Maryland Heights, Vista Heights, Marlborough, Marlborough Park, Abbeydale and Pineridge; and</p> 4. Allocate the non-staffing portions of the Ward 10 budget 50/50 to the Ward 5 and 9 budgets for activities and communication in Ward 10.

Bylaws, Regulations, Council Policies

Municipal Government Act

Bylaws respecting maternity and parental leave for councillors

- 144.1 (1) A council of a municipality may, by bylaw, having regard to the need to balance councillors' roles as parents with their responsibilities as representatives of residents, establish whether councillors are entitled to take leave prior to or after the birth or adoption of their child.
- (2) If a bylaw under subsection (1) entitles councillors to take leave, the bylaw must contain provisions
- (a) respecting the length of the leave and other terms and conditions of the leave entitlement, and
 - (b) addressing how the municipality will continue to be represented during periods of leave.

Vacancy in position of councillor

162. A council must hold a by-election to fill a vacancy on council unless:

...

- (b) the council consists of 6 or more councillors and the vacancy occurs
 - (i) in the 18 months before a general election and there is only one vacancy, or
 - (ii) in the 12 months before a general election and the number of councillors remaining is at least one more than the majority of the number of councillors comprising the council under section 143.

Election day

165. Unless a council sets an earlier date, election day for a by-election under section 162 or 163 is 120 days after the vacancy occurs.

Reasons for disqualification

174. (1) A councillor is disqualified from council if

...

- (d) the councillor is absent from all regular council meetings held during any period of 60 consecutive days, starting with the date that the first meeting is missed, unless subsection (2) applies.

...

- (2) A councillor is not disqualified by being absent from regular council meetings under subsection (1)(d) if
 - (a) the absence is authorized by a resolution of council passed at any time
 - (i) before the end of the last regular meeting of the council in the 60-day period, or

- (ii) if there is no other regular meeting of the council during the 60-day period, before the end of the next regular meeting of the council, or
 - (b) the absence is in accordance with a bylaw under section 144.1.
- (3) For the purposes of this section, a councillor is not considered to be absent from a council meeting if the councillor is absent on council business at the direction of council.

Procedure Bylaw 35M2017

- 76. (1) A motion to excuse one or more Members of Council, absent for the whole of a Council meeting, is discretionary, and may be adopted prior to adjournment by a majority vote.
- (2) A Member of Council who is absent by reason of other Council business at the direction of Council is not considered to be absent.

Review of Council Policies, Bylaws and Legislation

Areas identified in Council's direction	Applicable Council Policies, Bylaws and Legislation	Administration comments
<p>a. Departure of councillor before the end of the term</p>	<p><i>Municipal Government Act (“MGA”)</i></p> <p>Division 5 concerns vacancies and quorum on municipal councils.</p> <p>Section 162 provides that:</p> <p style="padding-left: 40px;">A council must hold a by-election to fill a vacancy on council unless</p> <p style="padding-left: 80px;">(a) the vacancy occurs after January 1 in the year of a general election,</p> <p style="padding-left: 80px;">(a.1) the vacancy is due to a declaration under section 175.1(1) and</p> <p style="padding-left: 120px;">(i) the application period under section 175.1(3) has not expired, or</p> <p style="padding-left: 120px;">(ii) less than 60 days have passed since an application under section 175.1(2) has been filed,</p> <p style="padding-left: 40px;">or</p> <p style="padding-left: 80px;">(b) the council consists of 6 or more councillors and the vacancy occurs</p> <p style="padding-left: 120px;">(i) in the 18 months before a general election and there is only one vacancy, or</p> <p style="padding-left: 120px;">(ii) in the 12 months before a general election and the number of councillors remaining is at least one</p>	<p>The City of Calgary does not have a specific Council policy to guide Council's decision-making respecting the vacancy of a councillor's seat.</p> <p>When previous vacancies have occurred, Administration has brought forward a report outlining options with respect to interim ward representation, continued employment for Ward Office staff and the distribution of responsibilities including service as deputy mayor among other councillors.</p> <p>In addition, Administration has brought forward a report to address vacancies with respect to appointments to City Boards, Commissions and Committees (“BCCs”).</p>

	<p>more than the majority of the number of councillors comprising the council under section 143.</p> <p>Section 165 provides for the timing of a by-election if one is required:</p> <p>Unless a council sets an earlier date, election day for a by- election under section 162 or 163 is 120 days after the vacancy occurs.</p>	
<p>b. Bereavement or medical leave of a councillor</p>	<p>MGA</p> <p>Subsection 174(1)(d) provides that a councillor is disqualified from council if:</p> <p>the councillor is absent from all regular council meetings held during any period of 60 consecutive days, starting with the date that the first meeting is missed, unless subsection (2) applies;</p> <p>Subsection 174(2) provides that:</p> <p>A councillor is not disqualified by being absent from regular council meetings under subsection (1)(d) if</p> <p>(a) the absence is authorized by a resolution of council passed at any time</p> <p>(i) before the end of the last regular meeting of the council in the 60-day period, or</p> <p>(ii) if there is no other regular meeting of the council during the 60-day period, before the end of the next regular meeting of the council,</p>	<p>Council does not currently have a Council policy or bylaw concerning bereavement or medical leave of a councillor.</p> <p>The MGA expressly provides for Council to establish a bylaw pertaining to maternity and parental leaves however no such provision exists for other types of leave.</p> <p>Council may, by resolution, excuse a councillor from one or more Council meetings on a case-by-case basis. There are no formal policies in place to address other duties of a councillor such as supervision of Ward Office staff during an absence, although certain human resources and financial functions may be temporarily delegated.</p>

	<p>or</p> <p>(b) the absence is in accordance with a bylaw under section 144.1.</p> <p>Section 144.1 empowers a council to establish a bylaw respecting whether councillors are entitled to take leave prior to or after the birth or adoption of their child. Council has adopted Bylaw 38M2018 to permit this type of leave.</p> <p>Procedure Bylaw 35M2017</p> <p>76.</p> <p>(1) A motion to excuse one or more Members of Council, absent for the whole of a Council meeting, is discretionary, and may be adopted prior to adjournment by a majority vote.</p> <p>(2) A Member of Council who is absent by reason of other Council business at the direction of Council is not considered to be absent.</p>	
c. Division of ward budget	<p>Councillors Budgets' and Expenses Bylaw 36M2021</p> <p>Subsection 24(2) provides that:</p> <p>In the event of a vacancy of a <i>Councillor's</i> seat, the balance of funds allocated to the ward can only be re-allocated or used to pay approved expenses where approved by the City Clerk or delegate.</p>	<p>Council has delegated the approval of expenditures or the re-allocation of the balance of funds allocated to a Ward Budget where a vacancy exists to the City Clerk or delegate.</p> <p>In the past, the City Clerk has considered the decisions of Council with respect to ward representation and the reporting structure for Ward Office staff in deciding how to allocate the ward budget for the vacant seat.</p>
d. Reporting structure for staff	<p>Councillors' Assistants Policy PAC005</p> <p>The "Employment Contract" division of the policy provides the following under section 7:</p>	<p>The position of Chair, Coordinating Committee of the Councillors Office no longer exists. The duties, functions or responsibilities pertaining to that role have been delegated to</p>

	<p>In the event that a Councillor leaves office prior to the end of the Councillor's elected term, whether by resignation, retirement or some other reason, and either a by-election is called or there is a period of time before a municipal election that will determine who the new elected Councillor for that Ward office will be (the "Transition Period"), the Assistants in that Ward office may continue to perform their duties for the Ward office during the Transition Period so long as a new personal service agreement is signed between the Assistants and the Chair, Coordinating Committee of the Councillors Office ("CCCO"). The Chair, CCCO will become the employing Councillor of these Assistants for the duration of the Transition Period.</p> <p>The new personal service agreement entered into between the Assistants and the Chair, CCCO will ensure continuity of service, pay and benefits for the Assistants during the Transition Period.</p> <p>For clarity, the personal service agreement in this instance cannot extend beyond the Transition Period.</p> <p>Once a new Councillor has been elected, either through a by-election or municipal election, and should the new Councillor wish to retain the current Assistants, then a new personal service agreement with the newly elected Councillor will be required.</p> <p>Should an Assistant not wish to continue employment during the Transition Period the Assistant is entitled to any severance amounts owing as outlined in Assistants Severance Policy (CC030).</p> <p>City Clerk Bylaw 73M94</p>	<p>the City Clerk or delegate and therefore these provisions should be reviewed to clarify the reporting structure for Ward Office staff in the event of a vacancy of a councillor's seat.</p> <p>The most recent practice has been for Council to determine, by resolution, which councillor the Ward Office staff will report to following confirmation that a vacancy exists.</p> <p>Employment contracts are made directly between the employing councillor and assistant. As such, a new contract is required to continue employment, notwithstanding the decision of Council.</p>
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	<p>Subsection 5.2 provides that:</p> <p>Any duties, functions or responsibilities delegated to the Chair or Program Manager of the Coordinating Committee of Councillors' Offices, or delegated to the Coordinating Committee of Councillors' Offices itself, as provided for in any Council policy or guideline, is hereby delegated to the City Clerk.</p>	
e. Representation for communities	<p>MGA</p> <p>Section 162 provides that:</p> <p>A council must hold a by-election to fill a vacancy on council unless</p> <p>(a) the vacancy occurs after January 1 in the year of a general election,</p> <p>(a.1) the vacancy is due to a declaration under section 175.1(1) and</p> <p>(i) the application period under section 175.1(3) has not expired, or</p> <p>(ii) less than 60 days have passed since an application under section 175.1(2) has been filed,</p> <p>or</p> <p>(b) the council consists of 6 or more councillors and the vacancy occurs</p> <p>(i) in the 18 months before a general election and there is only one vacancy, or</p> <p>(ii) in the 12 months before a general election and the number of</p>	<p>Council does not currently have a Council policy or bylaw concerning the interim representation of wards in the event of a vacancy of a councillor's seat.</p> <p>In the past, Council has determined, by resolution, on what basis representation is to be managed following a vacancy. The most recent practice has been for one or more councillors of neighbouring wards to assume the responsibility to represent a portion of the ward on a geographical basis.</p>

	<p>councillors remaining is at least one more than the majority of the number of councillors comprising the council under section 143.</p> <p>Section 165 provides for the timing of a by-election if one is required:</p> <p>Unless a council sets an earlier date, election day for a by- election under section 162 or 163 is 120 days after the vacancy occurs.</p>	
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Council Policies and Bylaws Related to Councillor Absences and Departures

CSC2025-0110

2025 March 5 Council Services Committee

Recommendations

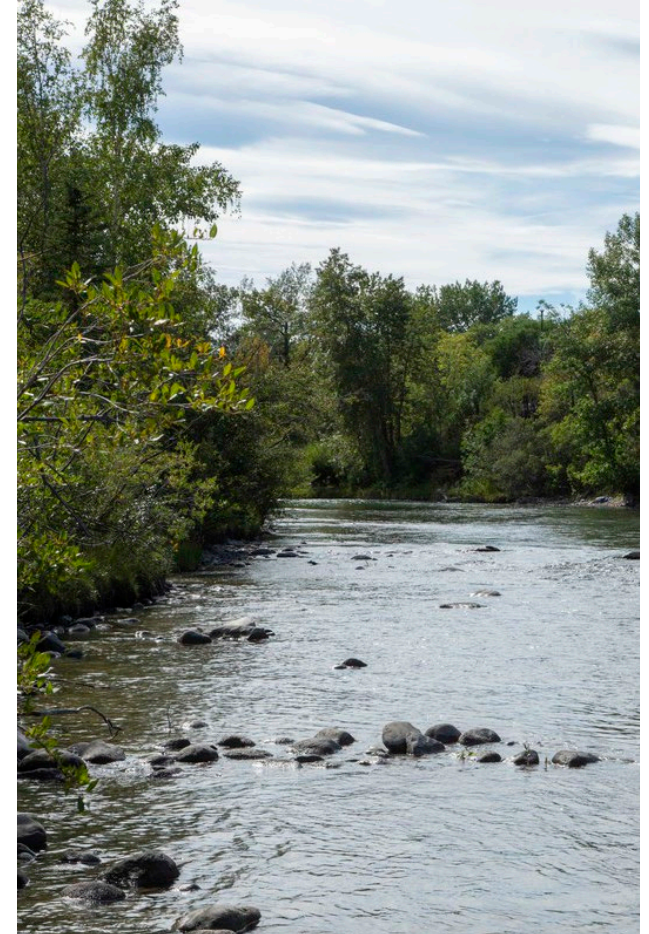
That the Council Services Committee recommend that Council direct Administration to report back to Council Services Committee no later than 2025 Q3 with:

1. A proposed Council policy respecting the vacancy of a councillor's seat, including a framework for Council to determine responsibilities for:
 - a. Interim representation of the impacted Ward;
 - b. Continued employment of Ward Office staff and provisions for service to constituents;
 - c. Service as deputy mayor;
 - d. Appointments to Board, Commission, and Committee vacancies arising from the vacancy of a councillor's seat;
 - e. Other matters as necessary; and
2. Amendments to existing bylaws and Council policies required to clarify the reporting structure for Ward Office staff in the event of a vacancy of a councillor's seat

Previous Council Direction



- At its 2024 December 17 Regular Meeting, Council directed Administration to:
 1. Review Council policies and bylaws relating to Councillors and Councillor Assistants (CC030, PAC010, PAC005, PAC012, PAC015) and identify amendments for discussion to a meeting of Council Services Committee in Q1 2025 that contemplate:
 - a. Departure of a Councillor before the end of the term;
 - b. Bereavement or medical leave of a Councillor;
 - c. Division of ward budgets;
 - d. Reporting structure for staff; and
 - e. Representation for communities
 2. Draft any new policies with respect to the absence of a Councillor as required, and return to Council through Council Services Committee in Q3 2025.



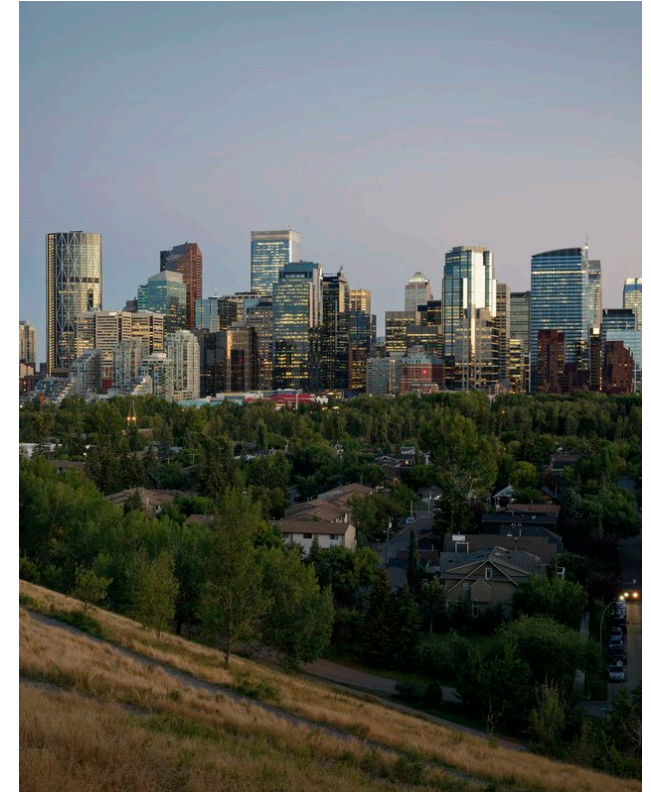
Highlights



- The City of Calgary does not have a specific Council policy to guide Council's decision-making respecting the vacancy of a councillor's seat.
- Establishing a new Council policy to address the implications of a vacant councillor's seat would address gaps in Council policy and provide Council with a framework to guide its decision-making, and to ensure continued representation of, and service for, constituents.
- An amendment to the *City Clerk Bylaw 73M94* may be required to align it with a proposed Council policy respecting the continued employment and reporting of Ward Office staff in the event of vacancy in a councillor's seat prior to the end of their term of office.
- Administration has reviewed options for bereavement and medical leave for Members of Council. While the *Municipal Government Act* ("MGA") provides explicitly for maternity and parental leave, no similar provisions are in place for other types of leave.

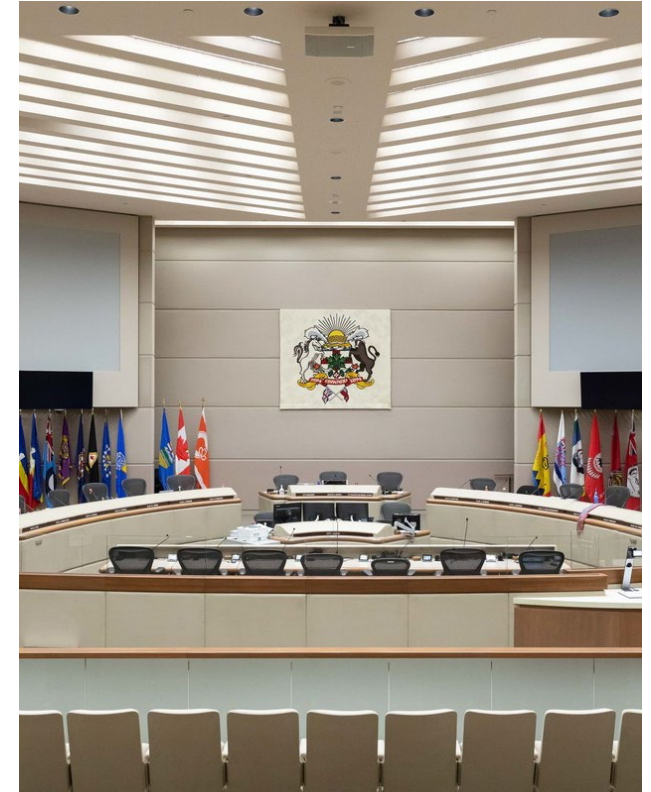
Current Policies and Bylaws

- There is no specific Council policy to guide Council's decision-making respecting a vacancy.
- Council has delegated authority to the City Clerk or their delegate to re-allocate a Ward Budget or use it to pay for approved expenses.
- Currently, Ward Office staff contracts terminate when the employing councillor's seat becomes vacant.
- The Councillors' Assistants Policy states that the Chair, Coordinating Committee of the Councillors Offices would become the employing councillor. This committee was disbanded and the Chair's responsibilities have been delegated to the City Clerk by Council in the *City Clerk Bylaw 73M94*.



Proposed Policy and Amendments

- A new Council policy respecting the vacancy of a councillor's seat would provide a framework for Council's decision-making with respect to:
 - Interim representation of the impacted ward
 - Continued employment of Ward Office staff
 - Service as deputy mayor
 - Appointments to Board, Commission and Committee Vacancies
 - Other matters as necessary.
- The circumstances leading to a vacancy could vary significantly in terms of cause, timing and other factors. The duration of a vacancy and capacity of individual councillors to assume additional responsibilities may determine Council's response in each instance.
- Administration will review existing bylaws and Council policies to clarify that the City Clerk does not become the employer of Ward Office staff in the event of a vacancy.



Leaves for Members of Council



- The MGA permits a Council to pass a bylaw respecting maternity and parental leave for councillors. The MGA does not provide for other types of leave.
- Administration is not aware of other jurisdictions with specific provisions for bereavement or medical leave.
- Absence from all Council Meetings within a 60-day period without the authorization of Council results in disqualification; however, Council may exercise its discretion to excuse a councillor's absence, by resolution on a case-by-case basis.



Recommendations

That the Council Services Committee recommend that Council direct Administration to report back to Council Services Committee no later than 2025 Q3 with:

1. A proposed Council policy respecting the vacancy of a councillor's seat, including a framework for Council to determine responsibilities for:
 - a. Interim representation of the impacted Ward;
 - b. Continued employment of Ward Office staff and provisions for service to constituents;
 - c. Service as deputy mayor;
 - d. Appointments to Board, Commission, and Committee vacancies arising from the vacancy of a councillor's seat;
 - e. Other matters as necessary; and
2. Amendments to existing bylaws and Council policies required to clarify the reporting structure for Ward Office staff in the event of a vacancy of a councillor's seat

**Infrastructure Services Report to
Infrastructure and Planning Committee
2025 March 06**

**ISC: UNRESTRICTED
IP2025-0215**

Reserve Bids for Properties in the 2025 Real Estate Public Auction

PURPOSE

This report requests approval to authorize the recommendations set forth in the Attachments including the approval of the Reserve Bids for properties in the 2025 Real Estate Public Auction.

PREVIOUS COUNCIL DIRECTION

Not Applicable

RECOMMENDATIONS:

That the Infrastructure and Planning Committee recommends that Council:

1. Authorize the Recommendations as outlined in Attachment 1; and
2. Approve the Reserve Bids for Properties in the 2025 Real Estate Public Auction as outlined in Attachment 3.

**RECOMMENDATION OF THE INFRASTRUCTURE AND PLANNING COMMITTEE,
2025 MARCH 6:**

That Council:

1. Authorize the Recommendations as outlined in Attachment 1; and
2. Approve the Reserve Bids for Properties in the 2025 Real Estate Public Auction as outlined in Attachment 3.

CHIEF ADMINISTRATIVE OFFICER/GENERAL MANAGER COMMENTS

The General Manager, Infrastructure Services concurs with this report.

HIGHLIGHTS

- In accordance with the *Municipal Government Act* Chapter M-26 RSA 2000, Part 10, Division 8 and 8.1, Administration holds a public auction of properties that have a Tax Notification registered on the Certificate of Title or a tax recovery lien on designated manufactured home for property tax arrears.
- This year the public auction is scheduled on 2025 April 24 at 10 a.m. in the Municipal Complex.
- The public auction matters as it is a method for The City of Calgary ("The City") to recover outstanding property taxes.
- Prior to the public auction date, The City follows an extensive notification process with the property owners to have the outstanding property taxes paid.
- Through a creative, compassionate, and collaborative approach, Credit & Collections explores potential payment options to collect outstanding taxes.
- The Real Estate Public Auction is used as the last resort to recover tax debts. Property owners have a right up to the start of the auction to pay the outstanding taxes owed and have the property removed from the auction.

Reserve Bids for Properties in the 2025 Real Estate Public Auction

DISCUSSION

The City relies on the collection of property taxes to provide services, maintain and build infrastructure and make Calgary a great place to live. Each year, The City holds a public auction of properties that have a tax notification registered on the certificate of title for outstanding property taxes. This public auction is known as the Real Estate Public Auction. For a property or designated manufactured home to be placed in the Real Estate Public Auction, a tax notification or a tax recovery lien is registered against the parcel that is in tax arrears for several years. If the tax arrears are not paid within one year of the registration of the tax notification, the property must be offered for sale at a public auction in accordance with the *Municipal Government Act*.

Before the Real Estate Public Auction, Credit & Collections within the Finance Operations department, works with property owners to facilitate the payment of outstanding taxes. Property tax debt can be very stressful for individuals, families, and businesses, and Credit & Collections actively works with property owners who have outstanding property taxes of more than one year and are at risk of tax recovery action.

Through a creative, compassionate, and collaborative approach, Credit & Collections explores potential payment options to assist homeowners. These options are customized to each owner's situation, and often, Credit & Collections creates and designs a payment plan with the owner for the successful recovery of the outstanding property taxes. In certain situations where there is no mortgage holder, the owner has the option of entering into a memorandum agreement with The City on a possible payment plan. Credit & Collections can also refer owners to social aid agencies where warranted. The Real Estate Public Auction is used as the last resort to recover tax debts and property owners have right up to the start of the auction to pay the outstanding taxes owed and have the property removed from the auction. It should be noted that historically very few properties remain at risk of going to the public auction after the extensive work undertaken by Credit & Collections.

Pursuant to the *Municipal Government Act*, a municipality must by resolution, fix a minimum sale price for each parcel, which shall be the Reserve Bid and any conditions that apply to the sale. The Sales & Acquisitions Section of Real Estate & Development Services has reviewed the properties in the 2025 Real Estate Public Auction prior to the determination of the reserve bids and has compiled a schedule of Reserve Bids representing the minimum sale price at the auction, as shown in Attachment 3.

For the properties that are not sold at the public auction, these properties can still be made available for sale to the public through The City's standard sales process through Real Estate & Development Services.

Overall, The City strives to work with property owners to resolve outstanding tax debts in a fair and compassionate manner while also ensuring that it can continue to provide essential services to the community.

Valuation

The City has viewed all properties included in the Reserve Bid Listing (Attachment 3) and determined an estimate of market value to be used as the Reserve Bid for each parcel. The

**Infrastructure Services Report to
Infrastructure and Planning Committee
2025 March 06**

**ISC: UNRESTRICTED
IP2025-0215**

Reserve Bids for Properties in the 2025 Real Estate Public Auction

Reserve Bid represents the minimum bid that will be accepted for each parcel during the Real Estate Public Auction.

EXTERNAL ENGAGEMENT AND COMMUNICATION

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

As per the *Municipal Government Act*, tax recovery notifications are registered on title and owner(s) are also notified directly that their property is on the tax arrears list.

The public auction will be advertised prior to the auction. This advertising is consistent with previous years and is a requirement pursuant to the *Municipal Government Act*.

IMPLICATIONS

Social

The Real Estate Public Auction is a required part of the tax collection process to ensure the payment of property taxes. Property taxes fund many municipal services to Calgarians and support Council priorities and policies.

Environmental

The properties will not be reviewed in accordance with The City's Sales, Acquisitions and Leases Environmental (S.A.L.E.) Policy as they will be sold "as is, where is".

Economic

Not Applicable

Service and Financial Implications

Other:

The net proceeds from any sale will be transferred to the Tax Forfeiture account. The previous owner(s) may then make an application to the court to obtain those proceeds. If proceeds from a sale are not claimed within 10 years from the date of the public auction or the date of a sale, The City may, for any purpose, use those proceeds.

RISK

If the recommendations are not approved, The City will not be in compliance with the requirements set forth in the *Municipal Government Act* regarding its obligations to set the Reserve Bids for the 2025 Real Estate Public Auction. The 2025 March 6 meeting of Infrastructure and Planning Committee is the last available opportunity to bring this report forward for Council approval prior to the 2025 April 24 date scheduled for the Real Estate Public Auction. The impact of all risks is considered medium while the likelihood of all risks is considered low.

**Infrastructure Services Report to
Infrastructure and Planning Committee
2025 March 06**

**ISC: UNRESTRICTED
IP2025-0215**

Reserve Bids for Properties in the 2025 Real Estate Public Auction

ATTACHMENTS

1. Recommendations
2. 2025 Real Estate Public Auction Advertisement
3. Reserve Bid Listing
4. Presentation

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform
Michael Thompson, General Manager	Infrastructure Services	Approve
Campbell Berry, Director	Real Estate & Development Services	Approve
Eddie Lee, Director	Assessment and Tax	Inform

Author: Gusa, Chris, Real Estate & Development Services

City Clerks: K. Picketts / J. Palaschuk

Recommendations

The Infrastructure and Planning Committee recommends that Council:

- (1) Approve the following process:
 - (a) That the properties listed in Attachment 3 be considered for inclusion in the Real Estate Public Auction, to be held 2025 April 24.
 - (b) That all properties be sold "as is, where is".
 - (c) That the purchase price, plus any applicable GST, be paid as follows:
 - (i) 1/3 of the purchase price by way of cash or cheque at the date of public auction, or a minimum payment of \$500.00, whichever is greater; and
 - (ii) the balance of the purchase price, plus any applicable GST, no later than 60 days after the date of the public auction.
 - (d) That interest on any overdue payments be charged at the Royal Bank of Canada's prime rate plus 3 percent per annum from the date the payment is due until the full purchase price, plus applicable interest, is received by and unconditionally releasable to The City of Calgary.
- (2) Authorize that the minimum sale price for improved and unimproved parcels be the reserve bid as shown in Attachment 3.

**2025 REAL ESTATE PUBLIC
AUCTION
CITY OF CALGARY**

When a property has tax arrears for more than one year, a tax recovery notification or lien is registered on the property. If the tax arrears are not paid in full, a public auction will be held to recover uncollected property taxes. Upon payment of the full tax arrears, The City will discharge a tax recovery notification or lien, and the property will not be auctioned.

What is the Real Estate Public Auction?

As directed by the province and in accordance with the *Municipal Government Act*, The City of Calgary holds a real estate public auction once per year to recover unpaid property tax.

This year's public auction will be held on 2025 April 24 at 10 a.m. in the Municipal Complex 800 Macleod Trail S.E., Calgary, Alberta. Any updates to the date, time or location of the 2025 public auction will be made available at www.calgary.ca/publicauction. The list of the properties being offered at this year's public auction will be updated daily by 10:00 a.m. at www.calgary.ca/publicauction. Properties will be deleted from this list as the tax arrears are paid.

You cannot legally enter onto a property that is advertised for public auction. This is not a typical property sale. The City of Calgary does not "own" the properties being offered for sale at the public auction and the current registered owner on title or a tenant may still be occupying the property. **Entering onto a property advertised for public auction is considered to be Trespassing.**

All properties have been viewed externally and an estimate of the fair market value of each property has been made. This estimate of market value is the reserve bid, which is the minimum price at which The City of Calgary will be willing to sell the property at the public Auction.

All sales at the public auction are subject to the terms of the Municipal Government Act, R.S.A. 2000, c. M-26 and the terms and conditions set by The City of Calgary.

How to Purchase a Property at the Real Estate Public Auction.

If you are interested in purchasing a property at the public auction, review the properties being offered for sale on the morning of the auction. If the property you are intending to purchase is still available, attend the auction to bid on the property.

At the public auction, the auctioneer will explain the bidding process and the terms and conditions. A brief description of each property will be read out, with bids being accepted immediately thereafter. A property is considered sold when the auctioneer declares the property to be sold. If no bids on a property are received, the auctioneer will declare bids to be closed for that property. Once bids have been declared closed on a property, no further bidding will be accepted in relation to that property.

No terms and conditions of sale will be considered other than those specified by The City of

Calgary, therefore, no bid will be accepted where the bidder attempts to attach conditions to the sale.

The successful bidder will be required to sign The City of Calgary's form of Agreement of Purchase and Sale.

The auctioneer, the municipal councillors, the City Manager and officers and employees of The City of Calgary are prohibited from bidding for or buying any parcel of land at the public auction unless section 429(2) of the *Municipal Government Act* applies.

How to Remove Your Property from the Municipal Property Real Estate Public Auction

Prior to the public auction, The City of Calgary follows an extensive notification process as set out in the *Municipal Government Act*. Notices are advertised in The Alberta Gazette, and online at www.calgary.ca/publicauction and are sent to the registered owner of each property as well as to all parties with a registered interest in the property.

In order to remove a property from the public auction, all of the outstanding property tax arrears must be paid to The City of Calgary **in guaranteed funds BEFORE 2025 March 31**. Tax notifications and or liens will only be discharged once the tax arrears have been paid in full. No party will have any right to pay the tax arrears in respect of a property after it is declared sold at the public auction.

Terms and Conditions of Sale

Every property listed on www.calgary.ca/publicauction with municipal property tax arrears remaining unpaid as of the date of the auction will be offered for sale at the public auction. The full terms and conditions of sale are available online at www.calgary.ca/publicauction.

(i) Purchase Price, Interest and GST

The purchase price, plus any applicable GST, must be paid as follows:

- (a) 1/3 of the purchase price by way of cash or cheque at the date of public auction, or a minimum payment of \$500.00, whichever is greater; and
- (b) the balance of the purchase price, plus any applicable GST, on the Closing Date (no later than 60 days after the date of the public auction).

Interest on any overdue payments will be charged at the Royal Bank of Canada's prime rate plus 3% per annum from the date the payment is due until the full purchase price, plus applicable interest, is received by and unconditionally releasable to The City of Calgary.

GST is payable on all applicable properties sold at the public auction.

(ii) Closing

The Closing Date will be 60 days after the date of the public auction or such earlier date that is mutually agreed to in writing by both parties.

All adjustments for rent or other items commonly adjusted on a sale of real property will be made as of the Closing Date. From and after the Closing Date, the successful bidder will be responsible for the payment of all taxes, rates, levies, charges, assessments, utilities, utility hook-up fees, insurance and other expenses with respect to the property.

The successful bidder will take title to the property subject to those encumbrances listed in section 423(1) and 436.14 of the *Municipal Government Act*, as applicable, and all implied conditions listed in section 61 of the *Land Titles Act*, R.S.A. 2000, c. L-4.

(iii) As Is, Where Is

All properties offered for sale at the public auction are being offered on an “as is, where is” basis and The City of Calgary makes no representations and gives no warranty whatsoever with respect to any property being offered for sale at the public auction.

If the relevant property is occupied by a tenant, the successful bidder will be responsible for the obligation and expense of obtaining vacant possession.

Notice is hereby given that, under the provisions of the *Municipal Government Act*, The City of Calgary will offer for sale by Public Auction the following listed lands. This year’s public auction will be held on 2025 April 24 at 10 a.m. in the Municipal Complex 800 Macleod Trail S.E. Calgary, Alberta. Any updates to the date, time or location of the 2025 public auction will be made available at .

The City of Calgary may, after the public auction, become the owner of any property that is not sold at the public auction.

2025 REAL ESTATE PUBLIC AUCTION

Notice is hereby given that, under the provisions of the Municipal Government Act, The City of Calgary will offer for sale by Public Auction the following listed lands. This year's public auction will be held on 2025 April 24 at 10 a.m. in the Municipal Complex 800 Macleod Trail S.E., Calgary, Alberta. Any updates to the date, time or location of the 2025 public auction will be made available at www.calgary.ca/publicauction

<u>Item</u>	<u>Roll #</u>	<u>Location Address</u>	<u>Legal Description</u>	<u>Outstanding Tax</u>	<u>Proposed Bid Amount</u>
2	010081008	55 HUNTWICK WY NE	6604JK;56;26	\$10,709.92	\$574,000
4	016164212	37 RANCH GLEN DR NW	7911477;1;13	\$9,644.62	\$448,000
5	022157705	5071 NORRIS RD NW	8110572;20;4	\$11,133.48	\$664,000
7	027014604	80 CASTLEFALL RD NE	7911186;4;9	\$9,143.51	\$636,000
8	027500289	#171 5120 47 ST NE	0010657;15	\$31,551.52	\$557,000
9	027500305	#175 5120 47 ST NE	0010657;16	\$31,525.29	\$545,000
10	027500321	#179 5120 47 ST NE	0010657;17	\$34,979.43	\$638,000
11	028276806	217 FALMERE WY NE	8310081;11;23	\$5,302.85	\$462,000
13	028518900	170 FALTON DR NE	8111292;1	\$2,137.40	\$330,000
16	030051106	124 WHITESIDE CR NE	7410438;13;17	\$11,145.28	\$579,000
17	034091801	343 MCKNIGHT BV NW	5430HK;4;3	\$12,602.56	\$586,000
18	039013305	6531 BOWWOOD DR NW	4400HT;2;7	\$14,529.13	\$668,000
19	040180507	7703 41 AV NW	1186LK;1;16	\$36,371.06	\$840,000
20	042098004	4732 BOWNESS RD NW	5439FW;23;8	\$56,314.10	\$1,023,000
21	046231106	3211 2 ST NE	3980AM;66;1,2	\$14,367.92	\$825,000
22	050065507	1007 RUNDLESIDE DR NE	731518;20;31	\$6,998.24	\$488,000
31	070500822	116 INGLEWOOD CV SE	9311878;42	\$4,887.26	\$560,000
32	071108807	640 RADCLIFFE RD SE	7710886;10;25	\$11,569.49	\$588,000
33	071110100	3 RADCLIFFE CR SE	7710886;11;8	\$6,479.79	\$447,000
36	073174104	208 PENSWOOD WY SE	1599LK;30;30	\$9,046.38	\$461,000
37	075005850	5141 20 AV SE	316GV;7;9	\$39,938.78	\$1,043,000
41	079580221	#207 2320 ERLTON ST SW	9911500;21	\$8,092.58	\$412,000
42	080015902	1915 10 ST SW	179R;39;7,8	\$26,781.36	\$1,501,000
44	084063106	2848 SIGNAL HILL HT SW	8811659;7;9	\$12,318.45	\$814,000
45	086016706	20 GLENWAY DR SW	567HH;2;12	\$10,240.24	\$634,000
46	093083202	3415 DOVER RIDGE DR SE	1125LK;12;16	\$6,472.19	\$433,000
47	094117504	150 ERIN WOODS CI SE	9011496;1;32	\$5,816.78	\$300,000
48	099504607	#47N 203 LYNNVIEW RD SE	7811230;47	\$6,252.90	\$342,000
49	102049400	619 61 AV SW	4409GW;10;1	\$8,504.22	\$694,000
53	132068800	33 DOUGLAS GLEN CR SE	9811187;7;14	\$11,427.87	\$594,000
55	146109202	128 EVERGREEN HT SW	0012889;8;50	\$16,996.83	\$778,000

<u>Item</u>	<u>Roll #</u>	<u>Location Address</u>	<u>Legal Description</u>	<u>Outstanding Tax</u>	<u>Proposed Bid Amount</u>
56	149032302	968 LAKE ARROW WY SE	586LK;17;53	\$19,204.60	\$843,000
57	150100402	95 DEERMEADE RD SE	7910655;16;37	\$4,847.52	\$557,000
58	154010003	312 PARKRIDGE WY SE	7610202;35;14	\$15,942.64	\$725,000
59	162022701	8708 33 AV NW	5960AM;19;12	\$10,033.54	\$474,000
60	172040602	73 COUGARSTONE VI SW	0112135;16;32	\$15,578.88	\$781,000
61	174501262	#1104 1010 ARBOUR LAKE RD NW	9913197;54	\$3,113.63	\$411,000
62	174502609	#121V 1010 ARBOUR LAKE RD NW	9913197;121	\$435.13	\$10,000
63	176002004	76 HAWKSLEY CR NW	8110451;1;14	\$12,280.31	\$670,000
65	180123457	98 BEARBERRY CR NW	7911017;32;78	\$9,190.67	\$421,000
67	200105864	#3338 6818 PINECLIFF GV NE	0210714;97	\$3,632.46	\$186,000
71	200314557	223 MCKENZIE TOWNE GA SE	0311403;139	\$6,811.54	\$420,000
74	200707966	248 EVERMEADOW AV SW	0511297;12;15	\$13,452.24	\$695,000
75	200749133	2234 BROADVIEW RD NW	5151O;25;17	\$16,540.84	\$931,000
78	200893980	1444 40 ST SW	0611030;19;14	\$17,369.74	\$797,000
81	201154697	432 SILVERADO PLAINS CI SW	0714142;31;50	\$3,271.47	\$654,000
82	201174802	#106V 515 17 AV SW	0714961;106	\$538.37	\$15,000
83	201174810	#107V 515 17 AV SW	0714961;107	\$538.37	\$15,000
84	201175296	#86V 515 17 AV SW	0714961;86	\$538.37	\$15,000
85	201201175	20 CRANRIDGE CR SE	0716326;65;5	\$14,341.46	\$676,000
86	201289873	360 NEW BRIGHTON DR SE	0812183;31;45	\$13,124.78	\$632,000
89	201511862	97 ELKTON WY SW	0914957;7;34	\$13,906.58	\$1,253,000
91	201563855	#511 888 4 AV SW	1011382;17	\$21,405.93	\$265,000
92	201565470	#178V 888 4 AV SW	1011382;178	\$2,343.86	\$37,000
93	201654092	85 WESTLAND CR SW	1110859;3;10	\$28,296.95	\$1,217,000
94	201664216	112 FORTRESS BA SW	1111079;1;13	\$22,751.43	\$1,509,000
98	201790318	9 ASPEN ACRES MR SW	1211631;13;2	\$10,857.59	\$1,353,000
104	202098679	21 EVANSBOROUGH HL NW	1510017;67;31	\$14,272.34	\$904,000
105	202176780	2831 16 AV SE	4946T;23;16	\$11,238.61	\$641,000
109	202503157	#109 7725 56 ST SE	1712441;8	\$38,793.20	\$600,000
112	202634945	11164 HARVEST HILLS GA NE	1812025;13	\$4,621.73	\$463,000
113	202687604	3015 5 AV NE	1910977;6;3	\$285,647.99	\$7,475,000
114	202689618	#112 4250 SETON DR SE	1911002;223	\$5,407.47	\$314,000
115	202690368	#298V 4250 SETON DR SE	1911002;298	\$400.11	\$10,000
116	202784757	#2142 4310 104 AV NE	2010546;47	\$56,865.41	\$774,000
117	202784765	#2138 4310 104 AV NE	2010546;48	\$58,526.19	\$797,000
118	202785150	#3122 4310 104 AV NE	2010546;87	\$50,163.56	\$682,000
119	202785168	#3118 4310 104 AV NE	2010546;88	\$47,414.39	\$645,000

<u>Item</u>	<u>Roll #</u>	<u>Location Address</u>	<u>Legal Description</u>	<u>Outstanding Tax</u>	<u>Proposed Bid Amount</u>
120	202788105	#115 10990 42 ST NE	2010598;3	\$65,166.21	\$810,000
121	202788121	#125 10990 42 ST NE	2010598;5	\$64,071.35	\$812,000
122	202809448	62 YORKSTONE HE SW	2011324;10;27	\$11,501.27	\$730,000
123	202840112	108 SAVANNA DR NE	2011762;37;14	\$13,836.78	\$924,000
124	202850590	107 HOMESTEAD DR NE	2012035;4;58	\$14,413.04	\$628,000
125	202899522	136 SADDLEPEACE WY NE	2111058;43;23	\$4,669.90	\$281,000
126	202973582	#147V 60 CARRINGTON PZ NW	2210814;147	\$361.31	\$10,000
128	414093708	63 COVETTE GR NE	9612206;1;18	\$9,828.83	\$547,000
130	441157104	217 CITADEL CREST PA NW	9810546;31;8	\$14,407.64	\$687,000
131	441169000	47 CITADEL RIDGE CL NW	9813000;26;32	\$238.60	\$482,000
133	446199101	1150 COUNTRY HILLS CI NW	9712649;3;3	\$4,591.85	\$482,000
134	446501488	60 HARVEST GLEN HT NE	9410542;43	\$6,862.66	\$350,000
137	560984726	#606 1101 84 ST NE	MH-CHATEAU ESTATES-606	\$1,489.67	\$225,000
139	758189302	189 SOMERSET CI SW	9810556;5;69	\$6,507.76	\$573,000

Total Number of Properties: 82

Calgary



Reserve Bids for Properties in the 2025 Real Estate Public Auction

IP2025-0215

March 06, 2025

Recommendations

That the Infrastructure and Planning Committee recommends that Council:

1. Authorize the Recommendations as outlined in Attachment 1; and
2. Approve the Reserve Bids for Properties in the 2025 Real Estate Public Auction as outlined in Attachment 3.

2025 Real Estate Public Auction

Each year properties that have a tax notification registered on the certificate of title for outstanding property taxes are offered for sale by The City of Calgary, in accordance with the *Municipal Government Act, Chapter M-26 RSA 2000, Part 10, Division 8.*

All properties are viewed externally and an estimate of the fair market value of each property is made.



2025 Real Estate Public Auction



Updates for 2025:

The public auction is scheduled on April 24 at 10:00 a.m. in the Municipal Complex.



Risks:

If Recommendations are not approved, The City will not be in compliance with the requirements set forth in the MGA regarding its obligations to set the Reserve Bids for the 2025 Real Estate Public Auction.

Recommendations

That the Infrastructure and Planning Committee recommends that Council:

1. Authorize the Recommendations as outlined in Attachment 1; and
2. Approve the Reserve Bids for Properties in the 2025 Real Estate Public Auction as outlined in Attachment 3.

POSTPONED REPORT

Excerpt from the Minutes of the Regular Meeting of Council, held 2024 December 17:

“Moved by Councillor Demong

Seconded by Councillor Chabot

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

That Council postpone this Item to the 2025 March 18 Regular Meeting of Council.

For: (13)	Councillor Carra, Councillor Chu, Councillor Demong, Mayor Gondek, Councillor Sharp, Councillor Walcott, Councillor McLean, Councillor Wyness, Councillor Mian, Councillor Penner, Councillor Chabot, Councillor Wong, and Councillor Dhaliwal
Against: (1)	Councillor Spencer

MOTION CARRIED”

Operational Services Report to
Executive Committee
2024 December 05

ISC: UNRESTRICTED
EC2024-1338

Renaming Fish Creek-Lacombe Station

PURPOSE

The purpose of this report is to respond to the February 13, 2024, Executive Committee meeting, where a Notice of Motion directed City Administration to explore the potential renaming of Fish Creek-Lacombe Station to include recognition of St. Mary's University and report back to Council by Q4 2024.

PREVIOUS COUNCIL DIRECTION

At the 2024 February 27 Regular Meeting of Council, Council directed Administration "to undertake the necessary steps to consider changing the current station name, Fish Creek – Lacombe CTrain station to additionally recognize St. Mary's University by renaming to, St. Mary's University / Fish Creek Station and report back to Council through the Executive Committee no later than Q4 2024."

RECOMMENDATION:

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.

RECOMMENDATION OF THE EXECUTIVE COMMITTEE, 2024 DECEMBER 5:

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.

Excerpt from the Minutes of the Regular Meeting of the Executive Committee, 2024 December 5:

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

CHIEF ADMINISTRATIVE OFFICER/GENERAL MANAGER COMMENTS

GM of Operational Services Doug Morgan concurs with this report.

HIGHLIGHTS

- Targeted and public engagement revealed diverse perspectives on renaming the station.
- Station renaming should align with broader planning initiatives, such as transit-oriented-development work for the station area or the future Local Area Plan for this and surrounding communities.

Renaming Fish Creek-Lacombe Station

DISCUSSION

Fish Creek-Lacombe Station serves as a key transit hub, providing access to the surrounding communities, Fish Creek Provincial Park, and nearby institutions, including St. Mary's University. The station name has historical and geographical significance, reflecting its proximity to both Fish Creek Provincial Park and Father Lacombe's parish, which covered the area.

While the proposal to incorporate St. Mary's University into the station name recognizes the University, any renaming should align with broader planning initiatives, such as transit-oriented-development work for the station area or the future Local Area Plan for this and surrounding communities.

EXTERNAL ENGAGEMENT AND COMMUNICATION

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

Letters of Support

As part of the notion of motion, six letters of support for renaming Fish Creek-Lacombe Station to recognize St. Mary's University were submitted and are included in this report (Attachment 3). These submissions highlight the value of acknowledging St. Mary's University's contributions to Calgary's academic and cultural landscape through the station name.

Targeted Engagement

Calgary Transit consulted with the Calgary Aboriginal Urban Affairs Committee (CAUAC), who provide recommendations to Council on areas of concern to people of Aboriginal ancestry. CAUAC submitted a formal letter highlighting concerns with the proposed station name (Attachment 3).

Calgary Transit engaged the Calgary Transit Customer Advisory Group (CTCAG), which provides advice to Calgary Transit to improve customer experience. CTCAG submitted feedback outlining concerns with the proposed name (Attachment 3).

Public Engagement

Public engagement took place from May 30 to June 16, 2024, facilitated by the Engage Resource Unit. This included an online public questionnaire and on-site signage at Fish Creek-Lacombe Station to encourage participation. The feedback collected reflected a range of perspectives, with no clear consensus emerging in support of or opposition to the renaming. The results should inform any future renaming discussions. See Attachment 4, What We Heard Report.

Operational Services Report to
Executive Committee
2024 December 05

ISC: UNRESTRICTED
EC2024-1338

Renaming Fish Creek-Lacombe Station

RISK

Deferring the renaming discussion to a later stage of community planning introduces a risk of prolonged uncertainty; however, as public engagement was not strongly directional, this is considered a low and manageable risk.

ATTACHMENTS

1. Presentation
2. Background and Previous Council Direction
3. Letters Received
4. What We Heard Report
5. **Additional Letters of Support**

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform
Doug Morgan	Operational Services	Approve

Author: Steven Snell, Calgary Transit

City Clerks: C. Doi / A. Gagliardi

Calgary



Renaming Fish Creek-Lacombe Station

5 December 2024

Previous Council Direction

At the 2024 February 27 Regular Meeting of Council, Council directed Administration “to undertake the necessary steps to consider changing the current station name, Fish Creek – Lacombe CTrain station to additionally recognize St. Mary’s University by renaming to, St. Mary’s University / Fish Creek Station and report back to Council through the Executive Committee no later than Q4 2024.”



Recommendation

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.

Highlights

Letters of
support



Targeted
Engagement



Public
Engagement



Recommendation

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.

Background and Previous Council Direction

Background

On February 13, 2024, Executive Committee meeting, a Notice of Motion directed the City Administration to “Undertake the necessary steps to consider changing the current station name Fish Creek – Lacombe CTrain station to additionally recognize St. Mary’s University/Fish Creek Station and report back to council no later than Q4 2024.”

Previous Council Direction

DATE	REPORT NUMBER	DIRECTION/DESCRIPTION
2/13/2024	EC2024-0130	Executive Committee, item 8.2.1 Moved by Councillor Demong. That with respect to Notice of Motion EC2024-0130, the following be approved: That Notice of Motion EC2024-0130 be forwarded to the 2024 February 27 Regular Meeting of Council for consideration.
2/27/2024	EC2024-0130	Regular Meeting of Council, item 9.4.4) Notice of Motion - Recognizing St. Mary's University by Renaming a CTrain Station, EC2024-0130. Moved by Councillor Demong Seconded by Councillor Penner. That Council hear from Dr. Sinda Vanderpool with respect to this Item. MOTION CARRIED

October 29, 2023

Dr. Sinda Vanderpool
President and Vice Chancellor
St. Mary's University
14500 Bannister SE
Calgary, Alberta T2G 1Z4

Dear Dr. Vanderpool,

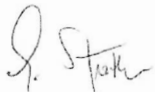
On behalf of the Board of Governors of St. Mary's University, I am pleased to offer support for expanding or altering the Fishcreek/Lacombe C-Train Station and Platform to additionally recognize St. Mary's University.

Having held positions of Chief Superintendent for the Calgary Catholic School District and now of the Calgary Board of Education, I have had the privilege of witnessing the direct impact that St. Mary's students and graduates have on the community. As Chair of the St. Mary's Board of Governors for the past three years I have also had the opportunity to watch St. Mary's grow and increase its scope of programming, and impact in the community through work integrated learning and social justice initiatives.

The iconic red water tower that can be seen from McLeod trail is symbol of strength for St. Mary's University, a testament to the campus' historic past, but also an identifier to community members and Calgarians that St. Mary's exists, that there is a university situated in the south of Calgary that provides a wholistic education to students and prepares them to become leaders who embody a dedication to service above self.

Renaming the current Fishcreek/Lacombe C-Train Station and Platform would highlight the asset that St. Mary's University is to Calgary, drawing direct connections between education and the wonderful assets of our city. It would provide another point of recognition for the university, helping to establish St. Mary's University as a dynamic and lasting community asset in southeast Calgary.

Sincerely,



Gary Strother
Board Chair, St. Mary's University

STMUFA

St. Mary's University
Faculty Association

Oct 19, 2023

Dr. Sinda Vanderpool
President and Vice Chancellor
St. Mary's University
14500 Bannister SE
Calgary, Alberta
T2X 1Z4

Dear Dr. Vanderpool,

On behalf of the St. Mary's University Faculty Association, I am pleased to offer support for renaming the Fish Creek/Lacombe C-Train Station and Platform to additionally recognize St. Mary's University.

As a member of the faculty of St. Mary's for close to ten years, I have had the opportunity to watch St. Mary's grow and increase the impact its students and graduates have had in the community through its scope of programming and social justice initiatives.

Renaming the current Fish Creek/Lacombe C-Train Station and Platform would highlight the asset that St. Mary's University is to Calgary, being the only university in the southeast. This will help increase the visibility of St. Mary's and provide another point of recognition for potential students.

It is my hope that Calgary City Council and administration will give this motion its full consideration, and that it will be approved.

Sincerely,



Dr. Carolyn Salomons
President, Faculty Association
Associate Professor, History
Chair of Social Sciences
St. Mary's University



CALGARY CATHOLIC SCHOOL DISTRICT

Office of the Chief Superintendent

October 18, 2023

Dr. Sinda Vanderpool
President and Vice Chancellor
St. Mary's University
14500 Bannister SE
Calgary, Alberta T2G 1Z4

Dear Dr. Vanderpool,

On behalf of Calgary Catholic School District, I am pleased to express my support for renaming the Fishcreek/Lacombe C-Train Platform and Station to recognize St. Mary's University.

For students living in south Calgary, St. Mary's University presents an opportunity to attend a post-secondary institution without having the burden of a lengthy commute. St. Mary's is an alternative to the larger institutions in Calgary, an institution that is based upon the personal learning experiences of its students and small classes that allow professors to interact with – and get to know – their students. Being adjacent to the C-Train line also presents an opportunity for individuals to achieve their post-secondary educational goals regardless of means of transportation.

I am fortunate to be able to see the impact that St. Mary's graduates have on their communities as teachers graduating from St. Mary's renowned Bachelor of Education program. These teachers are always the most prepared to enter their classrooms and lead with dignity and compassion and are often recognized as some of the best in their field. The scope of impact these graduates have on future generations is immeasurable and it is my belief that if we can help increase awareness for St. Mary's University and their programming by changing the Fishcreek/Lacombe C-Train Station and Platform name to include St. Mary's that it would be beneficial for all to do so.

Sincerely,

Dr. Bryan Szumlas
Chief Superintendent
Calgary Catholic School District

October 19, 2023

Dr. Sinda Vanderpool
President and Vice Chancellor
St. Mary's University
14500 Bannister SE
Calgary, Alberta T2G 1Z4

Dear Dr. Vanderpool,

I am pleased to extend my support for renaming the Fish Creek/Lacombe C-Train station and platform to recognize St. Mary's University.

St. Mary's University is a valuable member of Calgary's post-secondary learning landscape. St. Mary's University has been supporting and empowering Calgary learners for over 30 years through dynamic programming set in intimate learning environments.

Having recently undertaken this same process at Bow Valley College, I am acutely aware of the benefits of including the institution's name on the adjacent C-Train Station and Platform. This additional wayfinding marker for St. Mary's will provide tremendous impact for the institution assisting in aiding potential students find St. Mary's location while also perhaps introducing the school to those in the Calgary community who may not have even known that St. Mary's exists.

Including St. Mary's University's name on the Fishcreek/Lacombe station and platform recognizes the University's history in south Calgary, and its future contributions to the area and beyond. As demonstrated with Bow Valley, SAIT and the Alberta College of Arts, and the University of Calgary stations, there is a precedence to having post-secondary institutions names identified on adjacent stations and it is my hope that this can be the case for St. Mary's University.

It is my hope that Calgary City Council and administration will give this motion its full consideration, and that it will be approved as quickly as feasible.

Sincerely,



Dr. Misheck Mwaba
President and CEO
Bow Valley College

Office of the President

A100, 2500 University Drive NW
Calgary, AB T2N 1N4
CANADA
T: 403.220.5617
F: 403.289.6800
ucalgary.ca/president



October 16, 2023

Dr. Sinda Vanderpool
President and Vice Chancellor
St. Mary's University
14500 Bannister Road SE
Calgary, AB T2G 1Z4

Dear Dr. Vanderpool,

I am pleased to express my support for renaming the Fish Creek/Lacombe C-Train station and platform in recognition of St. Mary's University as a place of prominence in Southeast Calgary.

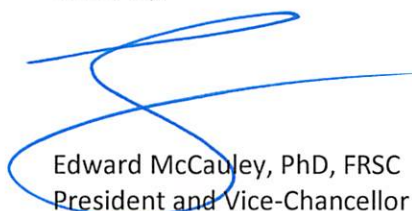
As a commuter school with no permanent residences on campus, public transit and the proximity to the current Fish Creek-Lacombe C-Train station has helped ensure that a holistic St. Mary's University education is not reserved just for those with their own means of transportation. For over 20 years, St. Mary's University has been a pillar of the southeast community, helping Calgarians meet their educational and career goals with accessible, innovative programs.

St. Mary's holds a significant place in the hearts and minds of many individuals within our community. It has been a centre of education, research, and community engagement for many years, making a profound impact on the surrounding communities. By renaming the Fish Creek-Lacombe platforms to include St. Mary's University, it would not only honour St. Mary's contributions but enhance the station and platform's identity and promote community pride.

Updating the name of the Fish Creek/Lacombe C-Train station and platform identifies the location of St. Mary's University directly on the train line. There is precedent for this, as with other post-secondary institutions adjacent to C-Train stations (i.e. University Station, SAIT-Alberta University of the Arts-Jubilee Station, City Hall-Bow Valley College Station) also have their names identified at the station.

Please know that as the president of the University of Calgary, you have my strong support for the motion to Calgary City Council.

Sincerely,



Edward McCauley, PhD, FRSC
President and Vice-Chancellor

Dr. Sinda Vanderpool
President and Vice Chancellor
St. Mary's University
14500 Bannister SE
Calgary, Alberta T2G 1Z4


Dear Dr. Vanderpool,

On behalf of the Student Legislative Council, I am pleased to express my support on behalf of the students of St. Mary's University for renaming the Fish Creek/Lacombe C-Train Platform and Station to recognize St. Mary's University.

Being adjacent to the C-Train line presents an opportunity for St. Mary's students to achieve their post-secondary educational goals regardless of means of transportation. This additional wayfinding marker for St. Mary's will provide tremendous impact for the institution while also perhaps introducing the school to those in the Calgary community who may not have even known that St. Mary's exists.

It is the hope of the students of St. Mary's University that Calgary City Council and administration will give this motion its full consideration, and that it will be approved as St. Mary's University stands as a symbol of the history and growth of south Calgary for which we are extremely proud.

Sincerely,

A handwritten signature in black ink, consisting of a series of loops and a horizontal line at the end, representing the name Christian Myers.

Christian Myers
President, Student Legislative Council
St. Mary's University



Engage Resource Unit

Station Renaming // What We Heard Report

Project Background

On February 13, 2024, Executive Committee meeting, a Notice of Motion directed the City Administration to “Undertake the necessary steps to consider changing the current station name Fish Creek – Lacombe CTrain station to additionally recognize St. Mary’s University/Fish Creek Station and report back to council no later than Q4 2024.” As such, one of the steps Calgary Transit undertook was Public Engagement to help inform the decision on renaming the CTrain Station.

Public Engagement was held to solicit public feedback on CTrain Station renaming. The input received will be used to evaluate and inform whether Fish Creek – Lacombe Station should recognize St. Mary’s University and thus be renamed to St. Mary’s University – Fish Creek Station.

Engagement Objectives

In broad terms the engagement sought input on the proposed renaming of the Fish Creek – Lacombe Station to St. Mary’s University – Fish Creek Station. The purpose and objective of this engagement was to provide the neighbouring communities’ residents, CTrain users, and Calgarians with an opportunity to provide input into the proposed name. The project team asked participants to share their opinions/thoughts regarding the proposed renaming.

Engagement Overview

Public engagement was held online via the engage page between May 30th and June 16th, 2024. Participants were able to participate and leave their feedback in the form of an online questionnaire. The team received a high number of participations revealing that this format proved to be an effective engagement tactic.

Engage page statistics

In total there were 2,723 unique visitors to Engage page. There was a total of 710 contributions to Engage questionnaire, meaning that the “submit” button was submitted 710 times.



Engage Resource Unit

Station Renaming // What We Heard Report

Engagement Summary

In total, there were 710 engagement questionnaire submissions. Questions eight and nine (What do you like about this naming proposal? Please tell us why" and "What do you dislike about this naming proposal? Please tell us why") have provided the participants with the greatest opportunity to give their input and explanation as to why they "like" or "dislike" the idea of the station being renamed. The responses to these questions were analyzed and presented as overall themes (see pages 9 and 10 in this report for details). A summary of findings follow.

In question eight, out of 710 respondents, opinions on renaming the station varied significantly. Broad support for a name change was expressed by 47 people, with specific suggestions including the incorporation of St. Mary's, which was favored by 29 respondents, and the recognition of St. Mary's as deserving to be recognized, was supported by 72 respondents. Additionally, 89 respondents felt the new name should reflect local areas or landmarks, and 67 believed it should align with other institutions' naming conventions such as University Station, SAIT (Southern Alberta Institute of Technology) or Bow Valley stations. Promotion of St. Mary's University was a reason given by 45 respondents.

On the other hand, 143 respondents were not supportive of a name change. Among them, 41 saw it as a waste of City resources, and 24 were explicitly not supportive of St. Mary's. The removal of Lacombe from the name was supported by 46 respondents, and 48 believed Fish Creek should be further recognized or emphasized in the naming nomenclature. There were 59 responses categorized as "Other" that were not assigned a specific code.

In question nine, out of 710 respondents, the opinions on renaming the station were diverse. A total of 187 respondents expressed neutrality, indicating no strong dislike or like for the idea. Conversely, 46 respondents disagreed with the idea, and 115 viewed it as a waste of City resources. Some felt that St. Mary's was either not significant or too far from the station and questioned the relevance or reasoning (54 respondents), and 72 mentioned that St. Mary's being a Catholic/private university was a concern.

Additionally, 47 respondents believed that Fish Creek's importance should be emphasized, while 32 felt that a name change would add to confusion. Concerns about removing historical references to Lacombe were raised by 37 respondents, and 69 felt the proposed name was too long. The consideration of Indigenous culture was noted by 8 respondents. There were also 43 responses categorized as "Other" that were not assigned a specific code.

In conclusion, while there is some support for renaming, especially if it results in a simpler or more representative name, the data indicates a meaningful level of resistance, primarily due to concerns about religious references and the costs involved. The decision to rename the station should consider the neutrality or lack of strong opinions from many respondents, the clear concern about religious references, and the practical considerations regarding cost and simplicity. This suggests that if renaming is pursued, it should be done with sensitivity to these concerns and potentially with a focus on a neutral, geographical, or historical name that minimizes controversy and cost.



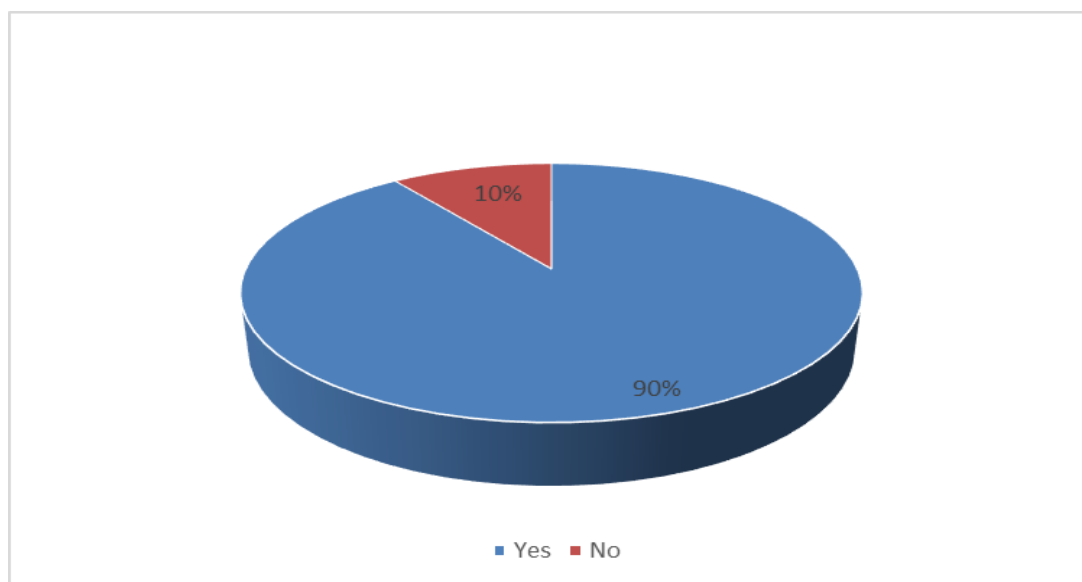
Engage Resource Unit

Station Renaming // What We Heard Report

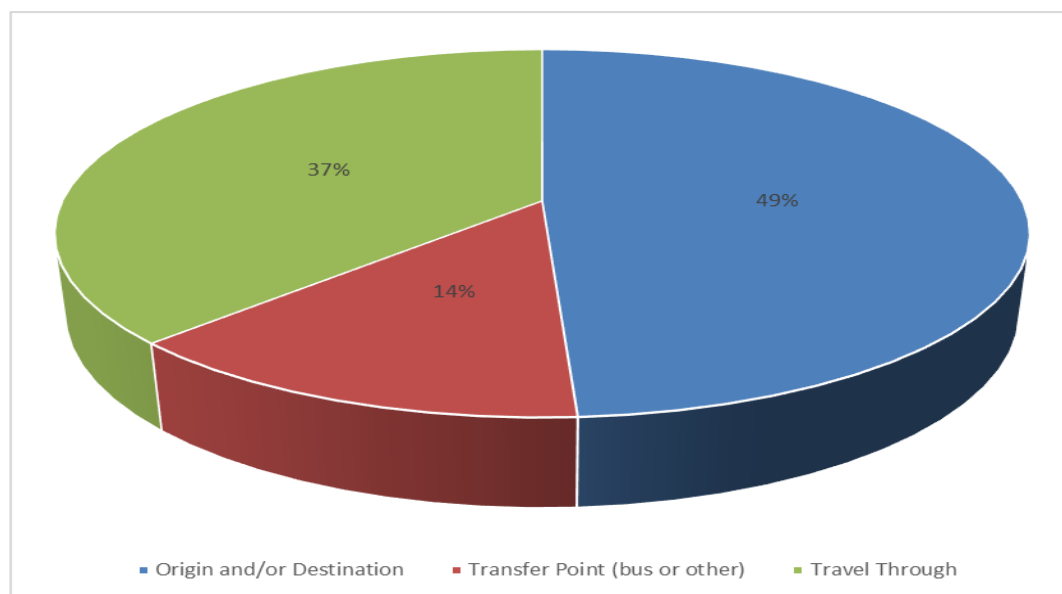
Engagement Input

**Please note that the graphs (1 to 7 and 10 to 12) are generated by using absolute data related to question format while the other questions (8 and 9) are categorized into themes. The results are not meant to be seen as a “vote” for or against but rather show patterns of preference and demonstrate trends for project future consideration.*

1. Do you travel by CTrain?



2. How do you use the Station?

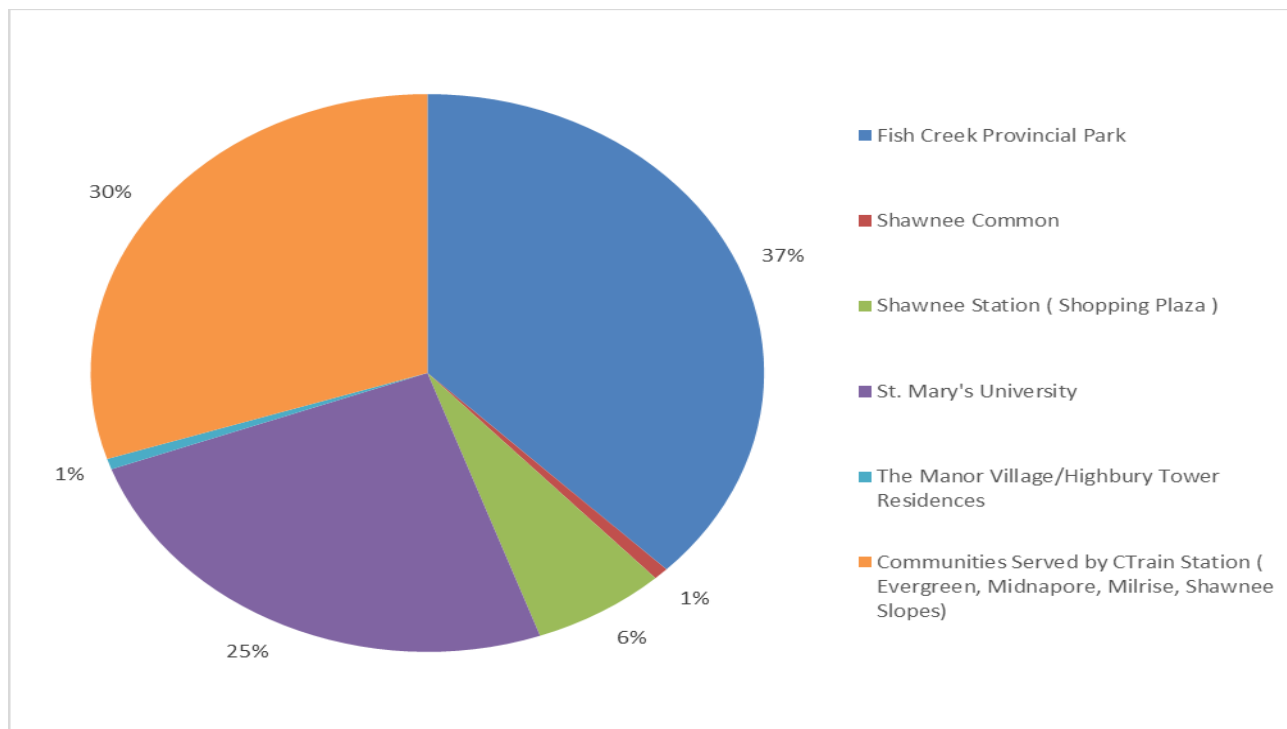




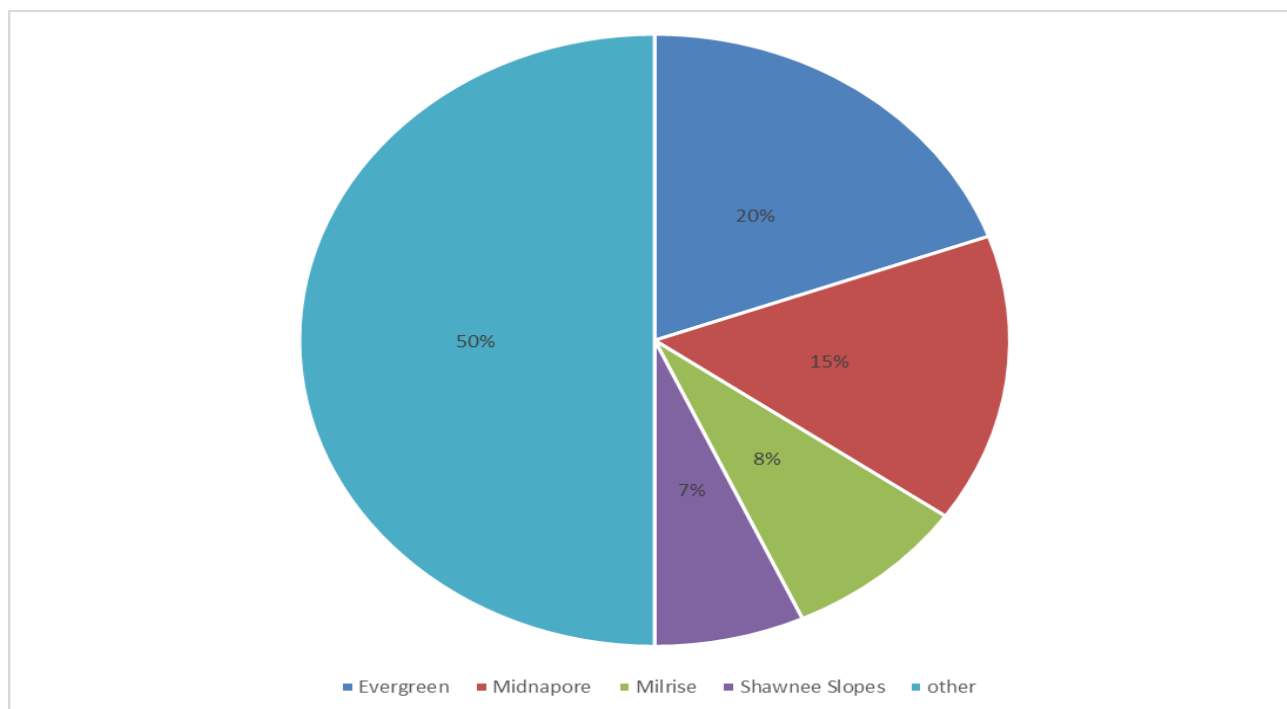
Engage Resource Unit

Station Renaming // What We Heard Report

3. What major destination in the area are you most likely to visit when using the station?



4. What community do you live in?

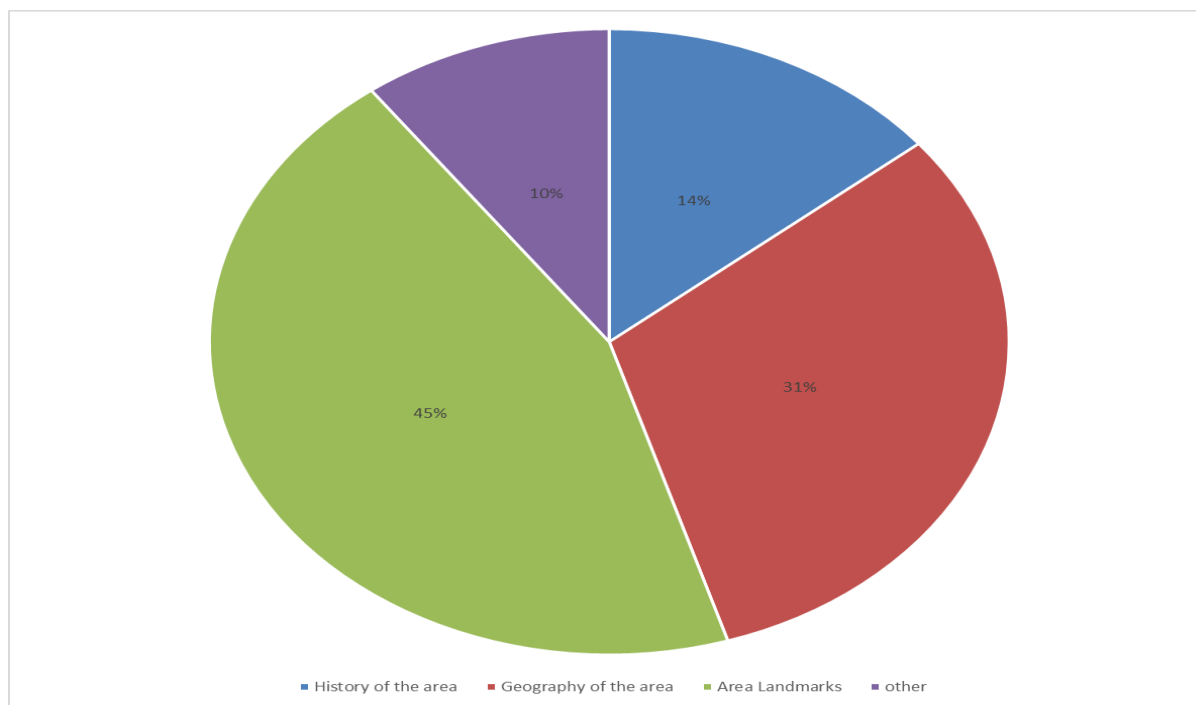




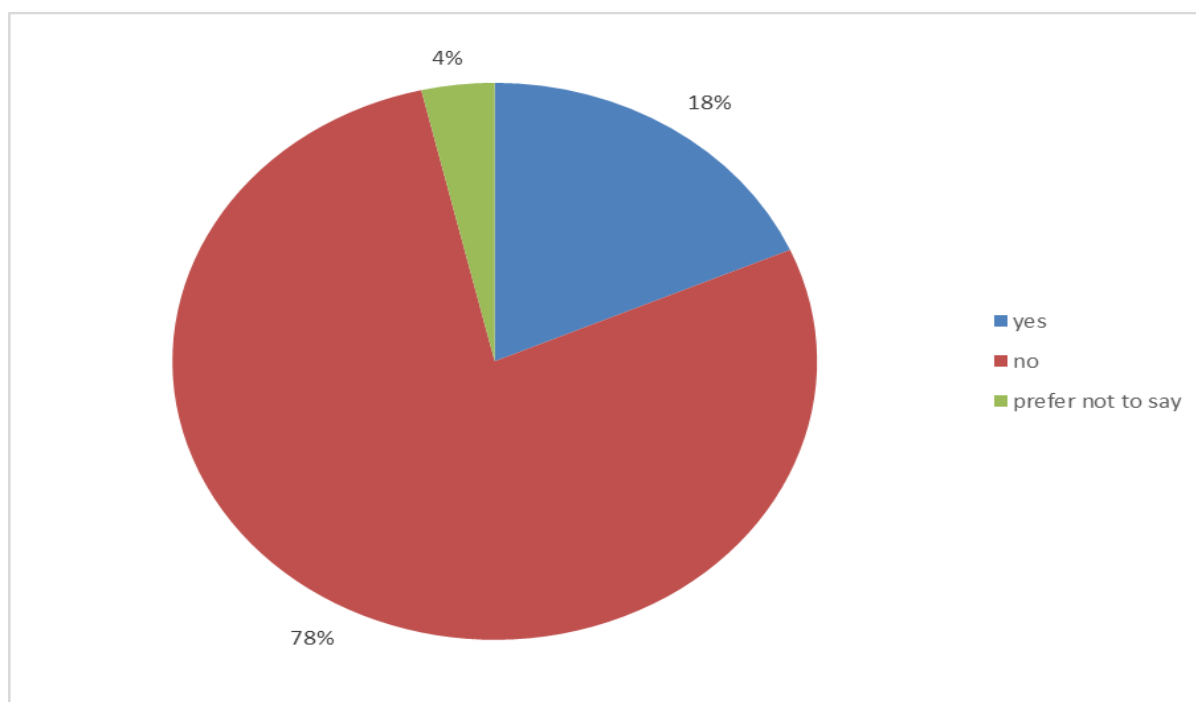
Engage Resource Unit

Station Renaming // What We Heard Report

5. What should be reflected in the name of the station?



6. Are you or have you been a student of St. Mary's University?

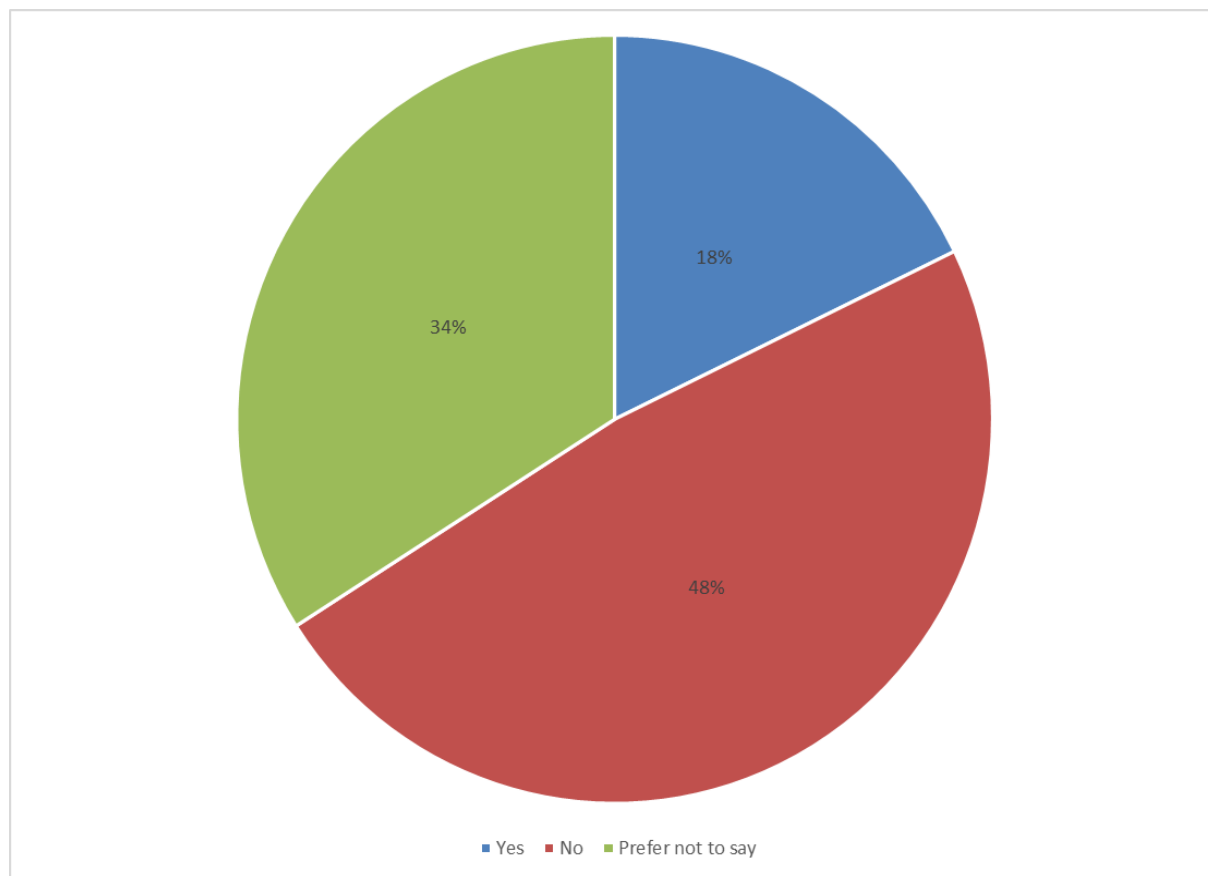




Engage Resource Unit

Station Renaming // What We Heard Report

7. If you are a student of St. Mary's University, do you use a Fish Creek – Lacombe Station to get to St. Mary's University?





Engage Resource Unit

Station Renaming // What We Heard Report

8. What do you like about this naming proposal? Please tell us why.

Here are some of the key points gathered from various “in-support” or “like” responses:

- i. **Cultural and Historical Significance:** St. Mary's University has a longstanding presence in Calgary, contributing to its cultural landscape and respecting the native land on which it is situated.
- ii. **Alignment with other Educational Institutions:** Similar to how other post-secondary institutions in Calgary, like the University of Calgary and SAIT, have stations named after them, some believe that St. Mary's deserves the same recognition. They feel that this renaming aligns with existing practices and acknowledges the university's importance.
- iii. **Visibility and Wayfinding:** Including St. Mary's University in the station name would make it easier for people to locate the university, thereby increasing its visibility and wayfinding for students, staff, and visitors.
- iv. **Community and Landmark Significance:** The university is a significant landmark in the area and plays an important role in the local community. Renaming the station would highlight this and recognize the university's contributions.
- v. **Support from the University Community:** Students, staff, and alumni of St. Mary's University have expressed pride and support for the renaming. They believe it would foster a sense of belonging and acknowledgment for the university's achievements and status.
- vi. **Inclusivity and Recognition:** It would add in recognizing St. Mary's as significant institution in the broader narrative of Calgary's educational landscape. This is in line with other postsecondary institutions in Calgary, like the University of Calgary and SAIT, which have stations named after them.
- vii. **Growth and Prominence:** As St. Mary's University continues to grow, renaming the station to reflect its name would underscore its increasing prominence and relevance in the city.

9. What do you dislike about this naming proposal? Please tell us why.

The opposition to renaming the station to include St. Mary's University is based on several key arguments:

- i. **Current Name Preference:** Many people prefer the current name, "Fish Creek Lacombe," which they feel has historical value and geographical significance. The name is well-known and associated with Fish Creek Provincial Park, a major landmark in Calgary.
- ii. **Unnecessary Change:** Opponents argue that renaming the station is unnecessary and would be a misuse of resources. They believe funds should be allocated to more pressing transit



Engage Resource Unit

Station Renaming // What We Heard Report

issues, such as improving train schedules, increasing security, and addressing the needs of regular commuters. The proposed name change is seen as confusing. Some believe that the current name is more reflective of the area's geography.

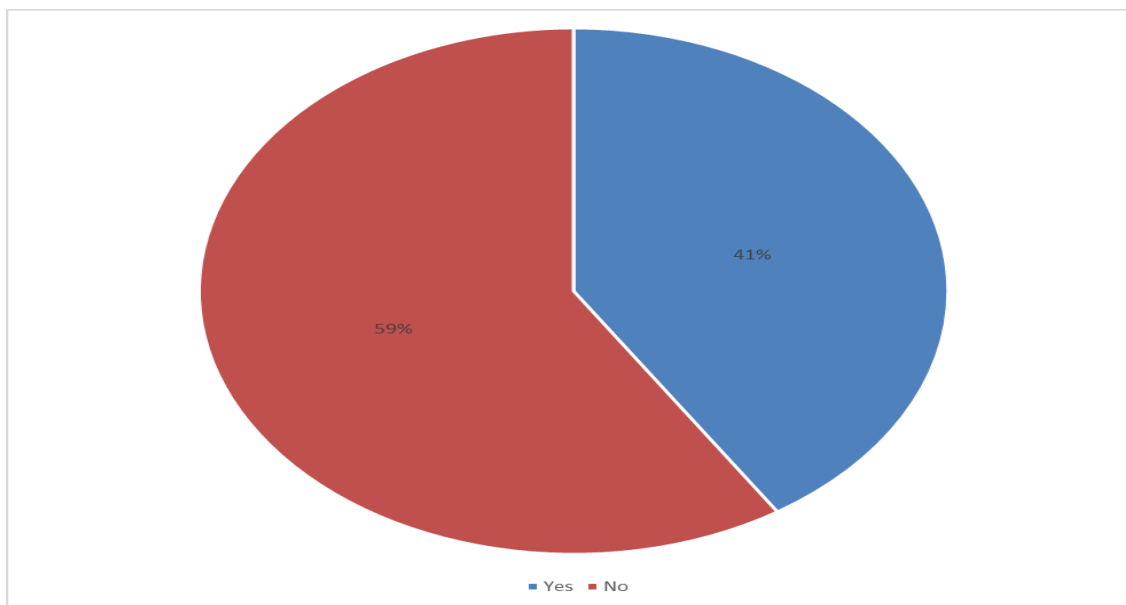
- iii. **Recognition of St. Mary's:** There is skepticism about the importance of St. Mary's University in the broader context of Calgary's educational institutions. Some feel that it is not as prominent or well-known as other universities like the University of Calgary, SAIT and therefore does not warrant having a station named after it. In addition, providing a private Catholic university with an undue public advertising opportunity was seen as inappropriate use of public spaces.
- iv. **Historical and Geographic Relevance:** The existing name, "Fish Creek Lacombe," reflects both a significant natural landmark (Fish Creek Park) and a historical figure (Father Lacombe). Opponents feel this combination is more representative of the area's heritage and geography than St. Mary's University, which is not immediately adjacent to the station. In addition, some feel Fish Creek Park should take a more prominent role in the station's naming nomenclature.
- v. **Cost and Resource Allocation:** Many argue that changing the station name would incur unnecessary costs and simply a waste of taxpayers' money for new signage and updates across various platforms, which could be better spent on improving overall transit services.
- vi. **Potential for Future Changes:** Some are concerned that renaming stations after specific institutions could set a precedent for further changes, leading to instability and confusion in station naming conventions.
- vii. **Community Impact:** There is a sentiment that the majority of the station's users are not affiliated with St. Mary's University, and the name change would not significantly benefit the broader community.
- viii. **Lack of Awareness:** Many people are not familiar with St. Mary's University and the connection/relevance to the station, and therefore, including it in the station name does not make sense to them.
- ix. **Lack of recognition of Indigenous History or Heritage in naming:** A few suggestions to include Indigenous history and or the need to consult Indigenous communities to consider names that honor the area's Indigenous heritage. In addition, some respondents shared their concern about how the renaming contributes to Truth and Reconciliation efforts.



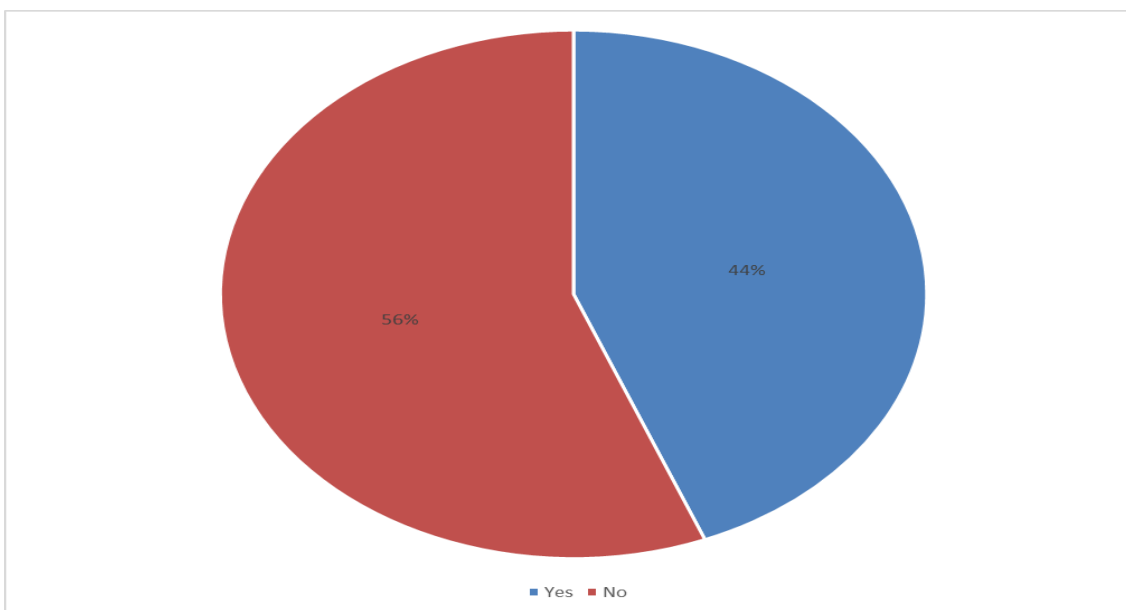
Engage Resource Unit

Station Renaming // What We Heard Report

10. When you think of this station do you associate it with St. Mary's University?



11. Would renaming this station to St. Mary's University – Fish Creek Station help you find your way around the area?

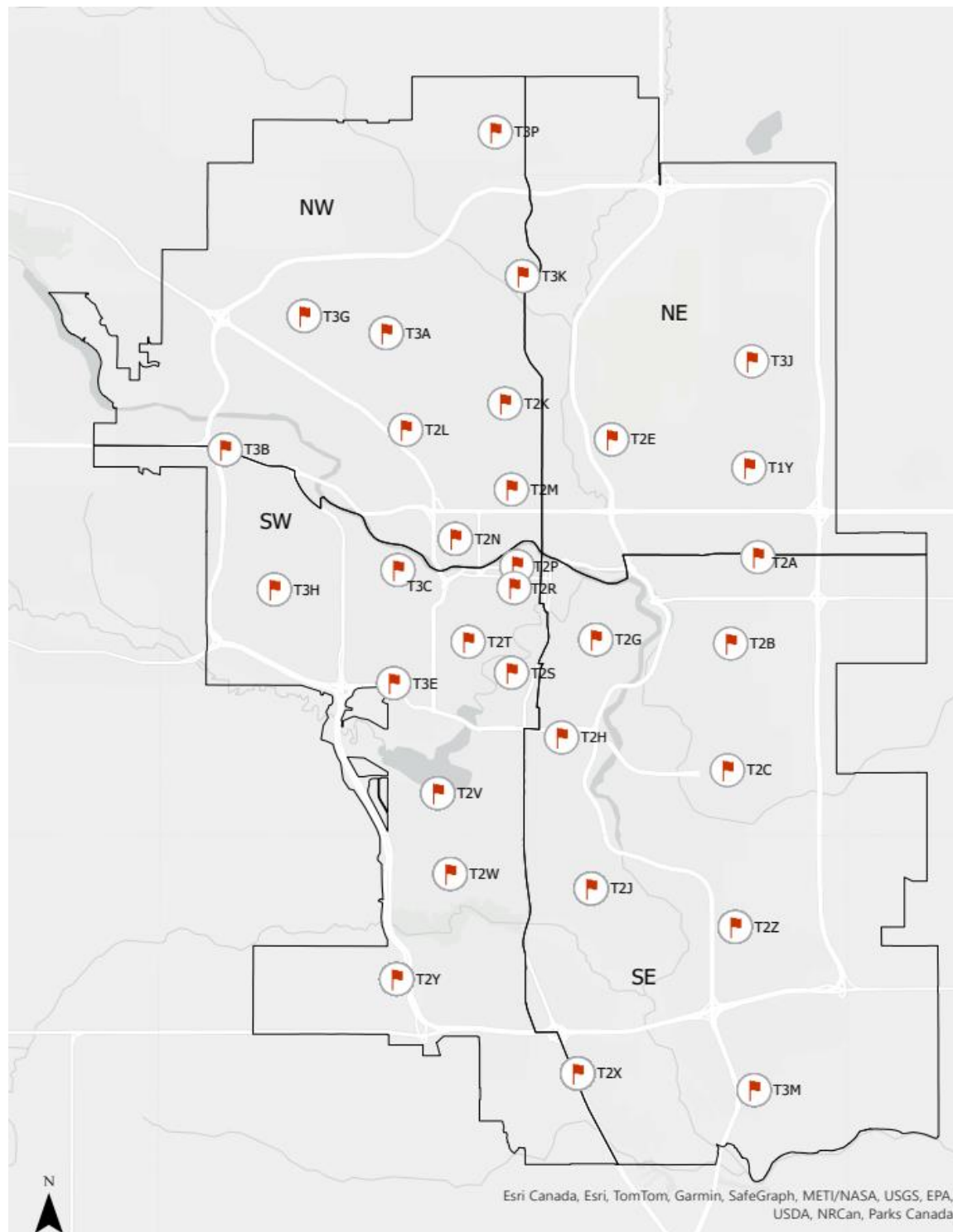




Engage Resource Unit

Station Renaming // What We Heard Report

12. What are the first three numbers/letters of your postal code?





Calgary Aboriginal Urban Affairs Committee (CAUAC)

Cristi Adams
Chair, Calgary Aboriginal Urban Affairs Committee
cauac1@calgary.ca

27 November 2024

Re: AUA2024-38 Renaming of Fish Creek-Lacombe Station

To whom it may concern,

Thank you for engaging the Calgary Aboriginal Urban Affairs Committee (CAUAC) on the work to investigate the renaming of Fish Creek-Lacombe station at the request of St Mary's University.

After the presentation of the proposed renaming from Steven Snell and Adis Samardzic at our June 11, 2024, board meeting, CAUAC discussed and researched the topic further. The renaming of Fish Creek-Lacombe Station does align with our efforts of "historic renaming processes in Calgary, and their links to Indian Residential Schools" captured within the *White Goose Flying* report, as Father Lacombe was instrumental in the founding of the Residential School system in Canada.

We, however, do not support the inclusion of the "St Mary's" name at the Fish Creek transit station, as St Mary's also holds relevance to the Indian Residential School system. The inclusion of the name goes against the intent of the *White Goose Flying* report recommendations and the Truth and Reconciliation Commission of Canada (TRC) Calls to Action.

St. Mary's was the name of the residential school at Kainai from 1926 to 1988. Though the modern St. Mary's University is a separate institution, the St. Mary's Residential school at Cardston operated within the Catholic Diocese of Calgary. St. Mary's University is a private Catholic-run institution that now operates within the same diocese. These are not simply two unlinked entities that happen share the same name. They are two Catholic institutions, with the same name, that operated within the same Catholic ecclesiastical district, and with oversight of the same Catholic Bishop (Paul J. O'Bryne, 1968-1998).

In Canada there were three residential schools named "St. Mary's" that were operated by the Catholic church.

1. *St. Mary's, Cardston, Alberta (1898-1988)*

NCTR Summary: The Immaculate Conception Boarding School opened in 1898 on the Blood Reserve (Kainai) in what is today Alberta. It was replaced in 1926 with a new school, known as St. Mary's, near Cardston, Alberta. By the mid-1930s the school was experiencing overcrowding. In 1930, a government inspector said that the boys at both the Catholic and Anglican residential schools on the reserve were being worked like "slaves" from morning to night to support the schools. The school had a severe outbreak of measles in 1935 and an outbreak of spinal meningitis in 1956. The federal government took over the operation of the school in 1969 and closed it in 1988.

Number of deceased children reported on the NCTR memorial page: 40

2. *St. Mary's, Mission, British Columbia (1867-1984)*

NCTR Summary: Missionaries opened a boarding school at the St. Mary mission in the Fraser Valley in 1863. The school was relocated in 1882 and a new school was built in 1933. In its early years the school made little use of corporal punishment, but this policy was dropped as the school was increasingly integrated into the federal residential school system. The school closed in 1984. In 2004 a former school employee was convicted of 12 counts of indecent assault in relation to his time at the school and was sentenced to three years in prison.

Number of deceased children reported on the NCTR memorial page: 22

3. *St. Mary's (St. Anthony's), Kenora, Ontario (1897-1972)*

NCTR Summary: Opened in 1897 at Rat Portage in northwestern Ontario this school was first known as the Rat Portage Boarding School, then the Kenora Boarding School and then St. Anthony's Roman Catholic School. From 1938 it was known as St. Mary's School. Early in its history, the local band negotiated an agreement that students would not be converted to Catholicism against their parent's will. A fire destroyed one of the school residences in 1938. During the 1960s, the school began to integrate its students into the local day school system. The school closed in 1972.

Number of deceased children reported on the NCTR memorial page: 36

It is worth noting that there are survivors of St. Mary's, Cardston, who are living and working in Calgary. Here is an article discussing Blanche Bruisedhead's experiences at St. Mary's:

<https://www.galtmuseum.com/articles/a-student-at-st-marys-residential-school>.

We greatly appreciate The City of Calgary's continued thought and work on naming improvements as part of the TRC Calls to Action and the implementation of the *White Goose Flying* report. We look forward to future discussions.

Sincerely,

Cristi Adams

Cristi Adams
Chair, Calgary Aboriginal Urban Affairs Committee

**CTCAG – Calgary Transit
Customer Advisory Group**

To: Stephen Tauro, Communication & Information Lead

From: **Calgary Transit Customer Advisory Group (CTCAG):** Michael Storozhakov, Vern Gharabegian, Tracy Preece, William Lawrence, Abisola Adegbulugbe, Robert Ferguson

cc: Steven Snell, Supervisor, Mobility and Partnerships

Date: July 19, 2024

Re: Renaming of the Fish Creek-Lacombe LRT Station

Intent / Background

- The CTCAG was made aware of the Notice of Motion raised on February 13, 2024 to consider renaming Fish Creek-Lacombe Station to St. Mary's University–Fish Creek Station.
 - The CTCAG is a group of volunteers who are passionate about public transit. Our purpose is to provide Calgary Transit with insights and advice to improve the customer experience and the relationship with customers. A secondary purpose is to share the CTCAG's point of view with other groups and citizens including Council and Committees.
 - As part of our regular meetings, in April 2024, Steven Snell from Calgary Transit gave a presentation to the CTCAG about the potential renaming of Fish Creek-Lacombe Station.
 - **This memo/document constitutes the CTCAG's collective feedback to council regarding the initiative**
-

Executive Summary – Recommendation from CTCAG

The CTAG doesn't believe there is a material benefit to renaming the LRT station and, thus, recommends maintaining the name of the current station as Fish Creek-Lacombe. The existing name is (1) a combination of the largest and most well-known landmark near the station, which is intuitive, to current and new/future system users (2) and honors a pioneer, Father Lacombe, who is a well-regarded part of Calgary's heritage.

We believe changing the name to include St. Mary's or any other designation will:

- (1) be less intuitive for the vast majority of Calgary Transit users,
 - (2) be less meaningful from a historical context perspective,
 - (3) be unlikely to increase Calgary Transit ridership and
 - (4) cost money that is better spent on other initiatives that can improve Calgary Transit users' experiences.
-

Detailed Considerations

In April 2024, as part of our regular monthly CTCAG meetings, Steven Snell from Calgary Transit gave a presentation to the CTCAG about the potential renaming of Fish Creek-Lacombe Station.

During that hour-long presentation and following conversation, the following details were discussed:

- The Notice of Motion from City Council regarding this matter.
- The background regarding the name of the station in question, including its historical name and when changes were last made to its current name.
- Information regarding the station's location, including the review of photos, maps and satellite images of several features in the general proximity of the station. This included highlighting and discussing several local landmarks relative to the station in question.
- The historical significance of Father Lacombe, including his advocacy for Indigenous Rights, among other positive impacts on the local community.
- The validity and appropriateness of various naming options, including names incorporating St. Mary's University.
- Details regarding the on-line questionnaire / survey that was to be posted to the Calgary Transit's website to facilitate public engagement.
- Comparing / contrasting the context of renaming the station to incorporate St. Mary's vs. similar situations where a name has recently changed (e.g. Bow Valley College) as well as other educational institutions (University of Calgary and SAIT).
- Regarding St. Mary's, the CTCAG specifically discussed and noted:
 - The relatively far distance of St. Mary's to the station in question
 - Our perceptions that St. Mary's is not a relatively well-known landmark
 - Roughly what proportions of enrolled students use Calgary Transit vs. using free local parking provided at St. Mary's University

After the April meeting, several CTCAG members discussed the following details:

- The naming of stations adjacent to University of Calgary, SAIT and, recently Bow Valley, which have thousands of new and returning students being introduced to the C-train each year. Furthermore, we discussed the logical nature of labelling those stations accordingly. We also discussed the relatively small fraction of students at St. Mary's vs. those other institutions (Approximate enrollments below):
 - Bow Valley College (Downtown Campus) – 11,000 students (Source: [LINK](#))
 - SAIT – 14,000 (Source: [LINK](#))
 - University of Calgary – 33,000 (Source: [LINK](#))
 - St. Mary's University – 1,000 (Source: [LINK](#))
- How University of Calgary, SAIT and Bow Valley campuses are clearly visible from their respective C-train stations, making them good geo-locators for people who are new to the system, infrequent riders, and tourists. This is not the case for St. Mary's, thus, naming the station after it would not fulfill any of these functions.

Recommendation:

In conclusion, the CTCAG's recommendation is:

- **Do not incorporate “St. Mary’s” into the station’s name.**
- **Maintain the name “Fish Creek” in the station’s name** as it maintains the most geographically relevant landmark and, thus, the most intuitive name.
- **Maintain the reference to “Father Lacombe” in the station’s name** as it remains a reference to a positive historical figure that, to this day, remains worthy of honour and recognition of significant past contributions.
- Rather than renaming the station, save or deploy funding in a more constructive fashion. A name change will necessitate signage and communication costs / expenses that are unnecessary, consuming scarce funds that could be better spent adding value to Calgary Transit riders. For example, money could be spent on improving accessibility to stations, enhancing safety measures at ground level station crossings, improving system-wide safety or any many other high value projects.

Of note, although we were made aware of the upcoming on-line questionnaire / survey to gauge public opinion regarding the station’s name, the CTCAG is not aware of the results of the survey and, thus, our recommendations have not been influenced by public opinions that may have been expressed in that survey.

Law, Legislative Services & Security Report to
Regular Meeting of Council
2025 March 18

ISC: UNRESTRICTED
C2025-0071

2025 Calgary Awards Recipients

PURPOSE

The purpose of this report is to seek Council approval of the 2025 Calgary Awards recipients in keeping with Council's *Recognitions by Council Policy*, CP2018-02. The Calgary Awards program aims to recognize exemplary achievements and contributions by Calgarians.

RECOMMENDATION(S):

That Council:

1. Ratify the 2025 Calgary Awards recipients as recommended by the selection juries (Attachment 1);
2. Direct that Attachment 1 remain confidential pursuant to Section 17 (Disclosure harmful to personal privacy) of the *Freedom of Information and Protection of Privacy Act*; and
3. Direct the City Clerk to make the Calgary Award recipients publicly available on The City's website following the Calgary Awards presentation on 2025 June 18.

CHIEF ADMINISTRATIVE OFFICER/GENERAL MANAGER COMMENTS

The City Solicitor and General Counsel concurs with this report.

HIGHLIGHTS

- The Calgary Awards are The City of Calgary's ("The City's") highest honour. Thirteen different Calgary Awards celebrate and recognize outstanding achievements and contributions made by Calgarians (Attachment 2).
- What does this mean to Calgarians? The Calgary Awards are an opportunity for Calgarians to nominate deserving individuals, businesses, and organizations to be recognized by The City.
- Why does this matter? The Calgary Awards recognize exemplary achievements and contributions by those who make Calgary a great place to live.
- Nominations were accepted for a three and a half-week period, from 2025 January 1 to 2025 January 26, with 175 eligible Calgary Award nominations received (Attachment 3).
- Strategic Alignment to Council's Guiding Principles: Strengthen Relationships with Calgarians.
- Background and Previous Council Direction are included in Attachment 4.

DISCUSSION

Section 5.6 (c) of Council's *Recognitions by Council Policy*, CP2018-02, requires that Calgary Awards "recipients are to be selected by a jury from amongst nominations and ratified by Council". Jury members were selected by the City Clerk's Office to represent a diverse and inclusive cross-section of community leaders, Senior City Administration (or their designate), and past Calgary Award recipients. The list of jurors is provided in Attachment 5. Juries received the nominations for review, then met to discuss the nominations. Juries selected the Calgary Awards recipients as listed in confidential Attachment 1.

**Law, Legislative Services & Security Report to
Regular Meeting of Council
2025 March 18**

**ISC: UNRESTRICTED
C2025-0071**

2025 Calgary Awards Recipients

Following Council ratification, the City Clerk's Office will notify the recipients and prepare for the announcement and presentation of the Calgary Awards the evening of 2025 June 18. A list of all nominees that provided consent during the nomination process will be posted on calgary.ca/calgaryawards prior to the announcement of recipients in June.

EXTERNAL ENGAGEMENT AND COMMUNICATION

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

External engagement and communication tactics are outlined in Attachment 6.

IMPLICATIONS

Social

The Calgary Awards demonstrate Council's commitment to recognizing those who contribute to the community.

Environmental

No environmental impacts were identified.

Economic

No economic implications were identified.

Service and Financial Implications

Existing operating funding - base

RISK

If the ratification of any Calgary Award is delayed, it may impact notification and preparation for the Calgary Awards announcement and presentation. Should Council wish to delay the ratification of any Calgary Award recipient, the City Clerk's Office requests Council ratify the remaining recipients.

ATTACHMENT(S)

1. CONFIDENTIAL – Calgary Awards Recipients
2. Calgary Awards Categories and Descriptions
3. 2025 Calgary Awards Nominees
4. Background and Previous Council Direction
5. 2025 Calgary Awards Jury Members
6. External Engagement and Communication

**Law, Legislative Services & Security Report to
Regular Meeting of Council
2025 March 18**

**ISC: UNRESTRICTED
C2025-0071**

2025 Calgary Awards Recipients

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform
Jill Floen, City Solicitor and General Counsel	Law, Legislative Services and Security	Approve
Katarzyna Martin, Director/City Clerk	Law, Legislative Services and Security	Approve

Author: Mary Kirk, City Clerk's Office.

THE CALGARY AWARDS – Categories and Descriptions

The Community Achievement Awards

Nine sub-categories recognize outstanding contributions and achievements in community life and provide an opportunity to honour Calgary's exceptional citizens.

Grant MacEwan Lifetime Achievement

The award goes to an individual Calgarian who, over the past 25 years or more, has made significant contributions to the community, as a volunteer and/or professional, that improved the quality of life for citizens or brought recognition to Calgary.

Calgarian of the Year

Awarded to an outstanding individual Calgarian who, within the last five years, has made extraordinary contributions to the community, as a volunteer and/or professional, that improved the quality of life in Calgary or brought recognition to Calgary.

Arts

Awarded to an individual or group of individuals who live in Calgary whose artistic accomplishments brought recognition to Calgary or whose volunteer and/or professional involvement contributed to developing a stronger arts community.

Community Advocate – Individual

Awarded to an individual Calgarian who has made a significant contribution to the community through their volunteer activities and initiatives. Examples are involvement with community endeavours; service clubs; community improvement programs; youth programs; or community associations.

Community Advocate – Organization

Awarded to a non-government, not-for-profit Calgary organization for outstanding service to the community by implementing, improving, supporting, or assisting a local established project or program that has been operating for a minimum 12 months.

Education

Awarded to an individual Calgarian who has enhanced learning opportunities for Calgarians or brought recognition to Calgary due to outstanding academic achievement in their field.

Heritage

Awarded to an individual Calgarian, group or organization who has made an extraordinary contribution to the awareness and/or preservation of Calgary's heritage or history in the areas of built, non-built, archaeology, education or advocacy.

Social Impact – Business

Awarded to a for-profit Calgary business for demonstrating outstanding corporate social responsibility that contributes to making life better for Calgarians. Additional consideration will be given to businesses that demonstrate community social impact through social innovation and/or social entrepreneurship.

Youth

Awarded to an individual Calgarian, 18 years old or younger on December 31, 2024, whose exceptional achievements improved the quality of life in Calgary or brought recognition to Calgary. The focus is on volunteer and community contributions, not academic achievement.

The Environmental Achievement Award

Recognizes leadership, innovation, and action in environmental stewardship that advances the goals of The City of Calgary's Environment Strategy. Contributions may include application of advanced technology; climate resilience; conservation and efficiency; local volunteer-driven initiatives; and public education.

The International Achievement Award

Recognizes an exceptional individual whose volunteer and professional activities have gained international acclaim or brought significant recognition to Calgary.

The Award for Accessibility

The Award for Accessibility recognizes buildings, facilities, and spaces that address accessibility by removing barriers and improving access and inclusion for persons with disabilities.

The City of Calgary W.O. Mitchell Book Prize

Recognizes literary achievement by a Calgary author.

2025 CALGARY AWARDS NOMINEES

Summary

Award	Number of Nominations Received
The Community Achievement Awards:	
Arts	24
Calgarian of the Year	10
Community Advocate - Individual	18
Community Advocate - Organization	26
Education	6
Grant MacEwan Lifetime Achievement	5
Heritage	5
Social Impact – Business	6
Youth	7
Total Community Achievement nominations	107
The International Achievement Award	2
The Award for Accessibility	0
The Environmental Achievement Award	6
The City of Calgary W.O. Mitchell Book Prize	60
Total other nominations	68
Total eligible nominations received*	175

**Total excludes ineligible, and duplicate nominations*

Arts Nominees

1. Oluwaseyi Adeneye
2. Karen Ball
3. Barbara Blakey O'Brien
4. Billie Rae Busby
5. Lucy Cariou
6. Sean Dennie
7. Sangeeta Dham
8. Kaiya Gamble
9. Jeff Humphreys
10. Jaspriya Johal
11. Damon Johnston
12. Nancy Laberge
13. Sara Leishman
14. Tyler Locke
15. Clem Martini
16. Emma McCaul
17. Tayte Mitchell
18. Cara Moeller Poppitt
19. Daniel Pelton
20. Ganna Posikera
21. Elaine Quilichini
22. Ishita Singla
23. Samantha Thompson
24. Tara Wilson

Calgarian of the Year Nominees

1. Rovi Anne Bangcaya
2. Hanan Bassyouni
3. Syed Hassan
4. Nketti Johnston-Taylor
5. ReAnn Alice Kline-Simpson
6. Lucas McCarthy
7. Rebecca Morrison
8. Bobbie Racette
9. Dhruv Sharma
10. Monica Tawfik

Community Advocate – Individual Nominees

1. Rosanna D'Agnillo
2. Alisa Dallen
3. Darshan Singh Dhaliwal
4. Ibiwari Daphne Dike-Hart
5. Imran Hamid
6. Madeeha Khan
7. Kyle Layton
8. Melissa Lundy
9. Claire Masikewich
10. Bukola Ojemakinde
11. Marina Ortman

12. Lucia (Lucy) Reyes
13. Brian Reynolds
14. Melrene Saloy
15. TJ Sheehan
16. Syed Shan Tariq
17. Christina Young
18. Andrew Yule

Community Advocate – Organization Nominees

1. Accessible Housing Society - Bridge to Home Program
2. Autism For Life Foundation
3. Between Friends
4. Black Pride YYC
5. Bowness Community Association
6. Calgary Booster Club
7. Campus Calgary Open Minds
8. Discovery House Family Violence Prevention Society
9. Elephant Artist Relief Society
10. Falconridge Castleridge Community Association
11. Fil Canadian Broadcaster's Society
12. Immigrant Outreach Society
13. Impact Society
14. Jewish Family Service Calgary (JFSC)
15. Norfolk Housing Association
16. Pet Access League Society (PALS)
17. Pregnancy & Infant Loss Support Centre
18. Punjabi Community Health Services (PCHS) Calgary
19. Ruth's House Society
20. Soup Sisters
21. The Arusha Centre
22. The Brenda Stafford Foundation
23. The Immigrant Education Society (TIES)
24. The Peanut Butter Classic
25. The Rotary Club of Calgary at Stampede Park
26. Wings of Hope for Africa

Education Nominees

1. Laurel Braun
2. Ahmed Ghanem
3. Iftu Hargaaya
4. Olumuyiwa Igbalajobi
5. Nicole Letourneau
6. Robert MacDonald

Grant MacEwan Lifetime Achievement Nominees

1. Arthur Clark
2. Cathy Keough
3. Debbie Nelson
4. Camille Pablo Russell
5. Otto Silzer

Heritage Nominees

1. Lindsay Amundsen-Meyer
2. Chris Edwards
3. Christine Leppard
4. Sam Centre, Calgary Stampede
5. The Confluence Historic Site & Parkland

Social Impact – Business Nominees

1. Blackline Safety
2. Campfire Kinship Storytelling Inc.
3. Great News Media
4. SANDSTONE Asset Management
5. Showpass Inc.
6. Zeno

Youth Nominees

1. Saim Ali
2. Jordan Chen
3. Max Du
4. Asiya Iskander
5. Joshua Jacobson
6. Mercedes Korngut
7. Jhanna Mariel Villanueva

The International Achievement Award Nominees

Based on International Achievement Award evaluation criteria, no nominees are recommended for 2025.

The Award for Accessibility Nominees

No nominations received.

The Environmental Achievement Award Nominees

1. Lina Kattan
2. Tricia Stadnyk
3. Alberta Ecotrust Foundation
4. Calgary Drop-In & Rehab Centre Society
5. Calgary Region Airshed Zone Society
6. Hillhurst Sunnyside Community Association's Emergency Planning & Response Committee (EPARC)

The City of Calgary W.O. Mitchell Book Prize Submissions

Recipient will be ratified at 2025 April 29 Regular Meeting of Council.

- | | |
|---------------------------|---|
| 1. Janet A Wilson | All You'll See is Sky, Resetting a Marriage on an Adventure Through Africa |
| 2. Archana Amaragandhi | Song Diary |
| 3. Barbara Baker | Jillian of Banff XO |
| 4. Tara Beagan | The Ministry of Grace |
| 5. Adel Ben-Harhara | My Silver Lining |
| 6. Kirti Bhadresa | An Astonishment of Stars: Stories |
| 7. A. K Bird | My Intuition Made Me Do It |
| 8. Winn Bray Rathbun | Stone Cold Tea |
| 9. Wakefield Brewster | WakeWord |
| 10. Ali Bryan | Takedown |
| 11. Sean Campbell | The Bird and the Leaf |
| 12. Gitz Crazyboy | The Rez Doctor |
| 13. Paulo Da Costa | Trust the Bluer Skies: Meditations on Fatherhood |
| 14. Darlene Davies | Laughter Makes You Stronger: Heartfelt Stories About Family And Life |
| 15. Kit Dobson | We are Already Ghosts |
| 16. Michael Dorosh | Calgary's Infantry Regiment: A Pictorial History of The Calgary Highlanders |
| 17. Marion Douglas | The Game of Giants |
| 18. Anh Duong | Dear Da-Lê |
| 19. Elden Friesen | Niggle and the Christmas Rescue |
| 20. Ben Berman Ghan | The Years Shall Run Like Rabbits |
| 21. Leesa JoAnn Iverson | One Lucky Teddybear LoopyDoo |
| 22. Leesa JoAnn Iverson | One Lucky Teddybear Sideways |
| 23. Samantha Jones | Attic Rain |
| 24. Clara A.B. Joseph | M/OTHER |
| 25. Sebastian J. H. Jung | What is my name? |
| 26. Braden Kadlun | A Guide to Sobriety: 10 Gentle Reminders |
| 27. Cordelia Kelly | The Sibyl and the Thief |
| 28. Cordelia Kelly | The Well of Souls |
| 29. Tonya Lailey | Farm : Lot 23 |
| 30. Karen Lee | The Village That Betrayed its Children |
| 31. Amy Lin | Here After: A Memoir |
| 32. Meagan Mahoney | The Time Keeper |
| 33. David Martin | Limited Verse |
| 34. Peter J Meehan | Return to Pamplona: A Lover's Quest in post-War Spain |
| 35. Marianne Middelveen | Leashes, Love, and Lies |
| 36. Rod Moody-Corbett | Hides |
| 37. Jonathan N. Stea, PhD | Mind the Science: Saving your Mental Health from the Wellness Industry |
| 38. Inga M Nelson | Noetic Marj Odyssey |
| 39. Steven Owad | My Only Friend, the End |

40. Kalyani Pardeshi	Beyond The Inner Critic: Understanding and Conquering Our Conscious and Unconscious Bullies
41. Ellen Anderson Penno	Counting Bones
42. Karen (K.S.) Petkau (King)	The CurE, Book 1: Contamination
43. Trina Read	The Sex Course
44. Ken Rivard	UP FRONT
45. Nadine Sander-Green	Rabbit Rabbit Rabbit: A Novel
46. Alex Sarian	The Audacity of Relevance: Critical Conversations on the Future of Arts and Culture
47. Amelia Savciuc	LAMELLA
48. Scott Saxberg	Those We Carry
49. Julie Sedivy	Linguaphile
50. Kevin Stebner	Inherent
51. Eugene Stickland	The Innocence Of Trees
52. Scott Strasser	Here Come the Cavalry! Chronicling the History of Professional Soccer in Calgary
53. Emily Struck	Alice in the Tiny Car
54. Natalie Sue	I Hope This Finds You Well
55. Joanne Taylor	The After
56. Laura Tennisco	Can We Get A Dog?
57. Paul Vanhoutteghem	The Shadow Brand
58. Jessica Waite	The Widow's Guide to Dead Bastards
59. Sheri-D Wilson	The ONEIRONAUT ø1
60. Teresa Wong	All Our Ordinary Stories: A Multigenerational Family Odyssey

Background and Previous Council Direction

Background

The Calgary Awards Program (“the Program”) evolved from the Centennial Awards of Merit Program, which became the Calgary Awards in 1994. In 2018, Council adopted the recommendations of report PFC2018-0112 which provided policy for the Calgary Awards within the *Recognitions by Council Policy*, CP2018-02. This confirmed that “exemplary achievements by Calgarians shall be recognized through the Calgary Awards Program on an annual basis. The Calgary Awards are The City’s highest honour” (section 5.6 (a)).

In 2020, the marketing plan, nomination process and jury selection process of the Program were presented to the Gender Equity, Diversity and Inclusion Sub-Committee of the Social Wellbeing Advisory Committee, which advised making the Program more accessible, inclusive and diverse so the recipients better represent Calgarians. The changes included expanded marketing efforts to include new Canadians and marginalized communities; recruit more diverse juries (gender, race, age and jury experience); and, to provide unconscious bias training for jury members prior to reviewing nominations.

Previous Council Direction

DATE	REPORT NUMBER	DIRECTION/DESCRIPTION
2024 October 22	EC2024-0962	Amendments to <i>Recognitions by Council Policy</i> CP2018-02 to reflect current practices and incorporate housekeeping amendments to language.
2018 April 23	PFC2018-0112	Council approval: <i>Recognitions by Council Policy</i> CP2018-02

Bylaws, Regulations, Council Policies

Council Policy: Recognitions by Council, CP2018-02

The purpose of this Council policy is to establish criteria and procedures to ensure Recognitions by Council are carried out in a consistent and professional manner. The policy provides that The City Clerk’s Office shall “...be responsible for managing the Calgary Awards Program, including determining award categories and names, selecting and coordinating juries, arranging and coordinating the ceremony and all other aspects of the Program design not articulated in this policy” (Section 5.6 (e)).

2025 CALGARY AWARDS JURY MEMBERS

Four juries were assembled to review nominations and select the recipients for the 13 Calgary Awards. Juries are made up of a variety of people from different professions and backgrounds, including internal staff and Calgarians, and past recipients of a Calgary Award.

1. Community Achievement Awards (9 awards) and The International Achievement Award Jury

To ensure an efficient and comprehensive review of nominations, jury members were assigned a subset of the 9 Community Achievement award categories to review.

Award Recipients from previous years

- Marichu Antonio (Citizen of the Year 2020)
- Madisen Hvidberg (Heritage 2022)
- Toyin Lafenwa Oladele (Arts – 2024)
- Karen Begg (Community Advocate – Individual 2024)

Community Representatives

- Kathleen McNally, Calgary Arts Development

Senior City Administrators (or designate)

- Erendira Cervantes-Altamirano, Director, Community Strategies

Mayor's Office

- Gurbir Nijjar, Senior Advisor, Mayor's Office

City staff facilitators of the jury: Jay Ro, Civic Engagement, Events and Protocol Advisor, City Clerk's Office

2. The Environmental Achievement Award Jury

Community Representatives

- Devon Keiran, SunGrid
- Ed Ma, Suncor Energy Inc.
- Colin Pattison, SAIT
- Katrina Terrill, Alberta Institute for Wildlife Conservation
- Gerald Wheatley, The Arusha Centre

Senior City Administrator

- Carolyn Bowen, Director, Climate and Environment

City staff facilitator: Kelly Roswell, Environmental Programs Strategist, Climate and Environment

City staff support: Jay Ro, Civic Engagement, Events and Protocol Advisor, City Clerk's Office

3. The Award for Accessibility Jury

Community Representatives

- Carol Armes, Advisory Committee on Accessibility
- Loraine Fowlow, Advisory Committee on Accessibility
- Andrea van Vugt, Advisory Committee on Accessibility
- James Teague, My Everything Store

Senior City Administrator

- Menna Kebede, Manager, Anti-Racism Program

City staff facilitators: Nicola Youle, Issue Strategist, Development, Business and Building Services

City staff support: Jay Ro, Civic Engagement, Events and Protocol Advisor, City Clerk's Office

4. The City of Calgary W.O. Mitchell Book Prize Jury

The City of Calgary W.O. Mitchell Book Prize was juried by the Writers' Guild of Alberta based on an agreement with the Writers' Guild when the Calgary Award was first established in 1996. The three-person jury from the Canadian literary community is comprised of a Calgarian, an Albertan from outside Calgary and a Canadian from outside Alberta.

- John Wickham, Quebec City, QC
- Candace Jane Dorsey, Edmonton, AB
- Lori D. Roadhouse, Calgary, AB

THE CALGARY AWARDS – External Engagement and Communications

Public/interested parties were informed:

- Community members can join an email list to receive updated information on the Calgary Awards Program (the Program) at calgary.ca/calgaryawards.
- The website and nomination form have translated statements directing those who prefer to read other languages to use Google Translate to translate from English to their preferred language. Statements are translated into Traditional Chinese, Chinese Simplified, Punjabi, Filipino, Hindi, Spanish and Arabic.
- Efforts to ensure the Calgary Awards program is more accessible, inclusive and diverse included marketing efforts targeting new Canadians and marginalized communities through Windspeaker Radio, Fairchild, Red FM, and digital ads including social media in multiple languages; greater efforts to recruit more diverse juries (gender, race, age and jury experience) by recruiting from the Anti-Racism Action Committee; and unconscious bias training for jury members prior to reviewing nominations.

Dialogue with interested parties was undertaken:

- Business units were consulted, including the following:
 - Community Strategies and Development, Business and Building Services (Award for Accessibility);
 - Climate and Environment (Environmental Achievement Award); and
 - Parks and Open Spaces, Facilities, and City and Regional Planning (Heritage Award).
- Each business unit reviewed their respective award criteria and assisted with promoting the nomination phase with their networks.

Award for Accessibility:

- The Award for Accessibility recognizes buildings, facilities, and spaces that address accessibility by removing barriers and improving access and inclusion for persons with disabilities.
- No nominations were submitted for the accessibility category for 2025.
- Additional resources were allocated to target organizations and industries supporting accessible building design and development.
- A review of this award category will be undertaken in collaboration with the Advisory Committee on Accessibility in 2026.

Community Services Report to
Regular Meeting of Council
2025 March 18

ISC: UNRESTRICTED
C2025-0243

Civic Partner Appointment

PURPOSE

This report presents a public member appointment nominee for the governing body of Silvera for Seniors, a Civic Partner, filling a vacancy following an unexpected board resignation.

PREVIOUS COUNCIL DIRECTION

Council approved appointments to the Silvera for Seniors' board of directors as part of a report brought forward to the 2024 October 22 (N2024-0884) Organizational Meeting of Council (Attachment 1).

RECOMMENDATIONS:

Review by: Do not release Attachments 2 or 3

That Council:

1. Appoint one Public Member to Silvera for Seniors' board of directors for the term outlined in Confidential Attachment 2;
2. Direct that the Public Member appointment to Silvera for Seniors be released publicly following applicant notification by Silvera for Seniors, no later than end of day Friday, 2025 March 22;
3. Thank the resigning member, Salima Shivji, for her service as a Public Member appointment to the Silvera for Seniors board of directors; and
4. Direct that the Closed Meeting discussions, Confidential Attachments 2 and 3 and selection materials related to this report remain confidential pursuant to Sections 17 (Disclosure harmful to personal privacy) and 19 (Confidential evaluations) of the *Freedom of Information and Protection of Privacy Act*.

CHIEF ADMINISTRATIVE OFFICER/GENERAL MANAGER COMMENTS

GM Katie Black concurs with the context on this report.

HIGHLIGHTS

- **Strategic Governance Support** – Silvera for Seniors requires a board appointment to support board continuity and maintain strong governance by ensuring the right expertise is in place to steward resources effectively and mitigate risk.
- **Council Oversight** – Approving an appointment at this time ensures Silvera for Seniors can fill an unexpected vacancy in a timely manner.
- **Due Diligence & Transparency** – This report provides a consistent, transparent approach to Public Member recruitment, recognizing that under the Ministerial Order in

**Community Services Report to
Regular Meeting of Council
2025 March 18**

**ISC: UNRESTRICTED
C2025-0243**

Civic Partner Appointment

place, Silvera for Seniors advertises and recruits board members outside of City Clerk's process.

- **Policy Compliance** – Silvera for Seniors must adhere to the Governance and Appointments of Boards, Commissions and Committees Policy (CP2016-03) in their recruitment, ensuring alignment with City expectations.

DISCUSSION

The City of Calgary appoints all members of Silvera for Seniors' board under a Ministerial Order signed by the Government of Alberta, The City and Silvera for Seniors. As a Housing Management Body under the *Alberta Housing Act*, Silvera follows a board-led recruitment process that aligns with leading governance practices, ensuring board members have the necessary skills, experience, and attributes to steward the organization effectively.

Candidate details are provided in confidential Attachments 2 and 3.

EXTERNAL ENGAGEMENT AND COMMUNICATION

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

Confidential Attachments 2 and 3 were prepared by Silvera for Seniors in consultation with Administration. The Short List template provides clear and consistent information about the candidate and Silvera for Seniors' recruitment process (Attachment 2). This template aligns with the templates used for recommending candidates for appointment to all City Boards, Commissions and Committees.

IMPLICATIONS

Social

Recruiting board members with diverse skills, knowledge and expertise supports Silvera for Seniors to have the robust governance and leadership required to effectively implement its unique mandate that contributes to the quality of life for Calgary's seniors.

Environmental

Through strong governance, Silvera for Seniors can adapt to change and address environmental considerations in its operations by offering programs and services that support Calgarians' resilience and adaptation, and in asset management and capital strategies that seek to reduce environmental impacts of facility operations.

Economic

The recruitment of members with expanded skills, knowledge and diversity of experience supports effective governance practices and the ability of Silvera for Seniors to effectively implement its mandate and to contribute to implementation of *Uplook: An Action Plan for*

Community Services Report to
Regular Meeting of Council
2025 March 18

ISC: UNRESTRICTED
C2025-0243

Civic Partner Appointment

Calgary's Economy by offering affordable housing options for seniors, including low-income seniors.

Service and Financial Implications

No anticipated financial impact

RISK

Appointing the Public Member candidate presented in this report will bring the skills and experience required for Silvera for Seniors to effectively govern and operate. Effective governance supports a resilient organization that can effectively identify and mitigate operational and strategic risks.

To mitigate risk, The City has clear accountability measures in place for Silvera for Seniors as a Civic Partner, including annual reporting requirements and financial reviews guided by requirements in the *Ministerial Order and the Investing in Partnerships Policy*.

ATTACHMENTS

1. Background and Previous Council Direction
2. CONFIDENTIAL - Silvera for Seniors Short List
3. CONFIDENTIAL - Silvera for Seniors Candidate
4. Presentation

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform
N/A		

Author: : Kim Mustard, Partnerships

Background and Previous Council Direction

Background

This report presents a recommended Public Member candidate for Council's consideration and appointment to Silvera for Seniors' Board of Directors following a resignation of board member in January 2025.

Previous Council Direction

DATE	REPORT NUMBER	DIRECTION/DESCRIPTION
2024 October 22	N2024-0884	Civic Partner Appointments That Council: 4. Appoint Public Members to Silvera for Seniors' board of directors for the terms outlined in Confidential Attachment 8; 6. Direct that Public Member appointments to Civic Partners be released publicly following applicant notification by the City Clerk's Office, no later than end of day Friday, 2024 October 25; 7. Approve the Confidential Recommendation contained in Confidential Distribution 1; and 8. Direct that the Closed Meeting discussions, Confidential Distribution 1, and Confidential Attachments 2 to 11 and selection materials related to this report remain confidential pursuant to Sections 17 (Disclosure harmful to personal privacy) and 19 (Confidential evaluations) of the Freedom of Information and Protection of Privacy Act.

Bylaws, Regulations, Council Policies

Silvera for Seniors' board appointments process is guided by requirements under Ministerial Order No.H:022/2022.

Civic Partners that advertise and recruit outside of City Clerk's advertising and recruitment processes still must adhere to the applicable sections of *Governance and Appointments of Boards, Commissions and Committees* (CP2016-03).

The City's relationships and accountability processes related to Civic Partners are guided by the *Investing in Partnerships Policy* (CPS2017-01).

Calgary



Civic Partner Appointment

C2025-0243

March 18, 2025

Previous Council Direction

Council approved appointments to Silvera for Seniors' board of directors at the October 2024 Organizational Meeting of Council

Recommendations

That Council:

1. Appoint one Public Member to Silvera for Seniors' board of directors for the term outlined in Confidential Attachment 2;
2. Direct that Public Member appointment to Silvera for Seniors be released publicly following applicant notification by Silvera for Seniors, no later than end of day Friday, 2025 March 22;
3. Thank the retiring member, Salima Shivji, for her service as a Public Member appointment to the Silvera for Seniors board of directors; and
4. Direct that the Closed Meeting discussions, Confidential Attachments 2 and 3 and selection materials related to this report remain confidential pursuant to Sections 17 (Disclosure harmful to personal privacy) and 19 (Confidential evaluations) of the *Freedom of Information and Protection of Privacy Act*.

- Report supports Silvera for Seniors to fill an unexpected vacancy.
- Timely board appointments supports continuity, maintains strong governance & ensures effective risk management & stewardship of resources.
- Consistent & transparent approach to Public Member recruitment, recognizing Silvera for Seniors advertises & recruits outside of City Clerk's process.
- Silvera for Seniors adheres to the *Governance and Appointments of Boards, Commissions and Committees Policy*.

Recommendations

That Council:

1. Appoint one Public Member to Silvera for Seniors' board of directors for the term outlined in Confidential Attachment 2;
2. Direct that Public Member appointment to Silvera for Seniors be released publicly following applicant notification by Silvera for Seniors, no later than end of day Friday, 2025 March 22;
3. Thank the retiring member, Salima Shivji, for her service as a Public Member appointment to the Silvera for Seniors board of directors; and
4. Direct that the Closed Meeting discussions, Confidential Attachments 2 and 3 and selection materials related to this report remain confidential pursuant to Sections 17 (Disclosure harmful to personal privacy) and 19 (Confidential evaluations) of the *Freedom of Information and Protection of Privacy Act*.

**Community Services Report to
Regular Meeting of Council
2025 March 18**

**ISC: UNRESTRICTED
C2025-0277**

Impacts of Photo Radar Restrictions

PURPOSE

The purpose of this report is to provide the Calgary Police Commission a forum to share with Council the anticipated impacts of a police budget shortfall that has been caused by provincial restrictions on the use of photo radar and for Council to respond to the situation. The report also provides information about The City of Calgary's traffic calming measures.

PREVIOUS COUNCIL DIRECTION

On 2025 February 25 Council passed EC2025-0230, a Notice of Motion that sought possible approaches to addressing a funding shortfall in the Calgary Police Service budget caused by provincial restrictions on the use of photo radar. Administration was also directed to support the Calgary Police Commission in bringing a report to the 2025 March 18 meeting of Council, to support the Commission's advocacy to the Government of Alberta, and to inquire as to the Police Commission's desire to separate fine revenue from the police budget. Additionally, Administration was to compare traffic calming and photo radar.

RECOMMENDATIONS:

That Council:

1. Authorize the "Police Services" service line to access additional funding up to \$28 million in 2025 from the Fiscal Stability Reserve to offset the revenue shortfall from changes in traffic fine revenue.
2. Direct Administration to work with the Calgary Police Commission and return to the 2025 November Adjustments to the 2023 – 2026 Service Plans and Budgets with a plan and funding approach to separate fine revenue from budgeted police expenditure.

CHIEF ADMINISTRATIVE OFFICER/GENERAL MANAGER COMMENTS

General Manager Katie Black and acting Chief Financial Officer Les Tochor concur with the contents of this report.

HIGHLIGHTS

- Provincial restrictions on the use of photo radar are forecast to result in a revenue shortfall of up to \$28M in the Calgary Police Service budget in 2025.
- The Calgary Police Commission requests that Council provide funding to match the fine revenue shortfall and supports the removal of fine revenue from the police budget as soon as practical.
- To avoid police service level reductions, The City of Calgary proposes to authorize up to \$28M in additional funding to offset whatever actual fine revenue shortfall materializes in 2025 from the Fiscal Stability Reserve.
- Photo radar and traffic calming through roadway redesign address speeding in different environments, and one cannot replace the other.

**Community Services Report to
Regular Meeting of Council
2025 March 18**

**ISC: UNRESTRICTED
C2025-0277**

Impacts of Photo Radar Restrictions

DISCUSSION

Calgary Police Service Funding

In December 2024 the Government of Alberta issued interim guidance instructing municipalities to begin removing photo radar sites immediately and requiring full compliance by 2025 April 1. These further restrictions on photo radar use limited the traffic safety enforcement options available to the Calgary Police Service. The number of tickets issued has decreased, reducing the total traffic fine revenue coming to the police budget. A more detailed history of provincial restrictions on the use of photo radar is provided in Attachment 1.

Without an alternate source of funding, the Calgary Police Service will need to reduce expenditures, which will result in service impacts. The Calgary Police Commission has provided an overview of potential impacts in the memorandum that forms Attachment 2 of this report.

In order to avoid reductions to police service levels, Administration recommends that the 2025 fine revenue shortfall be offset by a one-time recovery of up to \$28 million from the Fiscal Stability Reserve. The final amount to be recovered would depend on the actual fine revenue shortfall, which will be known at year-end.

In the Attachment 2 memorandum, the Calgary Police Commission takes the position that including fine revenue in the police budget undermines public trust in policing by causing a real or perceived conflict of interest and results in unpredictable funding.

In pursuit of greater predictability in police funding, Administration recommends investigating the removal from the Calgary Police Service budget of all fine revenue and its replacement with base budget funding, starting in 2026. That proposal would be considered as part of the 2025 November Adjustments to the 2023 – 2026 Service Plans and Budgets.

Data and Advocacy

In Attachment 2, the Police Commission highlights that the Calgary Police Service and The City of Calgary continue to work closely in sharing data and information about traffic safety and are preparing business cases to apply for additional photo radar locations when the Government of Alberta opens the application process. The Commission also appreciated of The City's offer of advocacy in seeking to modify the provincial regulations restricting the use of photo radar. Administration, the Commission, and the Calgary Police Service are already working together to coordinate advocacy positions.

Comparing Traffic Calming to Photo Radar

Photo radar and traffic calming are both important elements in traffic safety and address speeding in different environments - one cannot replace the other.

Traffic calming refers to strategies used to reduce vehicle speeds and improve safety that often focus on pedestrians and cyclists, but also result in safer outcomes for vehicle occupants. These measures are designed to make streets safer and more pleasant for all users by improving pedestrian accessibility and comfort in the public realm.

Traditionally, traffic calming has been applied to lower volume roads like residential streets and low volume collectors, where the elements used have included road narrowing and traffic circles, speed cushions/humps, and cut-through reduction measures. These locations include many school and playground areas where children are often present. An average of \$3M per

**Community Services Report to
Regular Meeting of Council
2025 March 18**

**ISC: UNRESTRICTED
C2025-0277**

Impacts of Photo Radar Restrictions

year is spent on traffic calming through Mobility's Safety Improvements budget. The unfunded value of traffic calming projects around schools is between \$48M and \$97M. Unbudgeted city-wide improvements envisioned through the broader Safer Collector Framework totals \$400M to \$600M. There is a sizable gap between the current level of funding assigned and the demand for traffic calming and roadway redesign in Calgary.

Photo radar is a tool that can be deployed along a wide range of road types but is particularly important in higher speed environments where in-person speed enforcement by police officers is unsafe or impractical and traffic calming is not suitable. From 2022 to 2023, 65% of Calgary's injury collisions occurred on higher speed road types, with the remaining 35% split between residential, collector, and urban boulevard road types. The restriction of the use of photo radar on these types of roadways removes an important tool that could be used for traffic safety enforcement.

Installing photo radar cameras at appropriate intersections results in a significant decrease serious collisions. Using a baseline of one year before photo radar cameras were installed and comparing to ten years afterwards, collision rates at those Calgary intersections were an average of 33% lower, injury collisions were down by 55% and the frequency of fatal collisions was reduced by 75%.

Traffic calming and photo radar are both important tools in improving safety on Calgary roadways. Both discourage speeding and are best applied in different environments.

EXTERNAL ENGAGEMENT AND COMMUNICATION

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

The Calgary Police Commission and Calgary Police Service were consulted in the development of this report.

IMPLICATIONS

Social

Maintaining the Calgary Police Service's planned level of expenditure reduces the likelihood of additional crime and social disorder occurring due to lack of enforcement capacity. According to the Calgary Police Commission's memo in Attachment 2, if other funding is not provided, preventive programs and activities delivered by the Calgary Police Service could be compromised, potentially undermining the social wellbeing and safety of Calgarians.

Environmental

Dedicating more resources to making community streets safer for active transportation makes it more practical to take short neighbourhood trips without a car, reducing pollution, including greenhouse gas emissions. Additionally, more use of active transportation will help improve the physical and mental health of Calgarians.

Economic

**Community Services Report to
Regular Meeting of Council
2025 March 18**

**ISC: UNRESTRICTED
C2025-0277**

Impacts of Photo Radar Restrictions

Avoiding service level reductions at Calgary Police Service improves the chances of local businesses and their customers continuing their economic activities unaffected by crime and social disorder.

Service and Financial Implications

Existing capital funding - one-time

Avoiding a reduction to police service levels would require a combination of expenditure reductions, which are identified by the Police Service and directed by the Police Commission, and revenue increases, which could be provided by City Council.

Making one-time funding available to the Calgary Police Service that is equivalent to their actual fine revenue shortfall in 2025 will reduce the need for service cuts. The amount recommended to backstop the fine revenue shortfall is up to \$28M and would be sourced from the Fiscal Stability Reserve.

RISK

If Council decides not to approve the proposed funding backstop, there is a risk that Calgarians will experience negative public safety outcomes due to service reductions required by the Calgary Police Service to avoid exceeding their available budget.

Removing fine revenue from the police budget reduces the risk of public trust in policing being eroded. This would remove a source of real or perceived conflict of interest, emphasizing that enforcement decisions are only being driven by public safety considerations.

ATTACHMENTS

1. Attach 1 – Background and Previous Council Direction
2. Attach 2 – Calgary Police Commission Memo
3. Attach 3 – Presentation

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform
Ravi Seera, A/Director	Operational Services	Consult
Doug Morgan, General Manager	Operational Services	Inform

Author: Greg Pastirik, Policy & Bylaw Development, Community Strategies

Background and Previous Council Direction

Background

Starting when the Government of Alberta first introduced an automated traffic enforcement (ATE) program in 1987, the Calgary Police Service has used photo radar to enforce speeding violations in locations where excess speed is contributing to a higher number of collisions or more severe collisions. The technology has also been deployed in places where road engineering changes and in-person traffic stops were not viable or safe ways to reduce speeds. In 2019, the Government of Alberta implemented a freeze on the addition of any new photo radar infrastructure or locations while it "worked to review and refine rules for photo radar site selection, operational restrictions and data collection". In 2020 April, the province increased the portion of traffic fine revenue that it takes, returning less to the issuing municipality. Further regulations required photo radar vehicles to display fluorescent markings with "Drive Safe" labels and additional restrictions on ATE use on residential roads outside designated zones went into effect in 2022 April. In 2023 November, the Government of Alberta banned the use of photo radar along the ring roads in Calgary and Edmonton. In 2024 December, the Government of Alberta announced further changes to automated traffic enforcement by prohibiting the "speed-on-green" ticketing that was being leveraged through intersection safety cameras and limiting photo radar use to school, playground and active construction zones. The changes took effect immediately, with final guidelines expected by 2025 April 1 and resulted in the removal of City of Calgary photo radar sites starting in 2024 December.

Previous Council Direction

DATE	REPORT NUMBER	DIRECTION/DESCRIPTION
2025 February 25	EC2025-0230	<p>Calgary Police Service Funding</p> <p>On 2025 February 25 Council passed EC2025-0230.</p> <p>NOW THEREFORE BE IT RESOLVED: That Council direct Administration to offer support to the Calgary Police Commission to bring forward a report on funding shortfall options to the Regular Meeting of Council on 18 March 2025, if the Calgary Police Commission determines it is necessary;</p> <p>AND BE IT FURTHER RESOLVED: That Council direct Administration to inquire with the Commission on their intent to consider severing the ties between enforcement and revenue by directing future photo radar revenue towards a reserve fund to be used for all traffic safety measures and explore changes for the 2026 Service Plans and Budget Process.</p> <p>AND BE IT FURTHER RESOLVED: That Administration offer to support the Calgary Police Commission to advocate to the Government of Alberta to cancel their prohibition of photo radar, if the Calgary Police Commission determines it is necessary;</p> <p>AND BE IT FURTHER RESOLVED: That Council direct Administration support the Calgary Police Commission with any statistics and other data to advocate to the Government of Alberta for additional photo radar locations in high collision areas as exemptions to their restrictions;</p> <p>AND BE IT FURTHER RESOLVED: That Council direct Administration to bring forward a report to the Regular Meeting of Council on 18 March 2025 with information on The City of Calgary's speed and traffic calming measures, including the annual cost and comparisons to photo radar effectiveness.</p>

MEMORANDUM FOR CITY COUNCIL

ISC: Unclassified



SUBJECT:	COMMISSION RESPONSE TO NOTICE OF MOTION EC2025-0230
DATE:	MARCH 12, 2025
PURPOSE:	FOR INFORMATION
REVIEWED/APPROVED BY:	AMTUL SIDDIQUI, COMMISSION CHAIR

REASON FOR THIS MEMORANDUM

On February 25, 2025, Council passed EC2025-0230, a Notice of Motion that invited the Calgary Police Commission to bring a report on the funding shortfall impacting the Calgary Police Service (CPS) budget and the options to address it.

City Administration was also to inquire with the Commission on our intent to consider severing the ties between enforcement and fine revenue, and whether additional advocacy and data support from the City Administration is required around photo radar use in Calgary.

POLICE FUNDING SHORTFALL BACKGROUND

The CPS budget is mostly funded through taxes, but 18.6 per cent of it is funded through a mix of user fees, grants from other orders of government, and fine revenue. While the grants and tax funding are stable each year, budgeted revenue from user fees and fines is only a projection and can produce budget volatility.

The vast majority of fine revenue collected by the CPS comes from traffic law enforcement. The Government of Alberta is responsible for the legislation and regulations around traffic law enforcement and collects the fines from any tickets issued. The province retains 40 per cent of the revenue from these fines, contributes 20 per cent to the Victims of Crime Fund, and shares the remaining 40 per cent with the City of Calgary.

Council has traditionally used the shared fine revenue to reduce the tax funding needed to pay for policing. To support this approach, the police budget includes an estimate of how much fine revenue is likely to be shared each year based on previous years. In the 2023-2026 budget cycle, the CPS estimated that it would receive \$47.7 million in shared fine revenue each year.

On December 1, 2024, the Ministry of Transportation and Economic Corridors changed the regulations around the use of automated traffic enforcement, which includes both photo radar vehicles and intersection safety devices (I.e. red light and speed on green cameras). Photo radar enforcement is now limited to construction, playground and school zones, and speed on green intersection cameras are prohibited. Police services may apply for an exemption at locations outside of these regulations, provided a business case shows it will improve safety.

MEMORANDUM FOR CITY COUNCIL

ISC: Unclassified



The recent changes were in addition to a freeze on new automated enforcement locations implemented in 2019, significant restrictions and a requirement to wrap photo radar vehicles with high-visibility decaling in 2022, and a ban on photo radar along Stoney Trail in 2023. The budget shortfalls created by these were absorbed through unfilled vacancies, but that is no longer sustainable as the CPS has been focused on ensuring it is fully staffed moving forward.

The Commission fully supports the province's view that decisions about where and when to use automated traffic enforcement should be driven by public safety considerations and not revenue needs. The CPS deployment of this technology shared this vision.

The revenue impact of the regulation changes is not nearly as important to the Commission as the community safety implications. However, the new regulations will also result in fewer tickets being issued and likely for lower fine amounts, meaning the CPS will receive significantly less funding than expected through fine revenue shared by the province.

OPTIONS TO ADDRESS THE FUNDING SHORTFALL

Option 1 (Recommended) – Fully fund the fine revenue shortfall

The CPS is currently projecting a \$28 million shortfall in expected fine revenue in 2025. This same shortfall is also projected for 2026 unless the police budget for next year is adjusted. The CPS intends to apply for automated enforcement exemptions at high-collision locations as soon as possible, which will reduce the shortfall, if granted. However, the vast majority of the shortfall will likely remain even with these exemptions.

In the City of Calgary's Fall Survey, crime, safety, and policing has been identified as the second most important issue for Calgarians three out of the last four years. It ranked fourth in 2024, following significant investment by the CPS into initiatives targeting gun violence and social disorder. The Commission's 2024 Community Perception Survey also showed slight improvement in Calgarian's feelings of safety, however, 60 per cent of respondents did not believe the CPS was adequately staffed.

The Commission believes that steady progress is being made to alleviate staffing issues and better address the crime and social disorder that contributes to Calgarians feeling unsafe. However, not continuing with the planned staffing growth and other work planned for the 2023-2026 budget cycle will likely stop and potentially reverse this progress. Therefore, the Commission is requesting that Council proceed with this option and provide enough additional funding to cover the budget shortfall and prevent any reduction in service levels at the CPS.

MEMORANDUM FOR CITY COUNCIL

ISC: Unclassified



Option 2 – Partially fund the fine revenue shortfall

The CPS has been working to try to manage the budget shortfall and has a cross-disciplinary team looking at all the ways spending could be reduced to cover it. The Service has currently identified approximately \$10.2 million in savings, but they will have the following impacts:

- Not filling the 28 new police officer positions that were approved for 2025
- Postponing the filling of 33 existing vacant police officer positions
- Freezing all civilian hiring outside of critical needs and positions funded by other government grants

While the Commission always expects the CPS leadership to find efficiencies where they should exist, the list above will reduce service levels, reduce the number of officers available to respond to calls for service, significantly impact employee morale and wellness, and hinder the CPS' ability to address Calgarians' crime and social disorder concerns.

Option 3 – Provide no funding for the fine revenue shortfall

The Commission and the CPS see no way to manage a \$28 million shortfall without ceasing services that the community values. Approximately 84 per cent of the police budget is wages and salaries, six per cent covers facilities and vehicles, and three per cent covers basic equipment. This leaves only seven per cent (or \$41 million) to cover everything else, including wellness and mental healthcare for officers, radios and phones, and other business expenses.

To manage the full shortfall, all growth hiring would need to stop and an internal restructuring of the CPS would be necessary. Units focused on crime prevention, community-based programs, and intervention efforts would need to be downsized or disbanded so officers could be redeployed to front line policing to keep up with the calls for service.

These changes would make staffing shortages at the CPS worse, affecting employee morale and wellness. Calgarians would also experience a significant reduction in the services provided by the CPS and efforts to proactively address open drug use, crime, and social disorder in public spaces would be severely impacted.

REMOVING FINE REVENUE FROM THE POLICE BUDGET

In February 2024, the Commission examined why fine revenue is part of the police budget and what impacts result from this funding model. The research showed that providing fine revenue to the police undermines public trust, can put undue influence on operational decisions, and erodes officer morale without actually encouraging more traffic law enforcement.

MEMORANDUM FOR CITY COUNCIL

ISC: Unclassified



The Commission's position is that all fine revenue should be removed from the police budget as soon as practicable, and the funding should be replaced with other funding sources.

In total, the CPS has budgeted to receive \$47.7 million in shared fine revenue each year but now estimates that it will only receive approximately \$20 million. While it is up to Council to decide how the police budget is funded, the Commission recommends that the City of Calgary retain all fine revenue moving forward and provide the CPS with \$47.7 million of other funding.

The net cost to The City of this exchange would be the \$28 million difference between projected and actual fine revenue. The CPS is also working to apply for exemptions to allow some additional automated traffic enforcement locations where warranted, and any exemptions that are granted would reduce the net cost to some degree. There is no estimation for how much could be expected from exemptions as the province is still finalizing the parameters for how exemptions will be considered and approved.

Changing the model of police funding to remove fine revenue would ensure that enforcement decisions are not being made by the same people who have to manage the revenue implications of those decisions. This removes any real or perceived conflict of interest, ensuring that enforcement decisions are only being driven by public safety considerations.

The Commission does not have a position or recommendation on how Council should spend the shared fine revenue after The City retains it, as that is completely within Council's purview.

DATA AND ADVOCACY COOPERATION

The Commission appreciates Council's direction to City Administration that support be provided to advocate with the province regarding the public safety benefits of automated enforcement and the need for exemptions at high-collision locations in Calgary.

The CPS and City Administration are already completely integrated when it comes to sharing road safety data and are already working together to prepare business cases for exemptions at high-collision locations.

The Commission is also grateful to Council and City Administration for any advocacy support that can be provided to reverse the new regulations. However, the provincial government has shown little interest to date in revisiting their decision on automated enforcement regulations.

CONCLUSION

The Commission is grateful for Council's help in addressing the police budget shortfall. Public safety is a top priority for Calgarians, and we look forward to further discussing this matter.



Impacts of Photo Radar Restrictions

2025 March 18

Regular Meeting of Council

Previous Council Direction

Notice of Motion: EC2025-0230 on 2025 February 25 directed Administration to:

- support the Calgary Police Commission in developing a report on funding shortfall options,
- inquire with the Commission as to its desire to separate revenue from enforcement,
- support the Commission in advocating to the province for the relaxation of restrictions on photo radar use, and;
- provide a report to Council on 2025 March 18 comparing traffic calming and photo radar.



Recommendations

That Council:

1. **Authorize the “Police Services” service line to access additional funding up to \$28 million in 2025 from the Fiscal Stability Reserve to offset the revenue shortfall from changes in traffic fine revenue.**
2. **Direct Administration to work with the Calgary Police Commission and return to the 2025 November Adjustments to the 2023 – 2026 Service Plans and Budgets with a plan and funding approach to separate fine revenue from budgeted police expenditure.**

- Photo radar restrictions cause a revenue shortfall of up to \$28M in 2025.
- Police Commission requests additional funding to avoid service reductions.
- Admin recommends up to \$28M from Fiscal Stability Reserve.
- Photo radar & traffic calming are not interchangeable.



Police Commission Input

- \$28M in replacement funding would avoid service reductions.
- Request to remove & replace all fine revenue in police budget.
- Advocacy to Province underway.



Traffic Calming & Photo Radar



Traffic Calming & Roadway Redesign

- Discourages speeding through design.
- Ideal for lower volume roads such as collectors.
- Prioritizes safety over traffic flow.

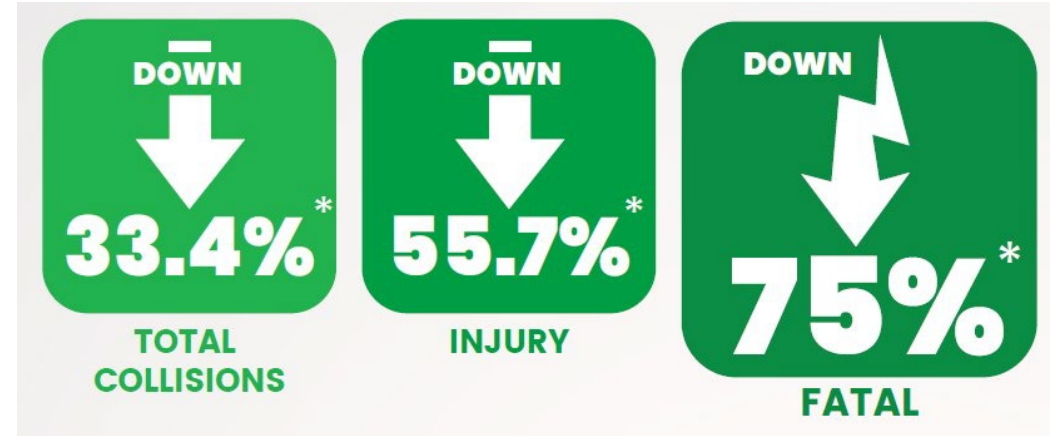


Photo Radar

- Discourages speeding through enforcement.
- Ideal on higher speed roads.
- Reduces collision rates at intersections.

Recommendations

That Council:

1. Authorize the “Police Services” service line to access additional funding up to \$28 million in 2025 from the Fiscal Stability Reserve to offset the revenue shortfall from changes in traffic fine revenue.
2. Direct Administration to work with the Calgary Police Commission and return to the 2025 November Adjustments to the 2023 – 2026 Service Plans and Budgets with a plan and funding approach to separate fine revenue from budgeted police expenditure.



**Corporate Planning & Financial Services Report to
Regular Meeting of Council
2025 March 18**

**ISC: UNRESTRICTED
C2025-0213**

2025 Property Tax Related Bylaws

PURPOSE

The purpose of this report is to seek council's approval of the 2025 property tax related bylaws and the 2025 Rivers District Community Revitalization Levy Rate bylaw so The City of Calgary can meet its 2025 municipal financial obligations as outlined in the approved Service Plans & Budgets.

PREVIOUS COUNCIL DIRECTION

In 2022 November, Council approved the 2023-2026 Service Plans and Budgets (C2022-1051).

In 2023 November, Council approved to account for differential in physical growth between residential and non-residential and shift 1 per cent tax share from non-residential to residential for 2024-2026 (C2023-1148).

In 2024 November, Council approved the Mid-Cycle Adjustments to the 2023-2026 Service Plans and Budgets within the previously approved tax increase to existing taxpayers of 3.6 per cent in 2025. Council approved a \$16 million increase to the 2025 property tax revenue budget due to higher than projected physical growth (C2024-1097).

Further details of previous Council direction are included as Attachment 1.

RECOMMENDATION(S):

Administration recommends that Council:

1. Give three readings to:
 - a) The proposed 2025 Property Tax Bylaw 13M2025 (Attachment 2).
 - b) The proposed 2025 Machinery and Equipment Exemption Bylaw 14M2025 (Attachment 3); and
 - c) The proposed 2025 Rivers District Community Revitalization Levy Rate Bylaw 15M2025 (Attachment 4).

CHIEF ADMINISTRATIVE OFFICER/GENERAL MANAGER COMMENTS

Acting General Manager, Les Tochor, concurs with this report.

HIGHLIGHTS

- There are two parts to a property taxpayer's tax bill: The City's municipal portion and the Provincial portion.
- The municipal portion adheres to City Council's direction.
- The Provincial Property Tax decisions were made by the Province and communicated to The City on 2025 February 27.
- With both parts of the tax to be billed and collected for 2025 finalized, the bylaws attached enable the decisions that have been made by The City and by the Province.

**Corporate Planning & Financial Services Report to
Regular Meeting of Council
2025 March 18**

**ISC: UNRESTRICTED
C2025-0213**

2025 Property Tax Related Bylaws

- Council approval is required for the 2025 property tax related bylaws and the 2025 Rivers District Community Revitalization Levy Rate Bylaw to collect the property taxes to fund City services as well as to raise revenue to be used toward the payment of infrastructure and other costs associated with redevelopment of property in the Rivers District.
- Council approval will allow for the timely production of tax bills anticipated to be mailed the week of 2025 May 12.
- The City is legally required to collect property tax on behalf of the Provincial Government and is required to pay the provincial requisition quarterly.

Average impacts by property class and illustrative examples of impacts to select taxpayers with different property types are included as Attachment 7.

DISCUSSION

- Proposed bylaw 13M2025 reflects the approved Mid-Cycle Adjustments to the 2023-2026 Service Plans and Budgets and the 2025 provincial requisition for Calgary.
- Through the Mid-Cycle Adjustments to the 2023-2026 Service Plans and Budgets (C2024-1097 Council approved a municipal property tax revenue budget of \$2,435.2 million. As shown in Attachment 5, after bylaw adjustments the revenue to be collected through the bylaw is \$2,442.7 million.
- As per the 2023 November (C2023-1148) decision, the revenue split between residential and non-residential property taxes accounts for the differential in physical growth which resulted in more growth allocated to residential than non-residential. In addition, Council approved a 1 per cent tax share shift from non-residential to residential each year from 2024 to 2026. As a result, for 2025 54.5 per cent or \$1,327.9 million is to be collected from residential/farmland and 45.5 per cent or \$1,107.3 million from non-residential taxpayers.
- The City's share of the 2025 provincial property tax requisition is \$1,035.9 million, an increase of \$154.3 million from 2024. As shown in Attachment 6, after bylaw adjustments the revenue to be collected through the bylaw is \$1,025.1 million, of which \$789.3 million is to be collected from residential/farmland and \$235.8 million from non-residential taxpayers.
- The total municipal and provincial amount to be raised by the 2025 Property Tax Bylaw is \$3,467.8 million (\$2,442.7 million municipal + \$1,025.1 million provincial).
- Proposed bylaw 14M2025 is needed to continue to exempt machinery and equipment from property taxation.
- Proposed bylaw 15M2025 is needed to establish tax rates on the incremental assessed values of properties in the Rivers District that will generate the Community Revitalization Levy.
- Approval of these bylaws allows The City to fund services approved in the 2025 Service Plans and Budgets (C2024-1097), collect property tax on behalf of the Province, and raise revenue to be used toward the payment of infrastructure and other costs associated with redevelopment of property in the Rivers District.
- The final municipal tax rates are of 0.0038706 Residential and 0.0179731 Non-Residential are a direct result of Council's approved property tax revenue budget and the 2025 taxable assessments.
- The final tax ratio is: 4.64 (Non-Residential to Residential)

**Corporate Planning & Financial Services Report to
Regular Meeting of Council
2025 March 18**

**ISC: UNRESTRICTED
C2025-0213**

2025 Property Tax Related Bylaws

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 |

Public engagement as well as interested parties dialogue were undertaken as part of the Mid-Cycle Adjustments to the 2023-2026 Service Plans and Budgets process to determine the overall tax revenue budget for 2025. Moreover, all property owners in Calgary have received their 2025 Property Assessment Notices which gave them their 2025 property assessed values, access to our tax calculator to estimate tax changes, and notification that tax billing will occur in the spring.

IMPLICATIONS

Social

These bylaws allow The City to raise the tax revenue that supports the funding of services and social programs for Calgarians. Residential property tax increases are partially mitigated by the Government of Alberta's Seniors Property Tax Deferral Program and The City's Property Tax Assistance Program.

Environmental

These bylaws allow The City to raise tax revenue that supports the funding of environmental programs in The City.

Economic

Approving these bylaws contributes to The City's long-term economic prospects as it facilitates the funding of service delivery to Calgarians. Providing quality services helps attract and retain talented workforce, thus advancing The City's goal to make Calgary a great place to both live and work.

Service and Financial Implications

Tax-supported funding

There are direct service and financial implications from approving these bylaws as it ensures that The City can continue providing essential services to Calgarians. The estimated funding of \$2,442.7 million generated through the Property Tax Bylaw will meet the 2025 operating budget requirements contained in the approved Mid-Cycle Adjustments to the 2023-2026 Service Plans and Budgets (C2024-1097). Property tax revenues are also one of the funding sources for capital projects.

RISK

Any delay in passing the 2025 Property Tax Bylaw may affect the mailing date of property tax bills, which in turn would change the customary property tax payment cycle the public and business communities have become accustomed to. If the 2025 Property Tax Bylaw is not passed, The City of Calgary cannot meet its 2025 municipal financial obligations.

**Corporate Planning & Financial Services Report to
Regular Meeting of Council
2025 March 18**

**ISC: UNRESTRICTED
C2025-0213**

2025 Property Tax Related Bylaws

ATTACHMENT(S)

1. Attachment 1 - Background and Previous Council Direction
2. Attachment 2 - Proposed 2025 Property Tax Bylaw 13M2025
3. Attachment 3 - Proposed 2025 Machinery and Equipment Exemption Bylaw 14M2025
4. Attachment 4 - Proposed 2025 Rivers District Community Revitalization Levy Rate Bylaw 15M2025
5. Attachment 5 - 2025 Municipal Property Tax Summary
6. Attachment 6 - 2025 Provincial Property Tax Summary
7. Attachment 7 - Analysis and Illustrative Examples
8. Attachment 8 - Presentation 2025 Property Tax Related Bylaws C2025-0213

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform
David Duckworth, Chief Administrative Officer	City Manager's Office	Inform
Les Tochor, Acting Chief Financial Officer and GM	Corporate Planning & Financial Services	Approve
Aaron Brown, Acting Deputy CFO & City Treasurer	Corporate Planning & Financial Services	Approve
Eddie Lee, Director and City Assessor	Corporate Planning & Financial Services	Inform

Author: Corporate Budget Office, Finance

Background and Previous Council Direction

Background

The property tax bylaw must be prepared in accordance with the Municipal Government Act.

Municipal Government Act, Chapter M-26, RSA 2000, Section 353 - Property tax bylaw:

- (1) Each council must pass a property tax bylaw annually.
- (2) The property tax bylaw authorizes the council to impose a tax in respect of property in the municipality to raise revenue to be used toward the payment of
 - (a) the expenditures and transfers set out in the budget of the municipality, and
 - (b) the requisitions.

Designated Industrial Property

Municipal Government Act sections 326(1)(a)(vi) and 359.3(1) requires that the designated industrial property requisition (set by the Minister), which is the recovery of costs incurred for the preparation of Designated Industrial Property assessments, be included as part of the provincial requisition.

Community Revitalization Levy Rate Bylaw

The City of Calgary Rivers District Community Revitalization Levy Regulation (AR 232/2006) established a community revitalization levy area known as the Rivers District. The Municipal Government Act authorizes a council to pass a bylaw to impose a levy in respect of the incremental assessed value of property in a community revitalization levy area. The levy will raise revenue to be used toward the payment of infrastructure and other costs associated with the redevelopment of property in the community revitalization levy area.

Provincial Requisition

On 2025 February 27, the province released Budget 2025. The provincial education property tax requisition is budgeted at \$3.1 billion province-wide in 2025-26, an increase from \$2.7 billion in 2024-25. After being frozen in 2024-25, education property tax rates per \$1,000 of equalized assessment will increase in 2025-26 from \$2.56 to \$2.72 for residential/farmland property and from \$3.76 to \$4.00 for non-residential. These higher rates have combined with rising property values and increased development to the increase in the requisition by \$154.4 million or 17.5% per cent for Calgary taxpayers.

Previous Council Direction

DATE	REPORT NUMBER	DIRECTION/DESCRIPTION
2024/11/22	C2024-1097	<p>Mid-Cycle Adjustments to the 2023-2026 Service Plans and Budgets</p> <p>That Council:</p> <ol style="list-style-type: none"> 1. Approve the plan and budget adjustments as articulated in the following: <ol style="list-style-type: none"> a. REVISED Attachment 3 – Recommended Investment <p>Council approved within the previously approved tax increase of 3.6 per cent and limited tax increase in 2026. In addition, the increase in 2025 budgeted property tax revenue is funded by \$16M from higher than projected additional physical growth.</p>
2024/10/29	EC2024-0939	<p>2025 Preliminary Assessment Roll and Related Estimates</p> <p>That Council receive this report for the Corporate Record to inform deliberations on Mid-Cycle Adjustments to the 2023-2026 Service Plans and Budgets in November.</p>
2023/11/07	C2023-1148	<p>2023 November Adjustment to the 2023-2026 Service Plans and Budgets</p> <p>That Council:</p> <ol style="list-style-type: none"> 1. Approve the recommendation to account for differential in physical growth (new or redevelopment) between residential and non-residential and shift the tax share from non-residential to residential by 1 per cent for the next 3 years. 2. Approve the recommended adjustments to the 2023-2026 Service Plans and Budgets.
2023/02/14	C2023-0109	<p>2023 Residential and Non-Residential Tax Share Options</p> <p>That Council:</p>

		<p>1. Direct Administration to pursue Option A as outlined in Attachment 2, maintaining status quo tax share of 52 residential: 48 non-residential.</p> <p>3. Direct Administration to consider accounting for differential physical growth (new or re-development) in preparing tax share scenarios for 2024-2026.</p>
2022/11/08	C2022-1051	<p>2023-2026 Service Plans and Budgets</p> <p>Council approved 2023-2026 Service Plans and Budgets.</p>
2022/11/02	C2022-1120	<p>TIPP Bylaw Amendments</p> <p>That Council give three readings to proposed Bylaw 50M2022 (Attachment 2) to amend the Tax Instalment Payment Plan (TIPP) Bylaw 9M2002.</p>
2022/10/04	EC2022-0649	<p>Financial Task Force – Property Tax Policy Framework</p> <p>That Council:</p> <p>6. In continuing to use the tax share approach to make tax distribution decisions, abandon the 2012 direction to continue applying a zero per cent increase to consolidated business tax revenue, effectively drawing business tax consolidation to a close.</p>
2007/04/16	27M2007	<p>On 2007 April 16, Council passed Bylaw 27M2007 to authorize the creation of a community revitalization levy area in the Rivers District. The Bylaw was approved by the Lieutenant Governor in Council of Alberta on 2007 July 17. Legislation requires Council to pass a community revitalization levy rate bylaw annually. On 2019 Feb 15, the Lieutenant Governor in Council of Alberta approved the City's amended Rivers District Community Revitalization Levy (CRL) Bylaw 2M2019 confirming that the Rivers District CRL could be in place until 2047.</p>

PROPOSED

C2025-0213
ATTACHMENT 2

BYLAW NUMBER 13M2025

BEING A BYLAW OF THE CITY OF CALGARY TO AUTHORIZE THE COUNCIL OF THE CITY OF CALGARY TO IMPOSE A TAX IN RESPECT OF PROPERTY IN THE CITY OF CALGARY FOR 2025

WHEREAS section 353 of the *Municipal Government Act*, R.S.A. 2000, c. M-26 ("the Act") provides that each council must pass a property tax bylaw annually;

AND WHEREAS the excess of the estimated expenses for municipal purposes over the estimated probable revenue for such municipal purposes for the year 2025 will be:

\$2,442,666,581

AND WHEREAS section 359 of the Act provides that if in any year the property tax imposed to pay the requisitions results in too little revenue being raised for that purpose, The City of Calgary ("The City") must increase its revenue for that purpose in the following year;

AND WHEREAS the property tax imposed by The City in the year 2024 was insufficient to raise the required funds for education purposes on account of assessment losses due to board decisions and assessor adjustments;

AND WHEREAS it is estimated that the excess of the funds required to be raised for education purposes under the *School Act*, R.S.A. 2000, c. S-3 over the grants in lieu of taxes and taxes collected from those properties annexed to The City from the Municipal District of Rocky View No. 44 and the Municipal District of Foothills No. 31 for education purposes for the year 2025, combined with the losses for education purposes in the year 2024, will be:

\$1,025,098,930

AND WHEREAS the total funds to be raised by property taxation for municipal and education purposes are the sum of the above two net amounts, which aggregates to:

\$ 3,467,765,511

AND WHEREAS the council of a municipality is required each year to impose on the assessed value of all taxable property, tax rates sufficient to meet the estimated expenditures, transfers and requisitions;

AND WHEREAS the tax rate to be established on certain areas annexed to The City is set by the Orders of the Board of Public Utility Commissioners of the Province of Alberta or Orders in Council under which the said areas were annexed to The City;

AND WHEREAS section 297 of the Act provides that the assessor must assign one or more of the following assessment classes to the property, including designated industrial property: residential, non-residential, farm land and machinery and equipment. The assessor may assign one or more sub-classes to a property if a council, by bylaw, divides the residential and non-residential classes into sub-classes;

PROPOSED

BYLAW NUMBER 13M2025

AND WHEREAS section 326(1)(a)(vi) of the Act includes the recovery of costs incurred for the preparation of assessments of designated industrial property as part of the requisition;

AND WHEREAS section 359.3 of the Act provides that the tax rate for the purposes of the requisition defined in section 326(1)(a)(vi) of the Act must be set by the Minister;

AND WHEREAS the assessed value of all property for the purpose of this Bylaw in the City of Calgary as shown on the 2025 assessment roll is:

	Total Assessment	Non-Taxable Assessment	Taxable Assessment
<u>MUNICIPAL</u>			
Residential	346,319,721,071	4,218,074,208	342,101,646,863
Farm Land	36,309,021	1,195,691	35,113,330
Non-Residential	91,648,720,843	29,488,114,775	62,160,606,068
Machinery & Equipment	405,060,000	405,060,000	0
	<u>438,409,810,935</u>	<u>34,112,444,674</u>	<u>404,297,366,261</u>
<u>EDUCATION</u>			
Residential	346,341,021,056	4,624,444,208	341,716,576,848
Farm Land	36,309,021	1,195,691	35,113,330
Non-Residential	91,627,420,858	30,479,696,590	61,147,724,268
Machinery & Equipment	405,060,000	0	405,060,000
	<u>438,409,810,935</u>	<u>35,105,336,489</u>	<u>403,304,474,446</u>

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

1. This bylaw may be referred to as the "2025 Property Tax Bylaw".
2. In this Bylaw,
 - (a) "designated industrial property" has the same meaning as in section 284(1)(f.01) of the Act;
 - (b) "farm land" means land used for farming operations as defined in the regulations passed under the Act;
 - (c) "machinery and equipment" has the same meaning as in section 284(1)(l) and 297(4)(a.1) of the Act;
 - (d) "Minister" has the same meaning as set out in section 1(1)(o) of the Act;
 - (e) "non-residential" has the same meaning as in section 297(4)(b) of the Act;
 - (f) "property" has the same meaning as in section 284(1)(r) of the Act;
 - (g) "requisition" has the same meaning as in section 326(1)(a) of the Act; and
 - (h) "residential" has the same meaning as in section 297(4)(c) of the Act.

PROPOSED

BYLAW NUMBER 13M2025

3. There shall be assessed, imposed and collected for the year 2025, on those properties annexed to The City from the Municipal District of Rocky View No. 44 and from the Municipal District of Foothills No. 31 which are still subject to the provisions of the following Board Orders, those rates which are provided in the said Board Orders:
- (a) Board Order No. 20027, dated the 4th day of June, 1957, as amended by Board Order No. 20407, dated the 29th day of August, 1957;
 - (b) Board Order No. 25860, dated the 29th day of December, 1961; and
 - (c) Order in Council No. 487/95, dated the 1st day of July, 1995, as amended by Order in Council No. 638/95, dated September 27, 1995.
4. The City Treasurer of The City is hereby authorized to impose the following rates of taxation on the assessed value of all taxable property as shown on the 2025 assessment roll of The City:

	Tax Amount	Taxable Assessment	Tax Rate
<u>MUNICIPAL</u>			
General Municipal:			
Residential	\$1,324,138,634	342,101,646,863	0.0038706
Farm Land	\$1,309,158	35,113,330	0.0372838
Non-Residential	\$1,117,218,789	62,160,606,068	0.0179731
Machinery & Equipment	\$0	0	0.0179731
Sub-Total Municipal Portion	\$2,442,666,581	404,297,366,261	
<u>EDUCATION</u>			
Alberta School Foundation Fund and Calgary Catholic Board of Education:			
Residential	\$789,262,778	341,716,576,848	0.0023097
Farm Land	\$81,101	35,113,330	0.0023097
Non-Residential	\$235,755,051	61,147,724,268	0.0038555
Machinery & Equipment	\$0	405,060,000	0.0000000
Sub-Total Education Portion	\$1,025,098,930	403,304,474,446	
TOTAL TAX AMOUNT	<u>\$3,467,765,511</u>		

5. For the purposes of collecting the portion of the requisition defined in section 326(1)(a)(vi) of the Act, the City Treasurer is hereby authorized to impose the tax rate set by the Minister in accordance with section 359.3 of the Act on the assessed value of all taxable designated industrial property shown on the 2025 assessment roll of the City.
6. The taxes hereby authorized to be assessed, imposed and collected by these several rates are hereby declared to be and become due and payable to The City on the 30th day of June 2025.

PROPOSED

BYLAW NUMBER 13M2025

7. This Bylaw comes into force on the day it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____

PROPOSED

C2025-0213
ATTACHMENT 3

BYLAW NUMBER 14M2025

BEING A BYLAW OF THE CITY OF CALGARY TO EXEMPT MACHINERY AND EQUIPMENT FROM MUNICIPAL PROPERTY TAXATION FOR 2025

WHEREAS section 364 of the *Municipal Government Act*, R.S.A. 2000, c. M-26 (“the Act”) indicates that a council may by bylaw exempt from taxation, to any extent the council considers appropriate, machinery and equipment used for manufacturing or processing;

AND WHEREAS the Municipal Council of The City of Calgary deems it advisable to pass a bylaw under section 364 of the Act to provide property tax relief for all machinery and equipment used for manufacturing or processing;

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

1. This Bylaw may be referred to as the “2025 Machinery and Equipment Exemption Bylaw”.
2. In this Bylaw, “machinery and equipment” has the same meaning given to it in the Act and the corresponding regulations.
3. The extent of the property tax exemption in this Bylaw is for the municipal portion of property taxes for all machinery and equipment property used for manufacturing or processing but excluding all machinery and equipment located on properties annexed to The City of Calgary from the Municipal District of Rocky View No. 44 and from the Municipal District of Foothills No. 31 which are still subject to the provisions of the following Board Orders:
 - (a) Board Order No. 20027, dated the 4th day of June, 1957, as amended by Board Order No. 20407, dated the 29th day of August, 1957;
 - (b) Board Order No. 25860, dated the 29th day of December, 1961;
 - (c) Order in Council No. 487/95, dated the 1st day of July, 1995, as amended by Order in Council No. 638/95, dated September 27, 1995.

PROPOSED

BYLAW NUMBER 14M2025

4. The taxation year for which an exemption is granted in section 3 of this Bylaw is for the taxation year 2025 only.
5. This Bylaw comes into force on the day it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____

PROPOSED

C2025-0213
ATTACHMENT 4

BYLAW NUMBER 15M2025

BEING A BYLAW OF THE CITY OF CALGARY TO AUTHORIZE COUNCIL OF THE CITY OF CALGARY TO IMPOSE COMMUNITY REVITALIZATION LEVY RATES WITHIN THE RIVERS DISTRICT

WHEREAS section 3 of the City of Calgary Rivers District Community Revitalization Levy Regulation (AR 232/2006) (“the Regulation”) established a community revitalization levy area known as the Rivers District;

AND WHEREAS section 381.2 of the Municipal Government Act (R.S.A. 2000, c. M-26) (“the Act”) authorizes a council to pass a bylaw to impose a levy in respect of the incremental assessed value of property in a community revitalization levy area to raise revenue to be used toward the payment of infrastructure and other costs associated with the redevelopment of property in the community revitalization levy area;

AND WHEREAS Council of The City of Calgary (“Council”) passed Bylaw Number 27M2007 to authorize the imposition of a community revitalization levy in the Rivers District and which bylaw was approved by the Lieutenant Governor in Council on 2007 July 17;

AND WHEREAS pursuant to section 10 of AR 232/2006 Council is required to pass a community revitalization levy rate bylaw annually;

AND WHEREAS the estimated revenues required for the payment of infrastructure and other costs associated with the redevelopment of property in the Rivers District for the year 2025 will be:

\$ 42,143,017

AND WHEREAS Council is required each year to impose on the incremental assessed value of property within the Rivers District, community revitalization levy rates that are equal to or greater than the tax rates established annually for the corresponding property tax bylaw for each assessment class or sub-class of property referred to in section 297 of the Act;

AND WHEREAS the incremental assessed value of all property within the Rivers District in the City of Calgary as shown on the 2025 assessment roll is:

	Total Incremental Assessment	Non-taxable Incremental Assessment	Taxable Incremental Assessment
MUNICIPAL EQUIVALENT			
Residential	2,566,259,894	233,659,582	2,332,600,312
Farm land	0	0	0
Non-Residential	4,003,470,012	2,732,515,108	1,270,954,904
Machinery & Equipment	0	0	0
	<u>6,569,729,906</u>	<u>2,966,174,690</u>	<u>3,603,555,216</u>

PROPOSED

BYLAW NUMBER 15M2025

	Total Incremental Assessment	Non-taxable Incremental Assessment	Taxable Incremental Assessment
PROVINCIAL EQUIVALENT			
Residential	2,576,817,244	233,659,582	2,343,157,662
Farm land	0	0	0
Non-Residential	3,992,912,662	2,732,515,108	1,260,397,554
Machinery & Equipment	0	0	0
	<u>6,569,729,906</u>	<u>2,966,174,690</u>	<u>3,603,555,216</u>

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

1. This Bylaw may be referred to as the “2025 Rivers District Community Revitalization Levy Rate Bylaw”.
2. In this Bylaw, “incremental assessed value” has the same meaning as in section 381.1(a) of the Act;
3. The City of Calgary is hereby authorized to impose the following community revitalization levy rates on the incremental assessed value of taxable property located within the Rivers District as shown on the 2025 assessment roll of The City of Calgary:

	Community Revitalization Levy	Taxable Incremental Assessment	Community Revitalization Levy Rate
MUNICIPAL EQUIVALENT			
Residential	\$9,028,563	2,332,600,312	0.0038706
Farm land	\$0	0	0.0372838
Non-Residential	\$22,843,000	1,270,954,904	0.0179731
Machinery & Equipment	\$0	0	0.0179731
	<u>\$31,871,563</u>	<u>3,603,555,216</u>	
PROVINCIAL EQUIVALENT			
Residential	\$5,411,991	2,343,157,662	0.0023097
Farm land	\$0	0	0.0023097
Non-Residential	\$4,859,463	1,260,397,554	0.0038555
Machinery & Equipment	\$0	0	0.0000000
	<u>\$10,271,454</u>	<u>3,603,555,216</u>	
Total Community Revitalization Levy	<u><u>\$42,143,017</u></u>		

PROPOSED

BYLAW NUMBER 15M2025

**Total Community
Revitalization Levy Rate**

Residential	0.0061803
Farm land	0.0395935
Non-Residential	0.0218286
Machinery & Equipment	0.0179731

4. The taxes hereby authorized to be imposed, assessed and collected by the aforementioned community revitalization levy rates are hereby declared to be and become due and payable to The City of Calgary on the 30th day of June, 2025.
5. 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 _____

2025 Municipal Property Tax Summary
(in millions)

Municipal Total City Expenditures	\$5,411.1
Less: Estimated Municipal Revenues	(2,968.4)
	<hr/>
Amounts to be raised in 2025 through Municipal Property Taxes	<u><u>\$2,442.7</u></u>
 Reconciliation of Property Tax Revenue	
Property Tax Revenue	\$2,435.2
Grants in Lieu of Taxes	(15.2)
Annexed Rocky View and Foothills Taxes	(0.9)
Supplementaries	(10.0)
Provision for Reduction in Assessments	33.6
	<hr/>
Municipal property tax amount required to be raised through 2025 Property Tax Bylaw	<u><u>\$2,442.7</u></u>

2025 Provincial Property Tax Summary
(in millions)

Estimated Provincial Property Tax Requisitions:

Alberta School Foundation Fund Requisition	\$930.9	
Calgary Roman Catholic Separate School District No.1 Requisition	<u>105.1</u>	
Total Requisitions		\$1,036.0

**Less: Amounts not required to be raised
through 2025 Property Tax Bylaw**

Grants in Lieu of Taxes and Franchise Fee	10.5	
Estimated Annexed Rocky View and Foothills Taxes	<u>0.6</u>	
Total		(11.1)

Prior Year Adjustments:

Prior Year Loss Recovery and Requisitions Adjustments	<u>0.2</u>	
Total		<u>0.2</u>

**Provincial property tax amount required to be
raised through 2025 Property Tax Bylaw**

\$1,025.1

Analysis and Illustrative Examples

Municipal Tax

On 2024 November 22 (C2024-1097), Council approved a municipal property tax budget of \$2,435.2 million which results in an overall tax increase of 3.6 per cent (5.5 per cent residential/farmland and 1.3 per cent non-residential) for existing properties.

Per Council's direction on report C2023-1148, the distribution of tax revenues between assessment classes accounts for the differential in physical growth which resulted in more growth allocated to the residential base than for the non-residential base. As growth was higher than anticipated during the November report, it further reduced the overall tax increase for existing taxpayers to 3.4 per cent (5.3 per cent residential/farmland and 1.3 per cent non-residential).

Council also approved a 1 per cent tax share shift from non-residential to residential for 2024-2026 resulting to a revenue split of 54.5 per cent residential/farmland or \$1,327.9 million and 45.5 per cent non-residential or \$1,107.3 million. Including the 2025 bylaw adjustment of \$7.5 million, the total 2025 municipal property tax revenue to be raised from the Property Tax Bylaw is \$2,442.7 million.

Municipal tax rates are calculated directly from the Council-approved property tax revenue budget, bylaw adjustments and final 2025 assessments. The tax rates, tax ratio, tax levy and tax share are summarized in Table 1 below:

Table 1: 2025 Municipal Tax Rates, Tax Levy and Tax Ratio Changes			
	2024	2025	Year-over-Year Change
Residential Tax Rate	0.0042036	0.0038706	-7.92%
Non-Residential Tax Rate	0.0183629	0.0179731	-2.12%
Tax Ratio (Non-res/Res)	4.37	4.64	
Tax Revenue raised through the bylaw (\$M) ¹	\$2,319.0	\$2,442.7	5.33%
Residential Tax Share	\$1,221.8	\$1,324.1	8.37%
Non-Residential Tax Share	\$1,095.8	\$1,117.3	1.96%
Farmland Tax Share	\$1.43	\$1.31	-8.43%

Note 1: Breakdown of Property Tax Revenue Budget per SPB and per Bylaw

Property Tax Revenue Budget (\$M)	2024	% Change	2025	% Change
Base	\$ 2,146.8		\$ 2,306.2	
Physical Growth (Development & Redevelopment)	\$ 46.2	2.2%	\$ 49.6	2.1%
Tax Increase/(Decrease)	\$ 113.2	5.3%	\$ 79.4	3.4%
Property Tax Revenue per 2023-2026 SPB	\$ 2,306.2	7.4%	\$ 2,435.2	5.6%
Bylaw Adjustments	\$ 12.8	0.6%	\$ 7.5	-41.5%
Property Tax Revenue raised through the bylaw	\$ 2,319.0	8.0%	\$ 2,442.7	5.3%

A summary of the required municipal tax levy is shown in Attachment 5.

Provincial Property Tax Requisition

On 2025 February 27, the province released Budget 2025. The provincial education property tax requisition is budgeted at \$3.1 billion province-wide in 2025-26, an increase from \$2.7 billion in 2024-25. After being frozen in 2024-25, education property tax rates per \$1,000 of equalized assessment will increase in 2025-26 from \$2.56 to \$2.72 for residential/farmland property and from \$3.76 to \$4.00 for non-residential. These higher rates, combined with rising property values and increased development, increased The City's requisition by 17.5 per cent due to growth in assessment of 11.4 per cent and rate increase of 6.3%. As a result, The City's share of the 2025 provincial property tax requisition increased by \$154.3 million to \$1,035.9 million. Net impacts of prior year adjustments and amounts that are not required to be raised by the 2025 Property Tax Bylaw bring the total adjusted amount for bylaw calculation up to \$1,025.1 million.

Provincial tax rates are calculated directly from the Provincial requisition for Calgary, bylaw adjustments and final 2025 assessments. The tax rates, tax levy and tax share are summarized in Table 2 below:

Table 2: 2025 Provincial Tax Rates & Tax Levy			
	2024	2025	Year-over-Year Change
Residential Tax Rate	0.0022825	0.0023097	1.2%
Non-Residential Tax Rate	0.0036293	0.0038555	6.2%
Tax Revenue raised through the bylaw (\$M)	\$875.7	\$1,025.1	17.1%
Residential Tax Share	\$662.8	\$789.2	19.1%
Non-Residential Tax Share	\$212.8	\$235.8	10.8%
Farmland Tax Share	\$0.1	\$0.1	0.0%

A summary of the requisitions and the resulting provincial tax levy to be raised from the 2025 Property Tax Bylaw is provided in Attachment 6.

Total Provincial & Municipal Combined Changes for Typical Properties

Individual tax bill changes from year to year due to factors such as changes in assessed value, changes in the municipal tax rates and changes in provincial tax rates. The following summarizes changes for all factors:

The 2025 overall municipal increase and provincial increase is 5.3 per cent and 15.6 per cent respectively.

For the typical single residential homeowner with a 2025 median assessment of \$697,000 with a change less than the typical residential assessment increase of 15 per cent, the combination of the municipal and provincial changes results in a combined increase of \$351.14 per year (\$29.26 per month).

For the typical single residential condominium owner with a 2025 median assessment of \$359,000 with a change greater than the typical residential assessment change of 22 per cent, the combination of the municipal and provincial changes results in a combined increase of \$305.33 per year (\$25.44 per month).

The non-residential property owner of a hypothetical \$5.45 million property experiencing the typical non-residential assessment increase of 3 per cent will see a combined increase of \$3,132.46 per year (\$261.04 per month).

Table 3: Total Estimated Municipal & Provincial Combined Changes from 2024 to 2025			
Estimated Year-over-Year Change	Single Residential Home	Single Residential Condominium	Non-residential \$5.45M property
Assessment Change (A) ¹	-\$1.05	\$80.13	\$7.36
Budget Change (B) ²	\$134.66	\$69.36	\$1,227.47
Municipal Change (C = A+B) ³	\$133.61	\$149.49	\$1,234.83
Provincial Change (D) ⁴	\$217.53	\$155.84	\$1,897.63
Total Annual Change (C+D) ⁵	\$351.14	\$305.33	\$3,132.46
Total Monthly Change	\$29.26	\$25.44	\$261.04
1. Relative assessment impact 2. Council approved budget changes and property tax related direction such as 1% tax shift, physical growth, etc 3. Estimated Municipal Taxes based on the summary table below 4. Based on the Provincial numbers in the summary table below 5. Totals may not add due to rounding			

Additional examples of property types are provided in the summary tables below. The illustrative examples also include the monthly Tax Instalment Payment Plan (TIPP) payments for the first six months and last six months of the year for the typical single residential homeowner.

Typical Single Residential Home	2024	Revenue Neutral	Year-over-Year Change	2025 Including Recommended 2023 - 2026 Budget Adj.	Year-over-Year Change
Assessment	\$610,000	\$697,000	14.26%	\$697,000	14.26%
Municipal Tax Rate*	0.0042036	0.0036774	-12.52%	0.0038706	-7.92%
Estimated Municipal Taxes	\$2,564	\$2,563	-0.04%	\$2,698	5.21%
Provincial Tax Rate**	0.0022825	0.0019984	-12.45%	0.0023097	1.19%
Estimated Provincial Taxes	\$1,392	\$1,393	0.04%	\$1,610	15.62%
Monthly TIPP Payments Feb to Jun	\$328			\$350	
Monthly TIPP Payments Jul to Dec	\$332			\$371	
Total Taxes	\$3,957	\$3,956	-0.01%	\$4,308	8.87%

Typical Single Residential Condo	2024	Revenue Neutral	Year-over-Year Change	2025 Including Recommended 2023 - 2026 Budget Adj.	Year-over-Year Change
Assessment	\$295,000	\$359,000	21.69%	\$359,000	21.69%
Municipal Tax Rate*	0.0042036	0.0036774	-12.52%	0.0038706	-7.92%
Estimated Municipal Taxes	\$1,240	\$1,320	6.46%	\$1,390	12.06%
Provincial Tax Rate**	0.0022825	0.0019984	-12.45%	0.0023097	1.19%
Estimated Provincial Taxes	\$673	\$717	6.55%	\$829	23.14%
Total Taxes	\$1,913	\$2,038	6.49%	\$2,219	15.96%

Multi-Residential - Low-Rise Apartment	2024	Revenue Neutral	Year-over-Year Change	2025 Including Recommended 2023 - 2026 Budget Adj.	Year-over-Year Change
Assessment	\$3,530,000	\$3,910,000	10.76%	\$3,910,000	10.76%
Municipal Tax Rate*	0.0042036	0.0036774	-12.52%	0.0038706	-7.92%
Estimated Municipal Taxes	\$14,839	\$14,379	-3.10%	\$15,134	1.99%
Provincial Tax Rate**	0.0022825	0.0019984	-12.45%	0.0023097	1.19%
Estimated Provincial Taxes	\$8,057	\$7,814	-3.02%	\$9,031	12.08%
Total Taxes	\$22,896	\$22,192	-3.07%	\$24,165	5.54%

Multi-Residential - High-Rise Apartment	2024	Revenue Neutral	Year-over-Year Change	2025 Including Recommended 2023 - 2026 Budget Adj.	Year-over-Year Change
Assessment	\$34,710,000	\$37,200,000	7.17%	\$37,200,000	7.17%
Municipal Tax Rate*	0.0042036	0.0036774	-12.52%	0.0038706	-7.92%
Estimated Municipal Taxes	\$145,907	\$136,799	-6.24%	\$143,986	-1.32%
Provincial Tax Rate**	0.0022825	0.0019984	-12.45%	0.0023097	1.19%
Estimated Provincial Taxes	\$79,226	\$74,340	-6.17%	\$85,921	8.45%
Total Taxes	\$225,133	\$211,140	-6.22%	\$229,907	2.12%

Typical Non-Residential Property	2024	Revenue Neutral	Year-over-Year Change	2025 Including Recommended 2023 - 2026 Budget Adj.	Year-over-Year Change
Assessment	\$5,270,000	\$5,453,000	3.47%	\$5,453,000	3.47%
Municipal Tax Rate*	0.0183629	0.017748	-3.35%	0.0179731	-2.12%
Estimated Municipal Taxes	\$96,772	\$96,780	0.01%	\$98,007	1.28%
Provincial Tax Rate**	0.0036293	0.0034757	-4.23%	0.0038555	6.23%
Estimated Provincial Taxes	\$19,126	\$18,953	-0.91%	\$21,024	9.92%
Total Taxes	\$115,899	\$115,733	-0.14%	\$119,031	2.70%

Retail - Strip Mall	2024	Revenue Neutral	Year-over-Year Change	2025 Including Recommended 2023 - 2026 Budget Adj.	Year-over-Year Change
Assessment	\$6,130,000	\$6,380,000	4.08%	\$6,380,000	4.08%
Municipal Tax Rate*	0.0183629	0.017748	-3.35%	0.0179731	-2.12%
Estimated Municipal Taxes	\$112,565	\$113,232	0.59%	\$114,668	1.87%
Provincial Tax Rate**	0.0036293	0.0034757	-4.23%	0.0038555	6.23%
Estimated Provincial Taxes	\$22,248	\$22,175	-0.33%	\$24,598	10.57%
Total Taxes	\$134,812	\$135,407	0.44%	\$139,266	3.30%

Retail - 17th Avenue SW	2024	Revenue Neutral	Year-over-Year Change	2025 Including Recommended 2023 - 2026 Budget Adj.	Year-over-Year Change
Assessment	\$2,230,000	\$2,300,000	3.14%	\$2,300,000	3.14%
Municipal Tax Rate*	0.0183629	0.017748	-3.35%	0.0179731	-2.12%
Estimated Municipal Taxes	\$40,949	\$40,820	-0.31%	\$41,338	0.95%
Provincial Tax Rate**	0.0036293	0.0034757	-4.23%	0.0038555	6.23%
Estimated Provincial Taxes	\$8,093	\$7,994	-1.23%	\$8,868	9.57%
Total Taxes	\$49,043	\$48,815	-0.47%	\$50,206	2.37%

Retail - Neighbourhood Shopping Centre	2024	Revenue Neutral	Year-over-Year Change	2025 Including Recommended 2023 - 2026 Budget Adj.	Year-over-Year Change
Assessment	\$26,280,000	\$26,950,000	2.55%	\$26,950,000	2.55%
Municipal Tax Rate*	0.0183629	0.017748	-3.35%	0.0179731	-2.12%
Estimated Municipal Taxes	\$482,577	\$478,309	-0.88%	\$484,375	0.37%
Provincial Tax Rate**	0.0036293	0.0034757	-4.23%	0.0038555	6.23%
Estimated Provincial Taxes	\$95,378	\$93,670	-1.79%	\$103,906	8.94%
Total Taxes	\$577,955	\$571,979	-1.03%	\$588,281	1.79%

Industrial - Typical Warehouse	2024	Revenue Neutral	Year-over-Year Change	2025 Including Recommended 2023 - 2026 Budget Adj.	Year-over-Year Change
Assessment	\$7,200,000	\$7,660,000	6.39%	\$7,660,000	6.39%
Municipal Tax Rate*	0.0183629	0.017748	-3.35%	0.0179731	-2.12%
Estimated Municipal Taxes	\$132,213	\$135,950	2.83%	\$137,674	4.13%
Provincial Tax Rate**	0.0036293	0.0034757	-4.23%	0.0038555	6.23%
Estimated Provincial Taxes	\$26,131	\$26,624	1.89%	\$29,533	13.02%
Total Taxes	\$158,344	\$162,574	2.67%	\$167,207	5.60%

Industrial - Large Format Warehouse	2024	Revenue Neutral	Year-over-Year Change	2025 Including Recommended 2023 - 2026 Budget Adj.	Year-over-Year Change
Assessment	\$40,420,000	\$44,070,000	9.03%	\$44,070,000	9.03%
Municipal Tax Rate*	0.0183629	0.017748	-3.35%	0.0179731	-2.12%
Estimated Municipal Taxes	\$742,228	\$782,154	5.38%	\$792,075	6.72%
Provincial Tax Rate**	0.0036293	0.0034757	-4.23%	0.0038555	6.23%
Estimated Provincial Taxes	\$146,696	\$153,174	4.42%	\$169,912	15.83%
Total Taxes	\$888,925	\$935,328	5.22%	\$961,986	8.22%

Office - Suburban Office	2024	Revenue Neutral	Year-over-Year Change	2025 Including Recommended 2023 - 2026 Budget Adj.	Year-over-Year Change
Assessment	\$5,550,000	\$5,990,000	7.93%	\$5,990,000	7.93%
Municipal Tax Rate*	0.0183629	0.017748	-3.35%	0.0179731	-2.12%
Estimated Municipal Taxes	\$101,914	\$106,311	4.31%	\$107,659	5.64%
Provincial Tax Rate**	0.0036293	0.0034757	-4.23%	0.0038555	6.23%
Estimated Provincial Taxes	\$20,143	\$20,819	3.36%	\$23,094	14.65%
Total Taxes	\$122,057	\$127,130	4.16%	\$130,753	7.13%

Office - Downtown AA Class	2024	Revenue Neutral	Year-over-Year Change	2025 Including Recommended 2023 - 2026 Budget Adj.	Year-over-Year Change
Assessment	\$261,040,000	\$263,790,000	1.05%	\$263,790,000	1.05%
Municipal Tax Rate*	0.0183629	0.017748	-3.35%	0.0179731	-2.12%
Estimated Municipal Taxes	\$4,793,451	\$4,681,745	-2.33%	\$4,741,124	-1.09%
Provincial Tax Rate**	0.0036293	0.0034757	-4.23%	0.0038555	6.23%
Estimated Provincial Taxes	\$947,392	\$916,855	-3.22%	\$1,017,042	7.35%
Total Taxes	\$5,740,844	\$5,598,600	-2.48%	\$5,758,166	0.30%

2025 Property Tax Related Bylaws C2025-0213

Regular Council Meeting

2025 March 18

Recommendations

Administration recommends that Council:

1. Give three readings to:
 - a) The proposed 2025 Property Tax Bylaw 13M2025 (Attachment 2).
 - b) The proposed 2025 Machinery and Equipment Exemption Bylaw 14M2025 (Attachment 3); and
 - c) The proposed 2025 Rivers District Community Revitalization Levy Rate Bylaw 15M2024 (Attachment 4).

Municipal Tax Rates, Tax Levy, Ratio & Share

	2024	2025
Residential Tax Rate	0.0042036	0.0038706
Non-Residential Tax Rate	0.0183629	0.0179731
Municipal Tax Ratio (Non-res/Res)	4.37	4.64
Tax Revenue raised through the bylaw (\$M)	\$2,319.0	\$2,442.7
Residential Tax Share	\$1,221.8	\$1,324.1
Non-Residential Tax Share	\$1,095.8	\$1,117.3
Municipal Tax Share Ratio (Res:Non-res)	53.2:46.8	54.5:45.5

Provincial Tax Rates & Tax Levy

	2024	2025
Residential Tax Rate	0.0022825	0.0023097
Non-Residential Tax Rate	0.0036293	0.0038555
Tax Revenue raised through the bylaw (\$M)	\$875.7	\$1,025.1
Residential Tax Share	\$662.8	\$789.2
Non-Residential Tax Share	\$212.8	\$235.8
Farmland Tax Share	\$0.1	\$0.1

Tax Impacts to Existing Taxpayers

	2024	2025	Change to existing taxpayers
Municipal Taxes from Existing Tax Payers			
Residential	\$1,223.2	\$1,287.5	5.3%
Non-Residential	\$1,095.8	\$1,109.7	1.3%
Sub-Total Municipal Taxes from Existing Tax Payers	\$2,319.0	\$2,397.2	3.4%
Physical Growth (Development & Redevelopment)		\$45.5	
Total Municipal Revenue	\$2,319.0	\$2,442.7	
Provincial Taxes from Existing Tax Payers			
Residential	\$662.9	\$766.0	15.6%
Non-Residential	\$212.8	\$235.8	10.8%
Sub-Total Provincial Taxes from Existing Tax Payers	\$875.7	\$1,001.8	14.4%
Physical Growth (Development & Redevelopment)		\$23.3	
Total Provincial Revenue	\$875.7	\$1,025.1	
Total Taxes from Existing Tax Payers			
Residential	\$1,886.1	\$2,053.5	8.9%
Non-Residential	\$1,308.6	\$1,345.5	2.8%
Sub-Total Taxes from Existing Tax Payers	\$3,194.8	\$3,399.0	6.4%
Physical Growth (Development & Redevelopment)		\$68.8	
Total Revenue	\$3,194.8	\$3,399.0	

Administration recommends that Council:

1. Give three readings to:

- a) The proposed 2025 Property Tax Bylaw 13M2025 (Attachment 2).
- b) The proposed 2025 Machinery and Equipment Exemption Bylaw 14M2025 (Attachment 3);
and
- c) The proposed 2025 Rivers District Community Revitalization Levy Rate Bylaw 15M2025 (Attachment 4).

Operational Services Report to
Community Development Committee
2025 February 06

ISC: UNRESTRICTED
CD2025-0037

Proposed 2025 Special Tax Bylaw to Support the Landscape Maintenance Services Delivered by Community Organizations

PURPOSE

The purpose of this report is to pass the 2025 Special Tax Bylaw (1M2025). This revenue is used by these communities to deliver enhanced levels of landscape maintenance and/or snow and ice control activities in their specific community.

PREVIOUS COUNCIL DIRECTION

The bylaw has been approved by council every year since 2002. On March 19, 2024, Council passed the Special Tax Bylaw (8M2024) to collect revenue, which is generated through a special tax levy, to deliver enhanced levels of landscape maintenance and/or snow and ice control activities in specific communities.

RECOMMENDATIONS:

That the Community Development Committee forward this report to the March 18th Regular Meeting of Council.

That the Community Development Committee recommend that Council give three readings to the proposed 2025 Special Tax Bylaw 1M2025 (Attachment 2).

RECOMMENDATION OF THE COMMUNITY DEVELOPMENT COMMITTEE, 2025 FEBRUARY 6:

That Council give three readings to **Proposed Bylaw 1M2025**, the 2025 Special Tax Bylaw (Attachment 2).

CHIEF ADMINISTRATIVE OFFICER/GENERAL MANAGER COMMENTS

The General Manager concurs with this report.

HIGHLIGHTS

- The Special Tax Bylaw, created in 2002, is a valued tool and funding mechanism for those community organizations that require a source of community generated revenue to fund enhanced landscape maintenance and/or snow and ice control services in their community.
- Pursuant to Section 382 (1) of the Municipal Government Act, Council has the authority to pass a special tax bylaw to raise revenue for a specific service or purpose, which must be approved annually.
- Council may pass a special tax bylaw annually to allow communities, where property owners have requested a special tax levy be imposed, to raise funds for activities related to enhanced maintenance of boulevards around streets and parks and snow removal on pathways.

Operational Services Report to
Community Development Committee
2025 February 06

ISC: UNRESTRICTED
CD2025-0037

Proposed 2025 Special Tax Bylaw to Support the Landscape Maintenance Services Delivered by Community Organizations

- Total revenue for the proposed 2025 Special Tax Bylaw 1M2025 (Attachment 2) is approximately \$1.7 million, collected from over 26,845 dwellings which reflects the requested 2025 special tax levy rates and budgets for each participating community. Further details are outlined in the annual budget summary (Attachment 3).
- Strategic Alignment to Council's Citizen Priorities: A healthy and green city.
- Previous Council Direction is included as Attachment 1.

DISCUSSION

The Special Tax Bylaw is a funding mechanism that allows property owners to invest additional funds to enhance the landscape maintenance services in their community beyond the standard level currently provided by The City. There are 12 communities currently included in this bylaw who wish to continue in the special tax levy program in 2025. There are 11 communities that use these funds on enhanced maintenance of boulevards, public parks, and public open spaces. One community (McKenzie Lake) who uses the special tax levy funds for snow and ice control on pathways.

Each of these community organizations are required to enter into a City of Calgary program and associated legal agreement with The City for the specific type of enhanced landscape maintenance services desired. An annual budget summary for these communities is provided in Attachment 3. This funding mechanism applies to less than half of all Enhanced Landscape Maintenance (ELM) communities. All other ELM communities collect funds from property owners through a caveat registered on property title and would continue to have an agreement with The City. For enhanced snow and ice control services, community organization would have a separate agreement for that work.

EXTERNAL ENGAGEMENT AND COMMUNICATION

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

Property owners are engaged through an initial community wide petition to establish the state of readiness and availability of resources for the special tax levy process. There is also a reaffirmation vote every five years to ensure continued community support exists for the special tax levy. Once the special tax levy is in place, registered property owners receive annual written notification each fall of the proposed special tax amount. The City also liaises with community organizations throughout the year, supporting them with information to respond to property owner inquiries.

Operational Services Report to
Community Development Committee
2025 February 06

ISC: UNRESTRICTED
CD2025-0037

Proposed 2025 Special Tax Bylaw to Support the Landscape Maintenance Services Delivered by Community Organizations

IMPLICATIONS

Social

These 12 community organizations utilize local volunteers to administer and/or support the services provided within their neighbourhood contributing to building community connectivity between people and the environment, increasing community pride and developing the capacity of local leaders. Communities investing in enhanced landscape maintenance services enhance the livability of neighbourhoods and encourage residents to spend more time utilizing and appreciating the parks and open spaces.

Environmental

Special tax levy supported landscape maintenance services incorporate The City's best practices for water, pest, and turf management to support biodiversity within Calgary's urban ecosystem and support The City of Calgary's Environmental Policy (UCS2012-0144) and the Climate Resilience Strategy and Action Plans (UCS2018-0688).

Economic

Well maintained and managed parks and open spaces favourably impact the image and economy of Calgary and is indirectly associated with increased land values and tax revenue. The 12 special tax bylaw communities all employ local landscaping or snow removal businesses and source plants and supplies from local companies.

Service and Financial Implications

No anticipated financial impact

There are no operating budget implications as the special tax levy generates the revenue that is transferred to organized community groups to cover costs associated with enhanced landscape maintenance services.

As part of the special tax levy process, participating community organizations are eligible to request an annual inflationary increase or decrease of no more than three per cent. For the 2025 Special Tax Bylaw, eight communities have requested an inflationary increase.

RISK

Not approving the Special Tax Bylaw would impact the community organization's budget and ability to deliver enhanced landscape maintenance services. Each of these 12 communities rely on the special tax levy as a stable source of revenue to deliver enhanced landscape maintenance services. There is also a risk of financially impacting our community partners if they are put in a position of needing to prematurely cancel contracted landscape maintenance services.

If the Special Tax Bylaw is not approved, support for these communities to cancel the special tax levy and potentially phase out the current enhanced landscape maintenance services in the community would be required. The City would potentially need to terminate current agreements with these community organizations, reducing the number of ELM partners to only communities with caveat on title.

Operational Services Report to
Community Development Committee
2025 February 06

ISC: UNRESTRICTED
CD2025-0037

Proposed 2025 Special Tax Bylaw to Support the Landscape Maintenance Services Delivered by Community Organizations

Risks related to the inappropriate use of funds are mitigated through the submission and reporting requirements outlined in the Landscape Maintenance or Snow and Ice Control Agreements in place between The City and each organized community group.

ATTACHMENTS

1. Previous Council Direction and Background
- 2. Proposed Bylaw 1M2025**
3. 2025 Special Tax Bylaw – Annual Budget Summary
4. Community Funding Mechanisms
5. Special Tax Bylaw Presentation

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform
Kyle Ripley	Parks and Open Spaces	Approve
Doug Morgan	Operational Services	Approve
Lynne Davies	Law Department	Inform
Les Tochor	Finance	Inform

Author: Community Parks Initiatives Team, Parks and Open Spaces, Operational Services

City Clerks: A. Lennox / C. Doi

Previous Council Direction: Special Tax Bylaw

Date	Reference	Overview
2024 March 19	Report: CD2024-0109 Bylaw #8M2024	Council passed the Special Tax Bylaw for a boulevard maintenance program in Christie Park, Patterson Hills, Citadel, Diamond Cove, Hawkwood, Douglas Glen, Douglasdale, McKenzie Lake, Royal Oak Estates, Valley Ridge, Scenic Acres, and Edgemont.
2023 April 25	Report: CD2023-0064 Bylaw #12M2023	Council passed the Special Tax Bylaw for a boulevard maintenance program in Christie Park, Patterson Hills, Citadel, Diamond Cove, Hawkwood, Douglas Glen, Douglasdale, McKenzie Lake, Royal Oak Estates, Valley Ridge, Scenic Acres, and Edgemont.
2022 March 17	Report: CD2022-0104 Bylaw #6M2022	Council passed the Special Tax Bylaw for a boulevard maintenance program in Christie Park, Patterson Hills, Citadel, Diamond Cove, Hawkwood, Douglas Glen, Douglasdale, McKenzie Lake, Royal Oak Estates, Valley Ridge, Scenic Acres, and Edgemont.
2021 March 22	Report: CPS2021-0265 Bylaw #14M2021	Council passed the Special Tax Bylaw for a boulevard maintenance program in Christie Park, Patterson Hills, Citadel, Diamond Cove, Hawkwood, Douglas Glen, Douglasdale, McKenzie Lake, Royal Oak Estates, Valley Ridge, Scenic Acres, and Edgemont.
2020 April 6	Report: CPS2020-0296 Bylaw #16M2020	Council passed the Special Tax Bylaw for a boulevard maintenance program in Christie Park, Patterson Hills, Citadel, Diamond Cove, Hawkwood, Douglas Glen, Douglasdale, McKenzie Lake, Royal Oak Estates, Valley Ridge, Scenic Acres, and Edgemont.
2019 April 8	Report: CPS2019-0447 Bylaw #18M2019	Council passed the Special Tax Bylaw for a boulevard maintenance program in Christie Park, Patterson Hills, Citadel, Diamond Cove, Hawkwood, Douglas Glen, Douglasdale, McKenzie Lake, Royal Oak Estates, Valley Ridge, Scenic Acres, and Edgemont.
2018 March 19	Report: CPS2018-0250 Bylaw #16M2018	Council passed the Special Tax Bylaw for a boulevard maintenance program in Christie Park, Patterson Hills, Citadel, Diamond Cove, Hawkwood, Douglas Glen, Douglasdale, McKenzie Lake, Royal Oak Estates, Valley Ridge, Scenic Acres, and Edgemont.
2017 April 05	Report: CPS2017-0338 Bylaw #20M2017	Council passed the Special Tax Bylaw for a boulevard maintenance program in Christie Park, Patterson Hills, Citadel, Diamond Cove, Hawkwood, Douglas Glen, Douglasdale,

Date	Reference	Overview
		McKenzie Lake, Royal Oak Estates, Valley Ridge, Scenic Acres, and Edgemont.
2016 April 11-13	Report: CPS2016-0262 Bylaw #24M2016	Council authorized the imposition of a new special tax bylaw to raise revenue for a boulevard maintenance program in Edgemont.
2016 March 14	Report: CPS2016-0199 Bylaw #19M2016	Council passed the Special Tax Bylaw for a boulevard maintenance program in Christie Park, Patterson Hills, Citadel, Diamond Cove, Hawkwood, Douglas Glen, Douglasdale, McKenzie Lake, Royal Oak Estates, Valley Ridge, and Scenic Acres.
2015 April 13	Report: CPS2015-0327 Bylaw #19M2015	Council passed the Special Tax Bylaw for a boulevard maintenance program in Christie Park, Patterson Hills, Citadel, Diamond Cove, Hawkwood, Douglas Glen, Douglasdale, McKenzie Lake, Royal Oak Estates, Valley Ridge, and Scenic Acres.
2014	Report: CPS2014-0204 Bylaw #17M2013 Bylaw #18M2013 Bylaw #19M2013 Bylaw #20M2013 Bylaw #21M2013 Bylaw #22M2013 Bylaw #23M2013 Bylaw #24M2013 Bylaw #25M2013 Bylaw #26M2013 Bylaw #27M2013	Council passed the Special Tax Bylaw for a boulevard maintenance program in Christie Park, Patterson Hills, Citadel, Diamond Cove, Hawkwood, Douglas Glen, Douglasdale, McKenzie Lake, Royal Oak Estates, Valley Ridge, and Scenic Acres.
2013 April 08/09	Report: CPS2013-0333 Bylaw #15M2013 Bylaw #16M2013 Bylaw #17M2013 Bylaw #18M2013 Bylaw #19M2013 Bylaw #20M2013 Bylaw #21M2013 Bylaw #22M2013 Bylaw #23M2013 Bylaw #24M2013 Bylaw #25M2013	Council passed the Special Tax Bylaw for a boulevard maintenance program in Christie Park, Patterson Hills, Citadel, Diamond Cove, Hawkwood, Douglas Glen, Douglasdale, McKenzie Lake, Royal Oak Estates, and Valley Ridge. Council authorized the imposition of a new special tax bylaw to raise revenue for a boulevard maintenance program in Scenic Acres.
2012 March 19	Report: CPS2012-12 Bylaw #15M2012 Bylaw #16M2012 Bylaw #17M2012 Bylaw #18M2012 Bylaw #19M2012	Council passed the Special Tax Bylaw for a boulevard maintenance program in Christie Park, Patterson Hills, Citadel, Diamond Cove, Hawkwood, Douglas Glen, Douglasdale, McKenzie Lake, Valley Ridge, Royal Oak Estates.

Date	Reference	Overview
	Bylaw #20M2012 Bylaw #21M2012 Bylaw #22M2012 Bylaw #23M2012 Bylaw #24M2012	
2011 March 21	Report: CPS2011-16 Bylaw #21M2011 Bylaw #22M2011 Bylaw #23M2011 Bylaw #24M2011 Bylaw #25M2011 Bylaw #26M2011 Bylaw #27M2011 Bylaw #28M2011 Bylaw #29M2011 Bylaw #30M2011	Council passed the Special Tax Bylaw for a boulevard maintenance program in Christie Park, Patterson Hills, Citadel, Diamond Cove, Hawkwood, Douglas Glen, Douglasdale, McKenzie Lake, and Valley Ridge. Council authorized the imposition of a new special tax bylaw to raise revenue for a boulevard maintenance program in Royal Oak Estates.
2010 March 22	Report: CPS2010-18 Bylaw #26M2010 Bylaw #27M2010 Bylaw #28M2010 Bylaw #29M2010 Bylaw #30M2010 Bylaw #31M2010 Bylaw #32M2010 Bylaw #33M2010	Council passed the Special Tax Bylaw for a boulevard maintenance program in Christie Park, Patterson Hills, Citadel, Diamond Cove, Hawkwood, Douglasdale, McKenzie Lake, and Valley Ridge.
2009 January 07	Report: CPS2009-16 Bylaw #16M2009 Bylaw #17M2009 Bylaw #18M2009 Bylaw #19M2009 Bylaw #20M2009 Bylaw #21M2009 Bylaw #22M2009 Bylaw #23M2009 Bylaw #24M2009	Council passed the Special Tax Bylaw for a boulevard maintenance program in Christie Park, Patterson Hills, Citadel, Diamond Cove, Hawkwood, Douglas Glen, Douglasdale, and McKenzie Lake. Council authorized the imposition of a new special tax bylaw to raise revenue for a boulevard maintenance program in Valley Ridge.
2008 March 17	Report: CPS2008-24 Bylaw #15M2008 Bylaw #16M2008 Bylaw #17M2008 Bylaw #18M2008 Bylaw #19M2008 Bylaw #20M2008 Bylaw #21M2008 Bylaw #22M2008	Council passed the Special Tax Bylaw for a boulevard maintenance program in Christie Park, Patterson Hills, Citadel, Diamond Cove, Hawkwood, Douglas Glen, Douglasdale, and McKenzie Lake.
2007 March 26	Report: CPS2007-16 Bylaw #17M2007 Bylaw #18M2007 Bylaw #19M2007	Council passed the Special Tax Bylaw for a boulevard maintenance program in Christie Park, Patterson Hills, Citadel, Diamond Cove,

Date	Reference	Overview
	Bylaw #20M2007 Bylaw #21M2007 Bylaw #22M2007 Bylaw #23M2007 Bylaw #24M2007	Hawkwood, Douglas Glen, Douglasdale, and McKenzie Lake.
2006 March 13	Report: CPS2006-13 Bylaw #1M2006 Bylaw #2M2006 Bylaw #3M2006 Bylaw #4M2006 Bylaw #5M2006 Bylaw #6M2006 Bylaw #7M2006 Bylaw #8M2006	Council passed the Special Tax Bylaw for a boulevard maintenance program in Christie Park, Patterson Hills, Citadel, Diamond Cove, Hawkwood, Douglas Glen and Douglasdale. Council authorized the imposition of a new special tax bylaw to raise revenue for a boulevard maintenance program in McKenzie Lake.
2005 April 11	Report: CPS2005-26 Bylaw #1M2005 Bylaw #2M2005 Bylaw #3M2005 Bylaw #4M2005 Bylaw #5M2005 Bylaw #6M2005 Bylaw #7M2005	Council passed the Special Tax Bylaw for a boulevard maintenance program in Christie Park, Patterson Hills, Citadel, Diamond Cove, Douglas Glen and Douglasdale. Council authorized the imposition of a new special tax bylaw to raise revenue for a boulevard maintenance program in Hawkwood.
2004 May 3	Report: CPS2004-26 Bylaw #18M2004 Bylaw #19M2004 Bylaw #20M2004 Bylaw #21M2004 Bylaw #22M2004 Bylaw #23M2004	Council passed the Special Tax Bylaw for a boulevard maintenance program in Christie Park, Patterson Hills, Citadel, Diamond Cove, Douglas Glen and Douglasdale.
2003 April 8	Report: OE2003-21 Bylaw #9M2003 Bylaw #10M2003 Bylaw #11M2003 Bylaw #12M2003 Bylaw #13M2003 Bylaw #14M2003	Council passed the Special Tax Bylaw for a boulevard maintenance program in Christie Park, Patterson Hills, Citadel, Diamond Cove, Douglas Glen and Douglasdale.
2002 April 08	Report: FB2002-15 Bylaw # 14M2002	Council passed the Special Tax Bylaw 14M2002 for a boulevard maintenance program in Christie Park upon Administration verifying the negative petition submitted was unsuccessful.
2002 March 05	Report: FB2002-15 Bylaw # 11M2002, Bylaw # 12M2002, Bylaw # 13M2002, Bylaw # 15M2002, Bylaw # 16M2002	Council passed the Special Tax Bylaw for a boulevard maintenance program in Patterson Hills, Citadel, Diamond Cove and Douglasdale. Council authorized the imposition of a new special tax bylaw to raise revenue for a

Date	Reference	Overview
		<p>boulevard maintenance program in Douglas Glen.</p> <p>Council tabled Bylaw #14M2002 pending results of negative petition against the special tax levy in Christie Park.</p>
2001 March 19	Report: FB2001-10 Bylaw # 10M2001 Bylaw # 11M2001 Bylaw # 12M2001 Bylaw # 13M2001 Bylaw # 14M2001	Council passed a special tax bylaw to raise revenue for a boulevard maintenance program in Diamond Cove, Christie Park, Patterson Hills, Douglasdale, and Citadel
2000 March 20	Report: FB2000-05 Bylaw # 5M2000 Bylaw # 6M2000 Bylaw # 7M2000 Bylaw # 8M2000 Bylaw # 9M2000	<p>Council passed a special tax bylaw to raise revenue for a boulevard maintenance program in Diamond Cove, Christie Park, and Patterson Hills.</p> <p>Council authorized the imposition of a new special tax bylaw to raise revenue for a boulevard maintenance program in Douglasdale and Citadel.</p>
1999 April 26	Report: FB99-19 Bylaw # 23M99 Bylaw # 24M99 Bylaw # 25M99	<p>Council passed a special tax bylaw to raise revenue for a boulevard maintenance program in Christie Park.</p> <p>Council authorized the imposition of a new special tax bylaw to raise revenue for a boulevard maintenance program in Diamond Cove, and Patterson Hills.</p>
1998 April 27	Report: FB98-19 Bylaw # 17M98	Council passed a special tax bylaw to raise revenue for a boulevard maintenance program in Christie Park.
1997 April 21	Report: FB97-27 Bylaw # 17M97	Council passed a special tax bylaw to raise revenue for a boulevard maintenance program in Christie Park.
1996 February 26	Report: FB96-04 Christie Estates Special Tax Bylaw Evaluation Bylaw # 19M96	Council passed the Christie Estates Special Tax Bylaw Evaluation (19M96), authorizing the imposition of a 1996 Boulevard tax for the community of Christie Estate; & accept the report on the Christie Estate Project & approve procedures & process for future processing of the Special Tax Provisions of the Municipal Government Act MGA.

PROPOSED

CD2025-0037
ATTACHMENT 2

BYLAW NUMBER 1M2025

BEING A BYLAW OF THE CITY OF CALGARY FOR A 2025 SPECIAL TAX BYLAW FOR COMMUNITIES IN THE CITY OF CALGARY *****

WHEREAS Section 382(1) of the *Municipal Government Act* (R.S.A. 2000, c. M-26) authorizes a municipality to pass a special tax bylaw annually to raise revenue for a special service or purpose;

AND WHEREAS the residents of various communities within the City of Calgary have requested that a special tax be imposed on homeowners in these communities to raise funds to provide for enhanced landscape maintenance of boulevards, public parks, public open spaces, and snow removal on pathways;

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

1. This Bylaw may be referred to as the “2025 Special Tax Bylaw”.
2. This Bylaw is enacted to raise revenue to provide for the costs of enhanced landscape maintenance of boulevards, public parks, and public open spaces in the communities described in paragraph 3 (excepting McKenzie Lake), for the costs of snow removal on pathways in McKenzie Lake, and for ancillary costs associated with the aforementioned purpose. Enhanced landscape maintenance includes mowing, trimming, tree well, shrub and flower bed maintenance, litter control, and snow removal that are above The City of Calgary’s base level of service.
3. The communities within the municipality that will benefit from the services described in this Bylaw are identified in the maps attached hereto as Schedule “1” through to Schedule “12” (the “Schedules”).
4. The budgeted costs for enhanced landscape maintenance (including ancillary costs) provided to each benefitting community are set out in the attached Schedules. The total ancillary costs referred to in paragraph 2 for a benefitting community must not exceed 10% of the 2025 budget specifically assigned for the community.
5. A special tax for the year 2025 shall be imposed on each parcel of residential land benefitting from this Bylaw at the rates set out in the attached Schedules.
6. The use of the funds described in paragraph 2 by a benefitting community shall be contingent on such benefitting community entering into any agreements with The City of Calgary that are necessary to carry out The City of Calgary’s auditing requirements and procedures.
7. The attached Schedules form part of this Bylaw.

PROPOSED

BYLAW NUMBER 1M2025

8. This Bylaw comes into force on the day it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____

PROPOSED

BYLAW NUMBER 1M2025



CHRISTIE PARK

SCHEDULE 1
Bylaw: 1M2025

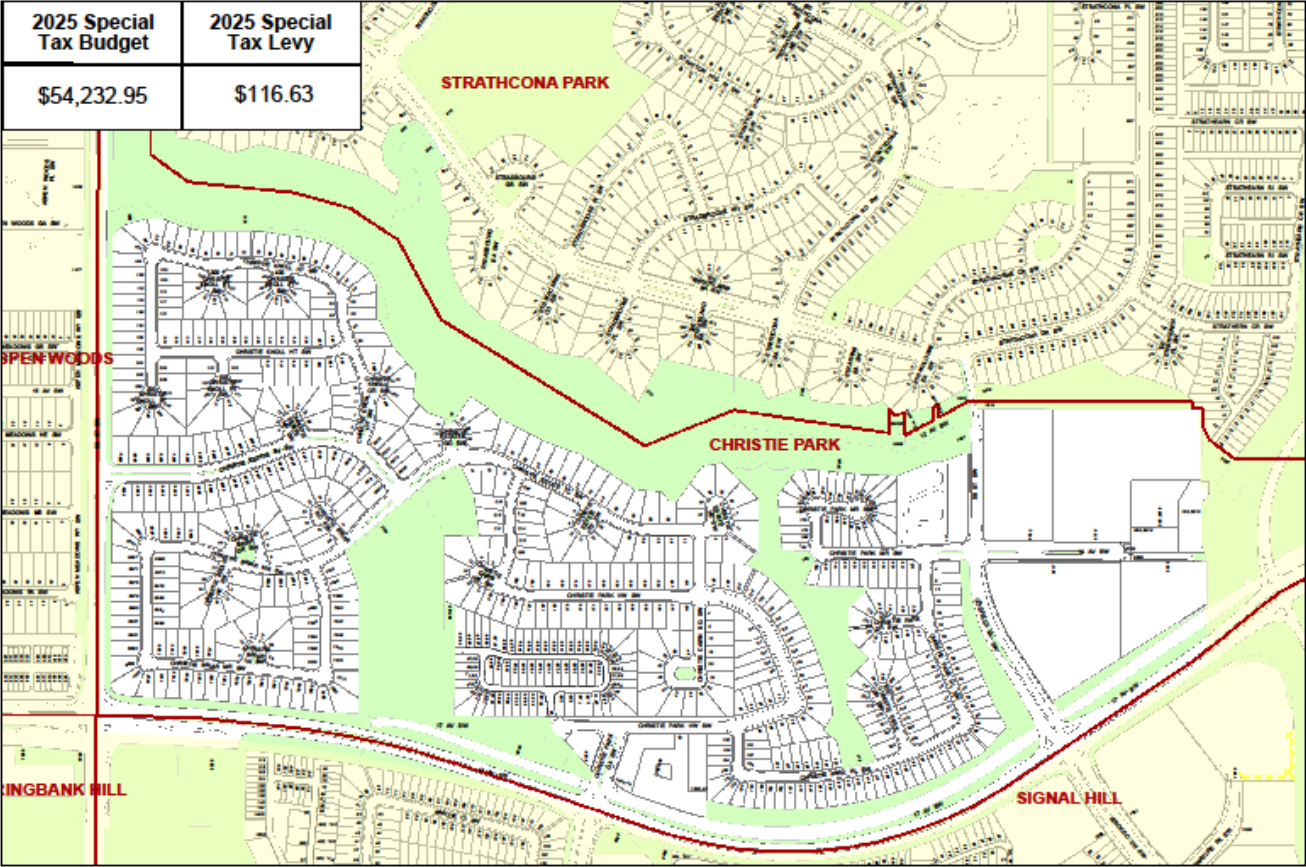


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Meters

Date: 11/10/2024

2025 Special Tax Budget	2025 Special Tax Levy
\$54,232.95	\$116.63



PROPOSED

BYLAW NUMBER 1M2025

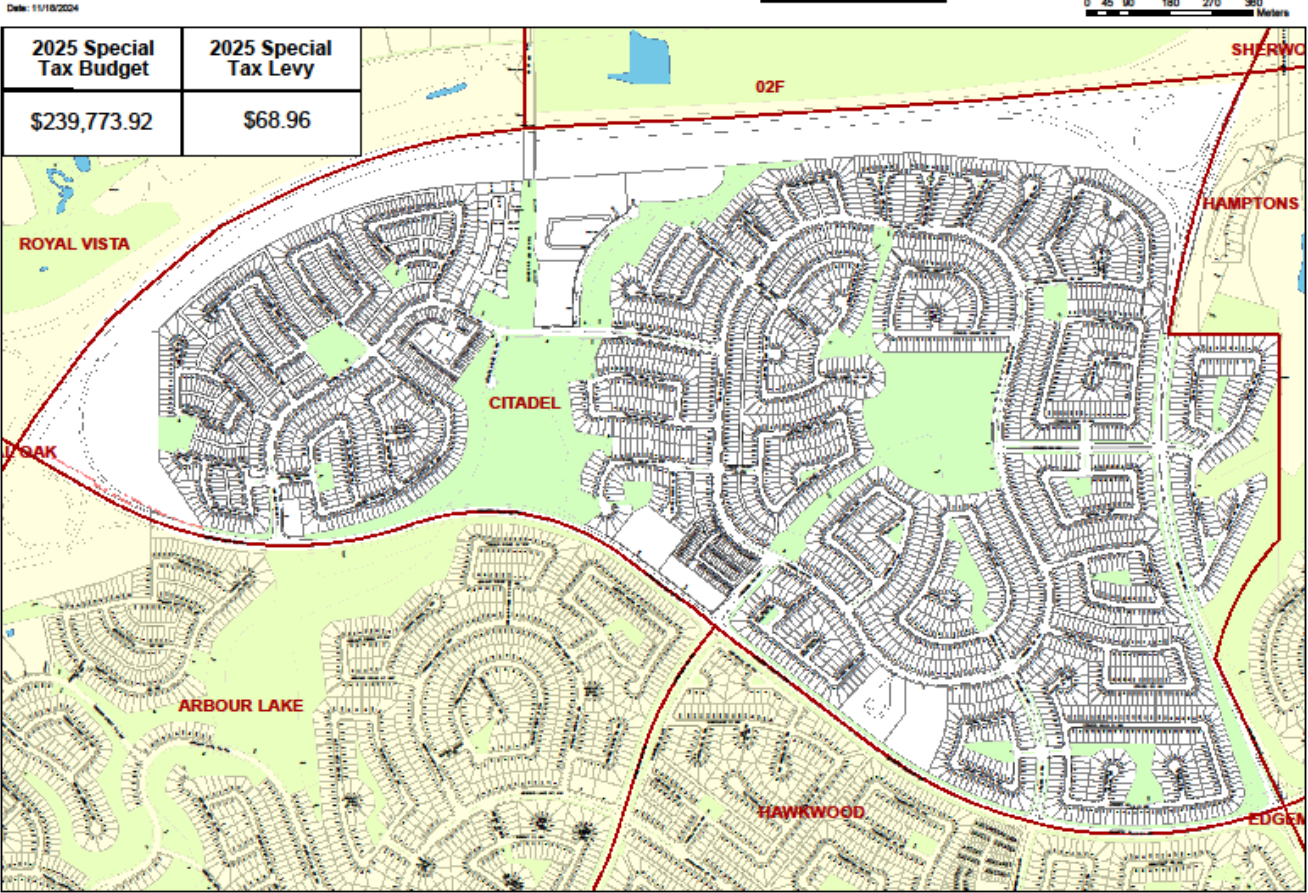


CITADEL SCHEDULE 2 Bylaw: 1M2025



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PROPOSED

BYLAW NUMBER 1M2025



DIAMOND COVE

SCHEDULE 3
Bylaw: 1M2025

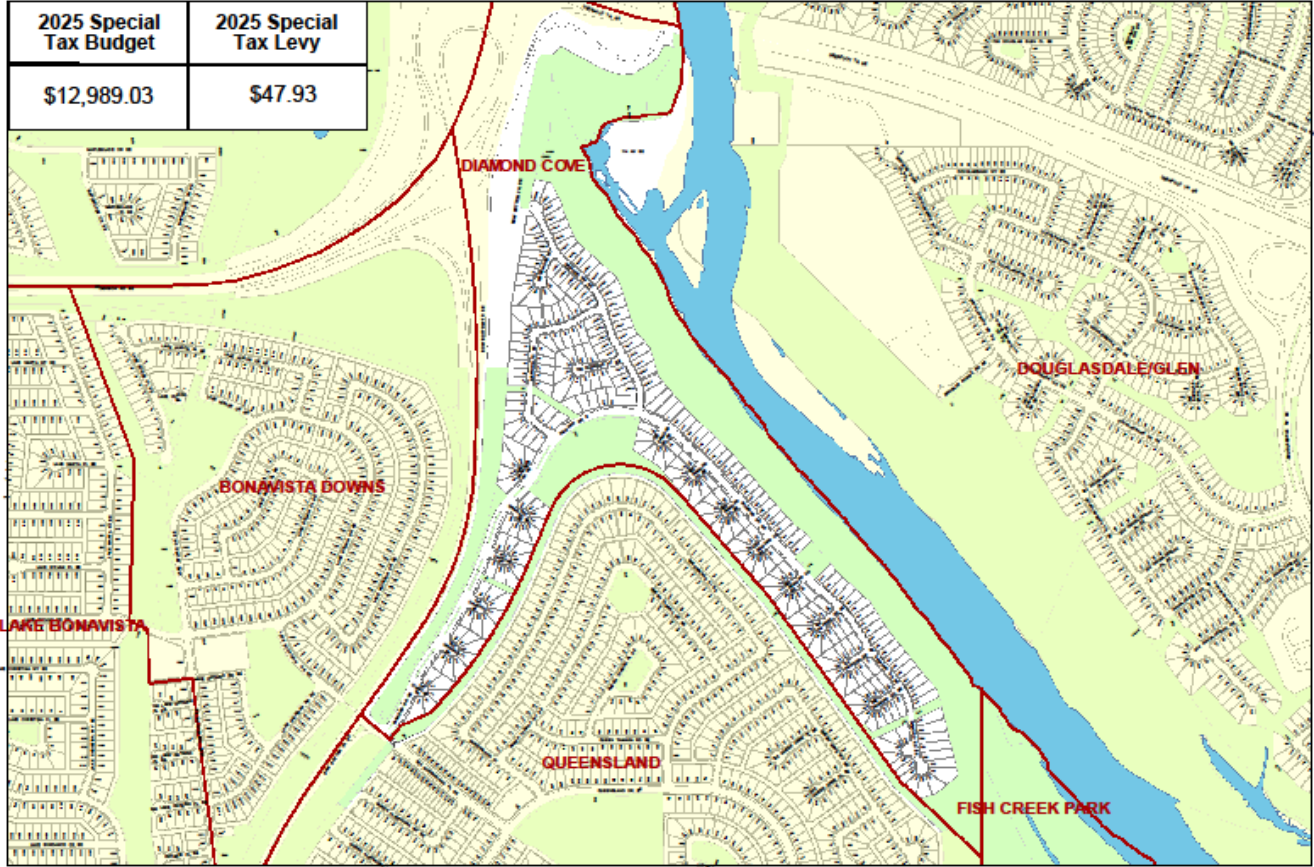


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Date: 11/18/2024

2025 Special Tax Budget	2025 Special Tax Levy
\$12,989.03	\$47.93



BYLAW NUMBER 1M2025

DOUGLAS GLEN

SCHEDULE 4
Bylaw: 1M2025



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Date: 11/18/2024



PROPOSED

BYLAW NUMBER 1M2025



DOUGLASDALE

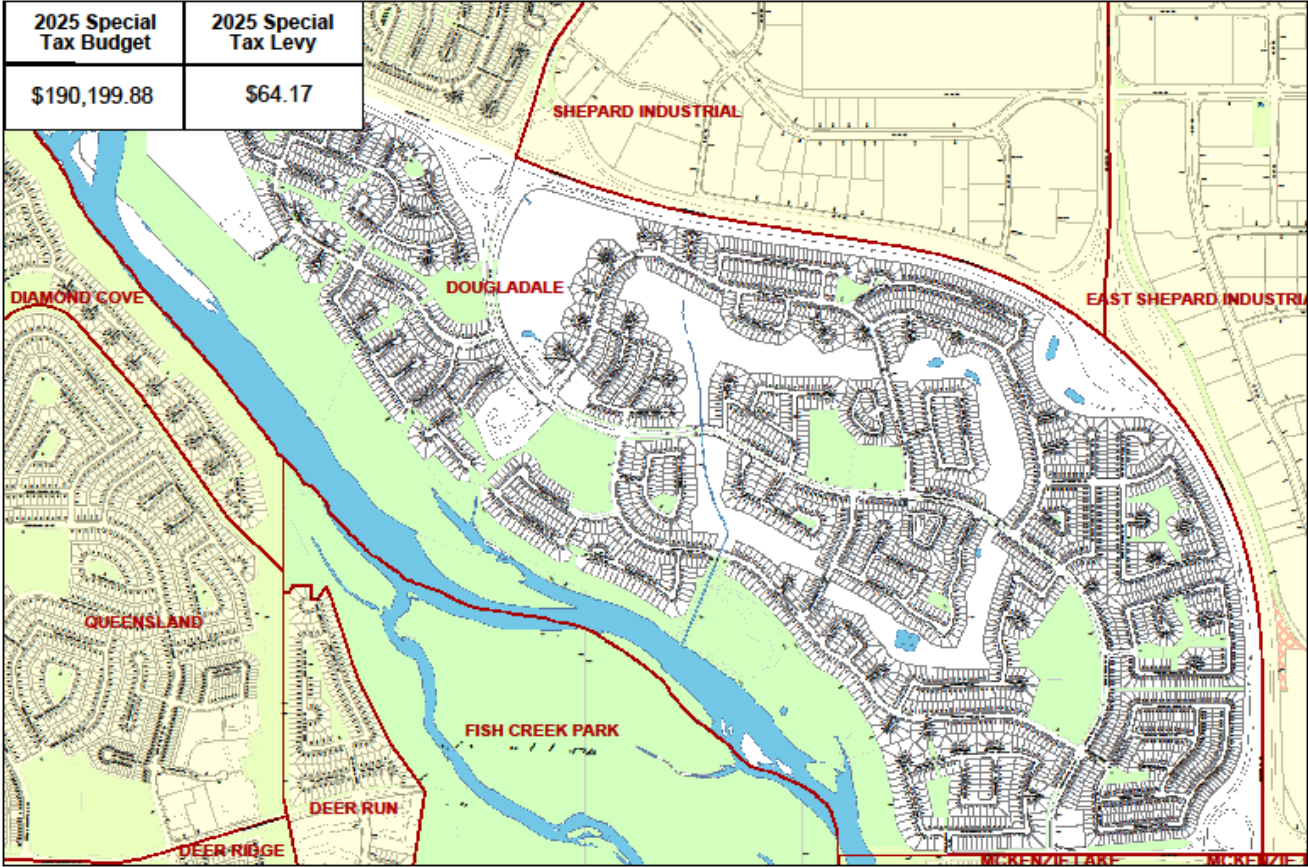
SCHEDULE 5
Bylaw: 1M2025



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Date: 11/10/2024

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PROPOSED

BYLAW NUMBER 1M2025



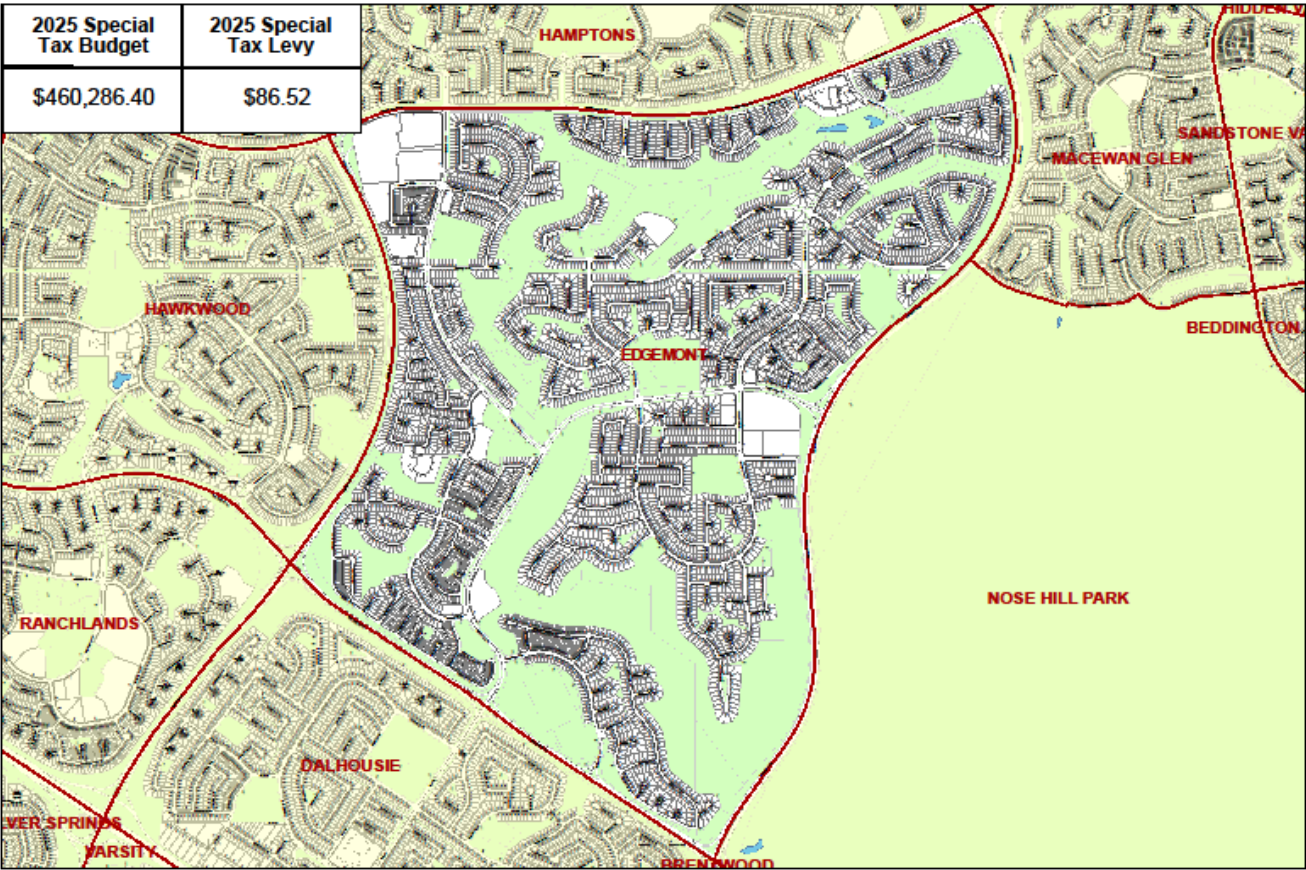
EDGEMONT

SCHEDULE 6
Bylaw: 1M2025



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Metres



PROPOSED

BYLAW NUMBER 1M2025



HAWKWOOD

SCHEDULE 7
Bylaw: 1M2025

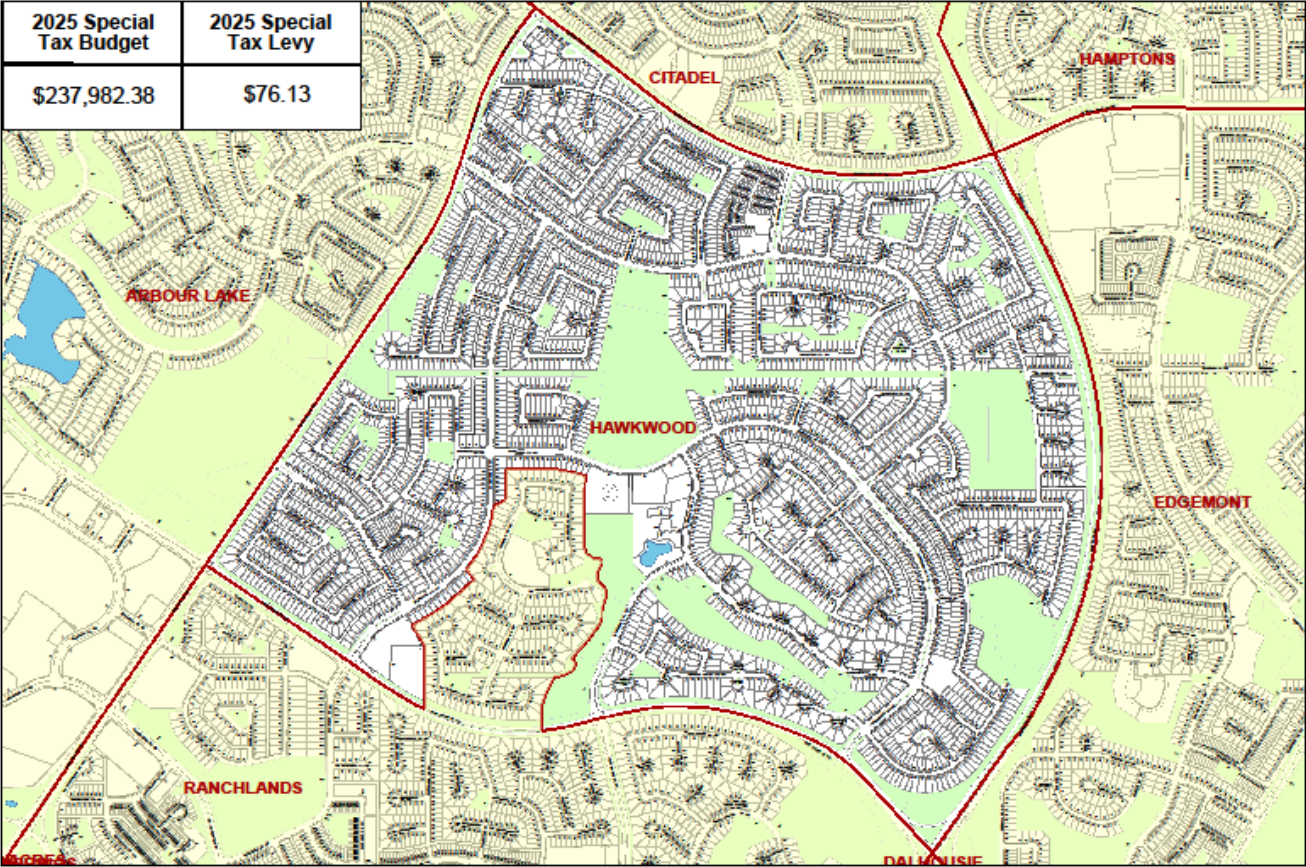


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Date: 11/10/2024

2025 Special Tax Budget	2025 Special Tax Levy
\$237,982.38	\$76.13



PROPOSED

BYLAW NUMBER 1M2025



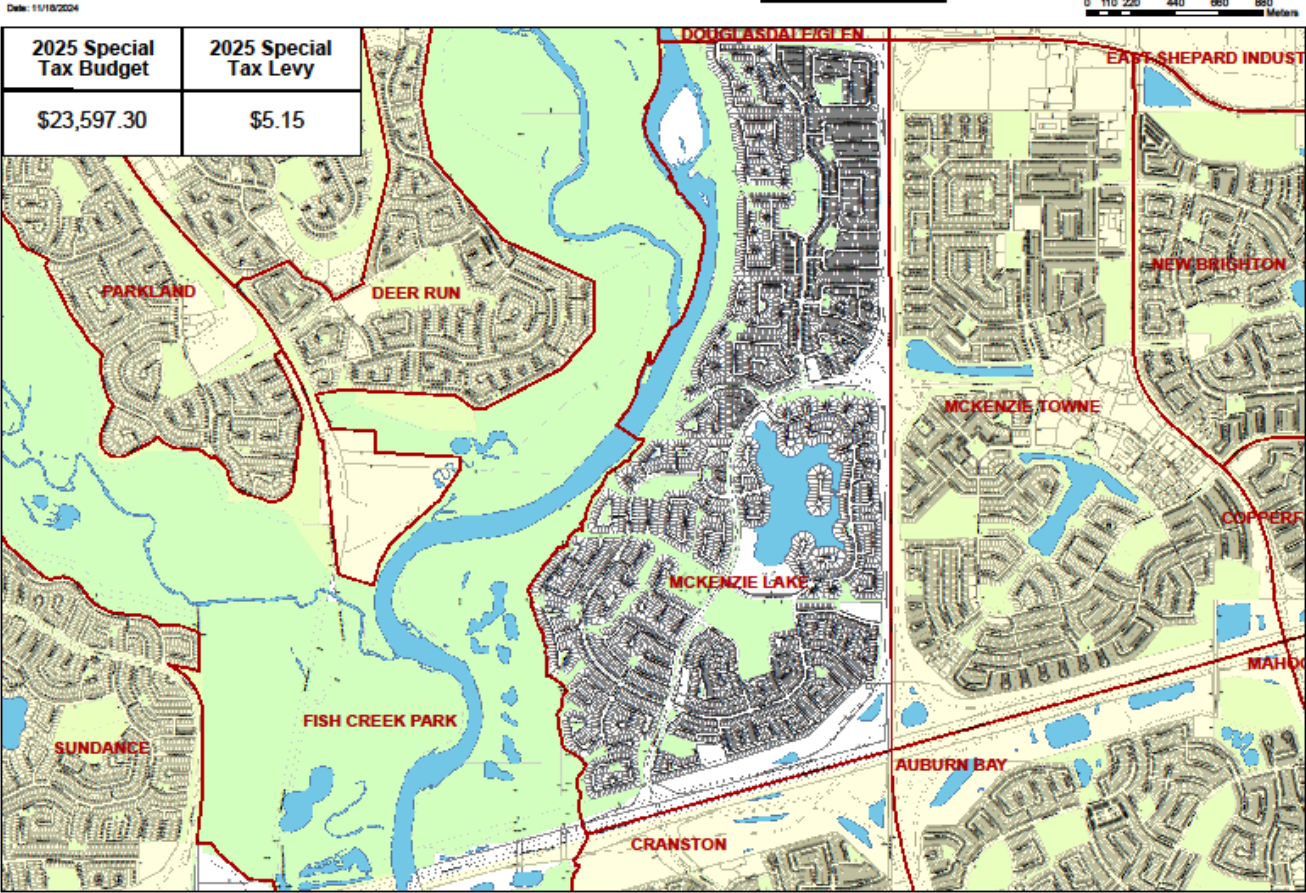
McKENZIE LAKE

SCHEDULE 8
Bylaw: 1M2025



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PROPOSED

BYLAW NUMBER 1M2025



PATTERSON HEIGHTS

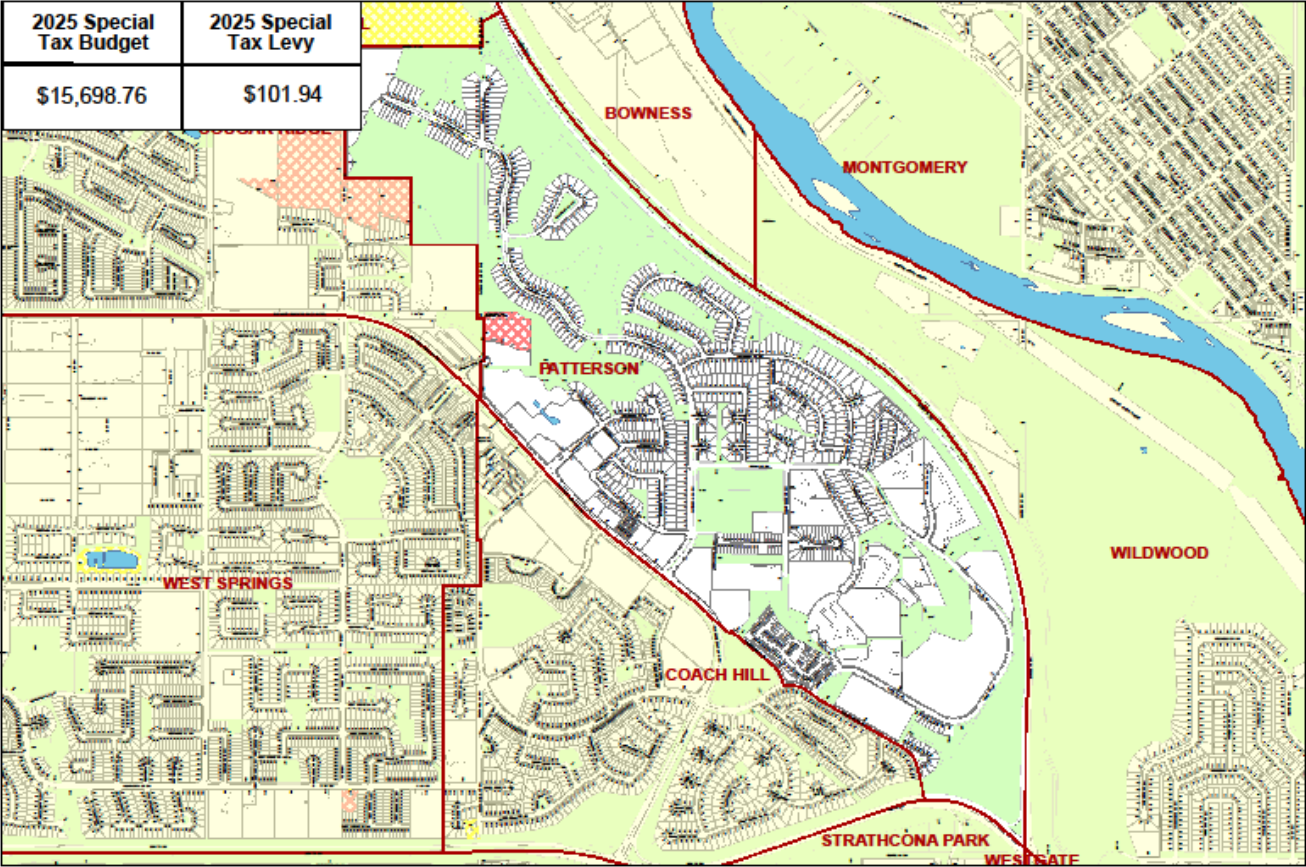
SCHEDULE 9
Bylaw: 1M2025



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Date: 11/18/2024



PROPOSED

BYLAW NUMBER 1M2025



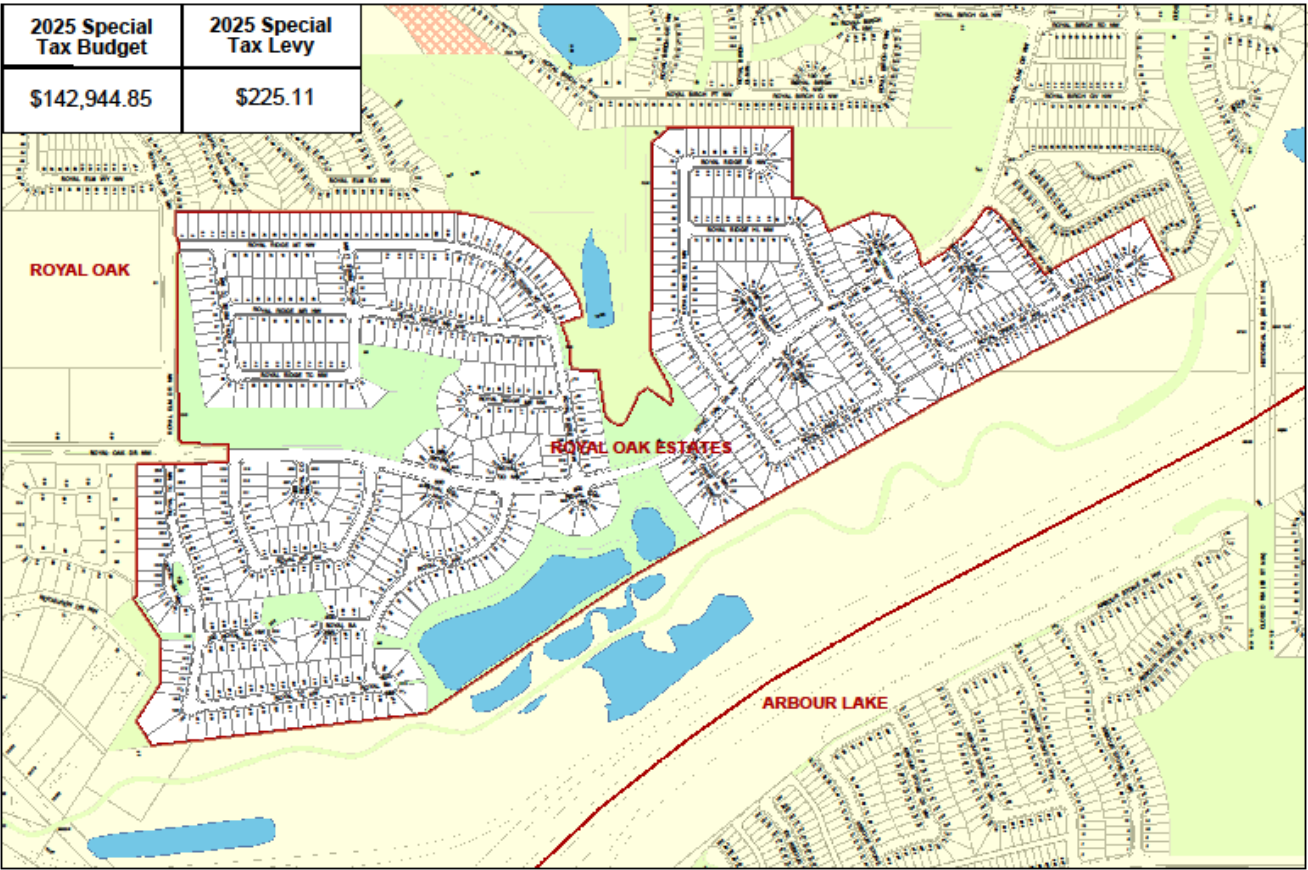
ROYAL OAK ESTATES

SCHEDULE 10
Bylaw: 1M2025



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PROPOSED

BYLAW NUMBER 1M2025



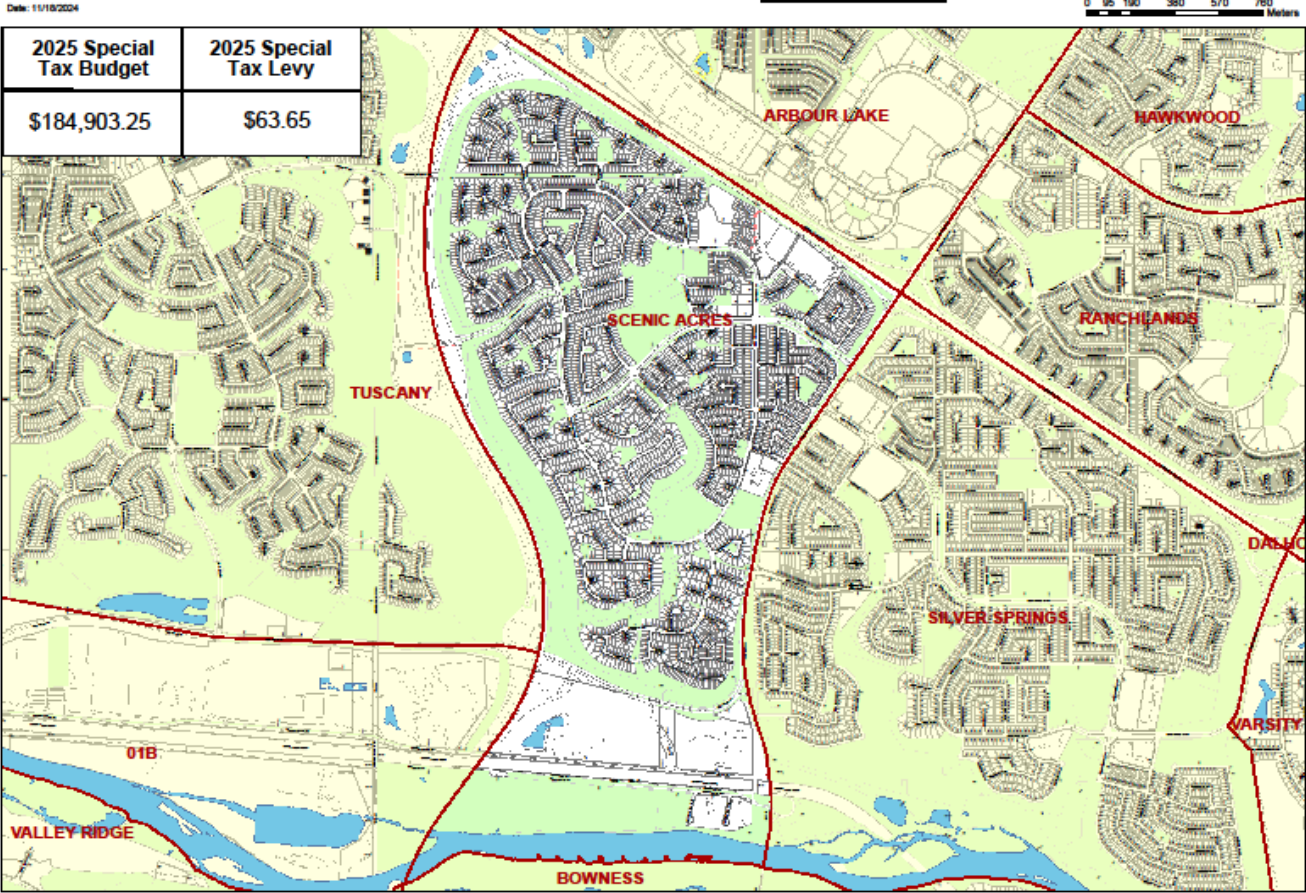
SCENIC ACRES

SCHEDULE 11
Bylaw: 1M2025



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PROPOSED

BYLAW NUMBER 1M2025



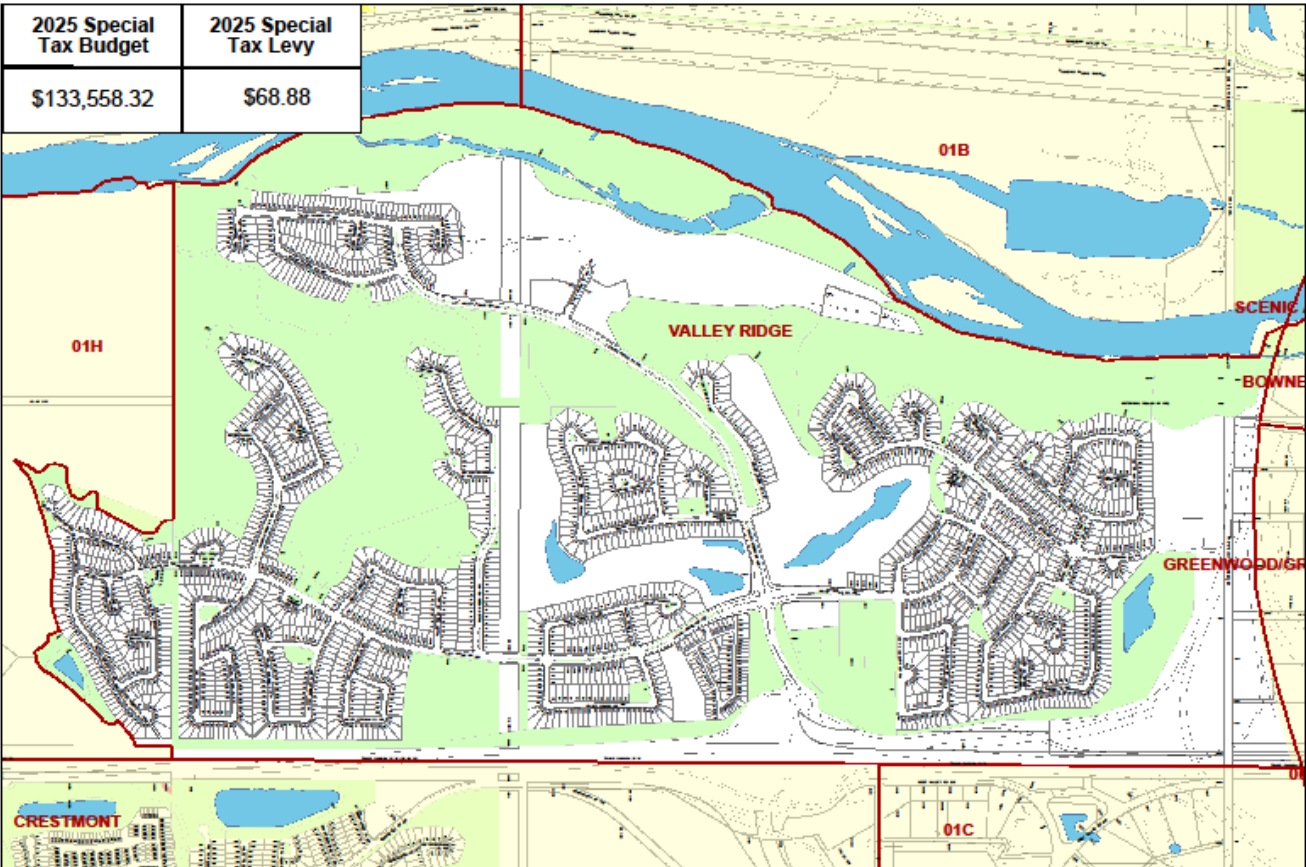
VALLEY RIDGE

SCHEDULE 12
Bylaw: 1M2025



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Special Tax Bylaw 1M2025 – Annual Budget Summary by Community

Community	Ward	Year Special Tax Levy Initiated	2025 Special Tax Levy Rates	2025 Special Tax Levy Property Count	2025 Special Tax Levy Budget	2025 Special Tax Levy Increase/Decrease	2024 Special Tax Levy Rates	2024 Special Tax Levy Budget
Enhanced Landscape Maintenance (ELM) Program								
Christie Park	6	1996	\$116.63	465	\$54,232.95	+ 3%	\$113.23	\$52,651.95
Citadel	2	2000	\$68.96	3,477	\$239,773.92	0%	\$68.96	\$239,773.92
Diamond Cove	14	1999	\$47.93	271	\$12,989.03	+ 3%	\$46.53	\$12,609.63
Douglas Glen	11	2002	\$64.61	1,007	\$65,062.27	+ 3%	\$62.73	\$63,169.11
Douglasdale	11	2000	\$64.17	2,964	\$190,199.88	0%	\$64.17	\$190,199.88
Edgemont	4	2016	\$86.52	5,320	\$460,286.40	0%	\$86.52	\$460,286.40
Hawkwood (Greater)	2	2005	\$76.13	3,126	\$237,982.38	+ 3%	\$73.91	\$231,042.66
Patterson Heights	6	1999	\$101.94	154	\$15,698.76	+ 3%	\$98.97	\$15,241.38
Royal Oak Estates	1	2011	\$225.11	635	\$142,944.85	0%	\$225.11	\$142,944.85
Scenic Acres	1	2013	\$63.65	2,905	\$184,903.25	+ 3%	\$61.80	\$179,529.00
Valley Ridge	1	2009	\$68.88	1,939	\$133,558.32	+ 2%	\$67.53	\$130,940.67
Snow and Ice Removal (SNIC) Program								
McKenzie Lake*	14	2006	\$5.15	4,582	\$23,597.30	+ 3%	\$5.00	\$22,910.00

* McKenzie Lake only collects funds for snow and ice control (SNIC)

Total	2025 Special Tax Levy Property Count	2025 Special Tax Levy Budget	2024 Special Tax Levy Budget
	26,845	\$1,761,229.31	\$1,741,300

Special Tax Levy: Background

- Parks and Open Spaces has offered opportunities for property owners to invest additional dollars into enhancing the landscape maintenance of boulevards, parks, and open spaces in Calgary communities since 1996.
- The Special Tax Bylaw is a funding mechanism that allows communities to self-fund enhanced levels of landscape maintenance and/or snow and ice control while supporting community priorities.
- Special tax levies are initiated at the request of a representative community organization like a resident's association, homeowner's association, or community association who are required to enter into a City of Calgary program and either a Landscape Maintenance Agreement for enhanced landscape maintenance services (ELM) in boulevards, parks and open spaces or a Snow Removal and Ice Control Agreement on pathways (SNIC).
- Guided by The City, all communities with a special tax levy have completed a comprehensive engagement process to confirm property owner support for the levy. To initiate a special tax levy, each community organization must complete a successful community wide petition acquiring support from two-thirds of property owners who are in favour of the special tax levy.
- Representative community organizations are also required to confirm continued support for the special tax levy through a public meeting and reaffirmation vote every five years with property owners. A 50 per cent plus one simple majority of the property owners in attendance at that meeting is required to continue with the special tax levy.
- Once a special tax levy has been initiated special tax levy funds must be used for enhanced landscape maintenance costs (including ancillary costs) which are identified at the initiation of the special tax levy through a community wide petition and outlined in either a Landscape Maintenance Agreement and/or Snow and Ice Control Agreement with The City.
- Parks and Open Spaces provides direct oversight and liaises with the community organizations utilizing the special tax levy as a funding mechanism. An assigned liaison supports the community organization throughout the year with reporting, providing relevant information, operational requests and navigating City services. Program support is also provided by Mobility - Local Improvements, Law, and other business units as required.
- The City, in collaboration with representative community organizations, annually informs property owners in participating communities of the special tax levy, proposed special tax rates, contact information for their representative community organization, and the right to petition against the special tax levy through a Notice of Intention letter in the fall.

Community Funding Mechanisms for Additional Landscape Services and Activities (ELM/SNIC)

This document outlines two funding mechanisms that are utilized by Parks and Open Spaces' partners to self-fund community priorities relating to enhanced levels of landscape maintenance services, and snow removal and ice control activities that are above and beyond the City's base level of service. These funding mechanisms are currently utilized within two programs, Enhanced Landscape Maintenance (ELM), and Snow Removal and Ice Control (SNIC).

Community Funding Mechanisms

There are two funding mechanisms that communities may utilize to generate funds to invest in the city's parks and open spaces. Both funding mechanisms collect annual funds from property owners in a designated area and have a community partner responsible for use and oversight of the monies.

Special Tax Levy

Upon Council approval of a successful community wide petition by a community organization, property owners pay a special tax levy. These funds are collected by the City and transferred to the community organization. Use of these funds limited to landscape activities or services identified in the petition and monitored by the City.

Caveat on Title

Property owners directly pay annual fees to a community organization like a Residents' or Homeowners' Association through a caveat registered on a property title.

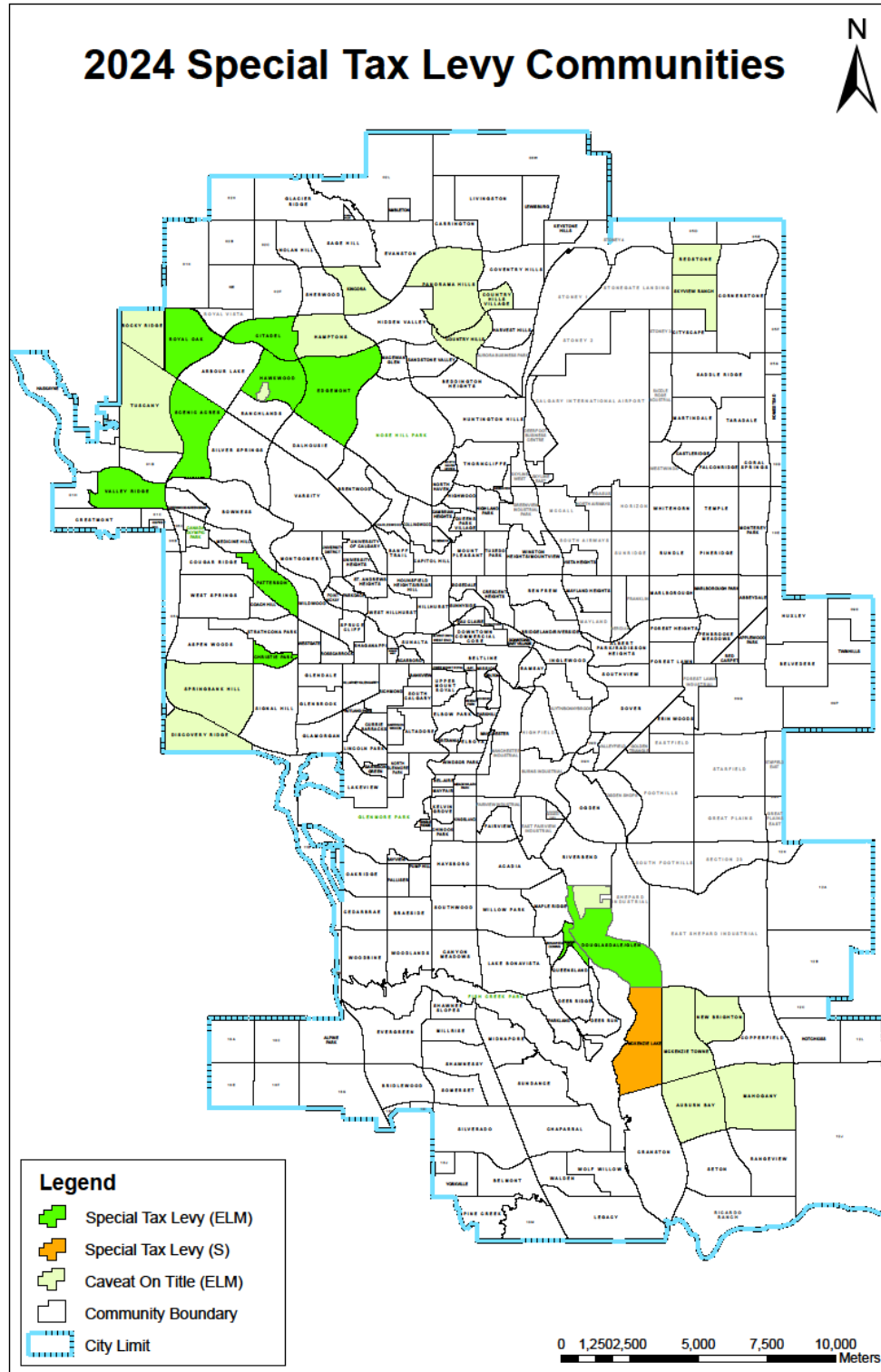
Use of these funds are at the sole discretion of the organization. All additional landscape activities on public lands require City permissions and approval.

City of Calgary Base Level Service

Every community in Calgary receives a consistent, standardized base level of service for landscape maintenance in the parks and open spaces. This includes mowing, trimming and planted bed maintenance. In addition, the City completes snow removal and ice control on designated pathways.

Enhanced Landscape Maintenance (ELM)

As a requirement of the ELM program the ELM community partners assume responsibility for delivering the City's base level of service for designated parks and open space in their neighbourhood and are provided an annual allocation of the City's operating funds for the agreed upon activities. These operating funds are determined by area size and activities undertaken and is equivalent to the amount the City would have spent on the landscape maintenance activities for the designated areas.





2025 Special Tax Bylaw 1M2025

CD2025-0037
February 6, 2025

Previous Council Direction

- Council has passed a Special Tax Bylaw as a funding mechanism for property owners to invest in enhanced levels of landscape maintenance and/or snow and ice control activities in their specific community since formalized in 2002.



Recommendations

- That the Community Development Committee forward this report to the March 18th Regular Meeting of Council.
- That the Community Development Committee recommend that Council give three readings to the proposed 2025 Special Tax Bylaw 1M2025 (Attachment 2).

Highlights

- The Special Tax Bylaw was created in 2002 as a funding mechanism to allow property owners to invest in enhanced levels of landscape maintenance and/or snow and ice control activities in their specific community.
- Special Tax Bylaw funds collected through levy may be used for services or activities beyond the minimum standards set by The City including:
 - Mowing and trimming
 - Tree well, shrub and flower bed maintenance
 - Litter control
 - Snow and ice removal
- The services and activities executed in each community were identified in an initial community wide petition and outlined in either a Landscape Maintenance Agreement and/or Snow and Ice Control Agreement with The City.

Special Tax Levy Per Community

Community	Proposed 2025 Special Tax Levy (Annual cost per property)	2025 Property Count	Proposed 2025 Special Tax Levy Budget
Enhanced Landscape Maintenance (ELM) Program			
Christie Park	\$116.63	465	\$54,232.95
Citadel	\$68.96	3,477	\$239,773.92
Diamond Cove	\$47.93	271	\$12,989.03
Douglas Glen	\$64.61	1,007	\$65,062.27
Douglasdale	\$64.17	2,964	\$190,199.88
Edgemont	\$86.52	5,320	\$460,286.40
Hawkwood (Greater)	\$76.13	3,126	\$237,982.38
Patterson Heights	\$101.94	154	\$15,698.76
Royal Oak Estates	\$225.11	635	\$142,944.85
Scenic Acres	\$63.65	2,905	\$184,903.25
Valley Ridge	\$68.88	1,939	\$133,558.32
Snow and Ice Removal (SNIC) Program			
McKenzie Lake	\$5.15	4,582	\$23,597.30
Total 2025 community investment through special tax levies into Calgary's parks and open spaces: \$1,761,229.31 Total number of properties contributing to Calgary's parks and open spaces through a special tax levy: 26,845			

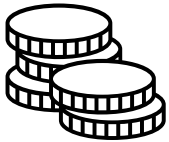
Value of Special Tax Levy



- Increase pride in community



- Support organizational health of community partners



- Contribute to the local economy



- Communities to be invested into the city's parks and open spaces



Recommendations

- That the Community Development Committee forward this report to the March 18th Regular Meeting of Council.
- That the Community Development Committee recommend that Council give three readings to the proposed 2025 Special Tax Bylaw 1M2025 (Attachment 2).

Infrastructure Services Report to
Executive Committee
2025 March 11

ISC: UNRESTRICTED
EC2025-0026

2025 Local Improvement Projects

PURPOSE

The purpose of this report is to seek Council approval of proposed Bylaw 1R2025 for the undertaking, construction, and financing of owner-initiated local improvement projects. These projects include paving residential laneways and lowering the height of the curb for individual residential driveways (called driveway crossings).

PREVIOUS COUNCIL DIRECTION

This program has been around for decades as an avenue for citizens to petition to have improvements in their area and community. The continuation of this program relies on the support of Council to pass these bylaws.

The bylaws are presented annually or semi-annually, with Council passing the previous bylaw in March 2024 (C2024-0245).

RECOMMENDATION(S):

That Executive Committee recommend that Council:

1. Approve of an increase of \$5,695,833 in 2025 budget appropriation to Public Services Capital Program 147-148.
2. Give three readings to proposed Bylaw 1R2025.

That Executive Committee:

3. Forward this report to the 2025 March 18 Regular Council Meeting.

RECOMMENDATION OF THE EXECUTIVE COMMITTEE, 2025 MARCH 11:

That Council:

1. Approve of an increase of \$5,695,833 in 2025 budget appropriation to Public Services Capital Program 147-148; and
2. Give three readings to **Proposed Bylaw 1R2025**.

Opposition to Recommendation: Councillor Chabot

CHIEF ADMINISTRATIVE OFFICER/GENERAL MANAGER COMMENTS

GM Michael Thompson concurs with this report.

HIGHLIGHTS

Local improvements are projects that benefit a small section of local property owners rather than the majority of Calgarians. Through the owner-initiated local improvement process, The City of Calgary and property owners facilitate and support efforts to improve neighborhood assets that increase the attractiveness and accessibility of an area.

Infrastructure Services Report to
Executive Committee
2025 March 11

ISC: UNRESTRICTED
EC2025-0026

2025 Local Improvement Projects

All the proposed local improvements (locations in Wards 4-14) under Bylaw 1R2025 were initiated or requested by adjacent property owners. Annual adoption of local improvement bylaw is required to facilitate completion of these kind of projects.

The *Municipal Government Act*, R.S.A. 2000 c. M-26, as modified by The City of Calgary Charter, 2018 Regulation, governs the local improvement process. Local improvement tax is assessed to adjacent benefitting properties and then added to property taxes until the costs are repaid.

For the local improvements proposed under Bylaw 1R2025, there is no cost sharing between The City and property owners. All costs for these improvements are charged to the property owners.

DISCUSSION

In accordance with the *Municipal Government Act* (“**MGA**”), The City follows the following steps for the owner-initiated local improvement process:

- A petition package to initiate the local improvement (“**Petition For**”) can be obtained by calling The City of Calgary at 311.
- To be sufficient, a Petition For must be signed by at least two-thirds (2/3) of the affected property owners representing at least half (1/2) the assessed value of land.
- The completed Petition For form is to be filed with The City for validation as to its sufficiency or insufficiency.
- When a sufficient Petition For is received, the proposed project is included in the next available group of local improvements.
- A Notice of Intention to Undertake a Local Improvement (“**Notice**”) is mailed by The City to each affected property owner outlining the type of proposed construction, the estimated cost and the property owner’s estimated share of the cost. It also provides an instruction on how to file a petition against, if they object to the proposed local improvement (“**Petition Against**”), to be filed within 30 days from the date of the Notice. Petition Against form can be obtained by calling The City of Calgary at 311.
- To be sufficient, a Petition Against must be signed by at least two-thirds (2/3) of the affected property owners representing at least half (1/2) the assessed value of land.
- If a sufficient Petition Against is filed within 30 days from the sending of the Notice, Council must not proceed with the local improvement (Section 396(3) of the MGA).
- If a sufficient Petition Against is not filed within 30 days from the sending of the Notice, Council may undertake the local improvement and impose the local improvement tax at any time in the 5 years following the sending of the Notice (Section 396(4) of the MGA, as modified by The City of Calgary Charter, 2018 Regulation).
- In all cases, The City advises affected property owners in writing if the petition (Petition For or Petition Against) is sufficient or not.
- A local improvement tax bylaw must be passed by Council in respect of each local improvement.

**Infrastructure Services Report to
Executive Committee
2025 March 11**

**ISC: UNRESTRICTED
EC2025-0026**

2025 Local Improvement Projects

Bylaw 1R2025 is required for lane paving in residential areas with standard widths and new residential driveway crossings (Attachment 2).

The scope of improvements, program costs and specific tax rates used for the 2025 local improvements projects are set forth in Bylaw 1R2025. A general listing of tax rates used by The City is included in this report (Attachment 3).

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 |

Notices for 47 local improvement projects were sent to affected property owners on 2024 November 6. Petition Against packages were requested and sent out for nine projects. Of these nine, one petition was filed with sufficient support at 75.51%, which mandated removal from Council approval as per the MGA. Another petition was filed with insufficient support at 52.26%. The remaining seven petitions were not filed for validation. A summary of the Petition Against is included in this report (Attachment 4).

Council will be informed by Administration at the 2025 March 18 Regular Council Meeting of any petitions filed after the preparation of this report. If this occurs, it will be recommended that Council identify and approve the withdrawal of any project prior to second reading of Bylaw 1R2025, direct Administration to recalculate dollar values and amend the bylaw content accordingly. Second and third readings may be given to Bylaw 1R2025, as amended, with Council's understanding that all changes will be made by Administration and delivered to the City Clerk's office to serve as the legal corporate record.

Affected property owners will be notified in writing of Council's decision.

IMPLICATIONS

Social

Owner-initiated local improvement projects can improve a specific area's livability. They can contribute to increased attractiveness and accessibility. The local improvement process provides a mechanism for adjacent residents to improve public infrastructure such as paving a lane, while sharing the cost over numerous properties.

Environmental

Lane paving is an effective means of dust reduction, and it offers better drainage and prevents erosion of the lane surface.

**Infrastructure Services Report to
Executive Committee
2025 March 11**

**ISC: UNRESTRICTED
EC2025-0026**

2025 Local Improvement Projects

Economic

Low effective interest rates, as set by 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 (the "Financing Options"), and a 15-year amortization help lower annual costs for the affected property owners.

Service and Financial Implications

No anticipated financial impact

No anticipated financial impact

The full costs for first time paving of lanes are borne by the property owners. An increase to the 2025 budget of \$5,695,833.12 is required for Public Services Delivery Capital Program 147/148, Activity 432395/433090 (Attachment 5). The requested budget will be funded by local improvement debt to pay for contract work outlined in Bylaw 1R2025. The borrowed funds are repaid by the property owners and are not mill rate supported.

RISK

The City's ability to complete the needed local improvement projects and provide service in a timely manner could be negatively impacted if the proposed Bylaw 1R2025 is not approved. Through the local improvement process, property owners can upgrade infrastructure to improve quality of life in their community.

ATTACHMENTS

1. Background and Previous Council Direction
2. **Proposed Bylaw 1R2025**
3. 2025 Local Improvement Uniform Tax Rates
4. Petition Against Summary
5. Summary of Financial Impact
6. Presentation

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform
Kerensa Fromherz	Infrastructure Services	Approve
Michael Thompson	Infrastructure Services	Approve

Author: D Martin, Public Spaces & Delivery, Infrastructure Services

City Clerks: R. Derwantz / C. Doi

Background and Previous Council Direction

Background

Local Improvement Bylaws have been around for decades and are passed annually/semi-annually. Previous Council approval was 2024 March 19 for Bylaw 1R2024

Previous Council Direction

Local Improvements Bylaws Timeline

DATE	REPORT NUMBER	DIRECTION/DESCRIPTION
2024 March 19	C2024-0244	2024 Local Improvements Projects Motion carried unanimously upon third reading of Bylaw 1R2024
2023 March 14	C2023-0302	2023 Local Improvements Projects Motion carried unanimously upon third reading of bylaw 1R2023
2023 January 24	C2023-0098	2022 Group One Local Improvements Projects - Amended Motion carried unanimously upon third reading of Bylaw 2R2022
2022 March 08	C2022-0255	2022 Group One Local Improvements Projects Bylaw 1R2022 was motioned to be amended upon first reading to remove project 2021-655-011 under Schedule 'A', page 12. Motion carried under second reading as amended. Authorization for third reading to be carried for bylaw, as amended.
2021 March 22	C2021-0141	2021 Group One Local Improvements Projects Motion carried unanimously upon third reading of Bylaw 1R2021
2020 July 27	C2020-0238	2020 Group Two Local Improvements Projects Motion carried unanimously upon third reading of Bylaw 2R2020
2020 March 15	C2020-0778	2020 Group One Local Improvements Projects Motion carried unanimously upon third reading of Bylaw 1R2020
2019 July 29	C2019-0876	2019 Group Two Local Improvements Projects Motion carried unanimously upon third reading of Bylaw 2R2019

PROPOSED

EC2025-0026
ATTACHMENT 2

BYLAW NUMBER 1R2025

BEING A BYLAW OF THE CITY OF CALGARY TO
AUTHORIZE:

- THE CONSTRUCTION OF THE LOCAL IMPROVEMENTS AS DESCRIBED WITHIN THE ATTACHED SCHEDULE "A";
- THE IMPOSING OF A LOCAL IMPROVEMENT TAX AGAINST THE PROPERTIES AFFECTED BY THE CONSTRUCTION OF THE LOCAL IMPROVEMENTS; AND
- TO BORROW UP TO THE MAXIMUM AMOUNT OF \$5,695,833.12 TO FINANCE THE CONSTRUCTION OF THE LOCAL IMPROVEMENTS

WHEREAS Council of The City of Calgary ("**Council**") has reviewed report EC2025-0026 for the undertaking, construction and financing of the local improvements described in the attached Schedule "A" (the "**Local Improvements**");

AND WHEREAS the construction of the Local Improvements has a total estimated cost of \$5,695,833;

AND WHEREAS in accordance with the MGA, the cost of the Local Improvements is to be imposed against the owners of the properties benefiting from such Local Improvements;

AND WHEREAS pursuant to Section 396(1) of the *Municipal Government Act*, R.S.A. 2000 c. M-26 (the "**MGA**"), The City has given proper notice of its intention to undertake and complete the construction of the Local Improvements and no sufficient petitions in respect thereof have been filed;

AND WHEREAS it is estimated that up to a maximum amount of \$5,695,833.12 of the cost of constructing the Local Improvements will be financed 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 Council has determined it is advisable to pass a bylaw pursuant to Sections 251, 258, 263, 397 and 398 of the MGA to authorize the undertaking, construction, and financing of the Local Improvements and the imposition of the associated local improvement tax;

AND WHEREAS the probable lifetime of the Local Improvements financed under this Bylaw is equal to or in excess of fifteen (15) years;

PROPOSED

BYLAW NUMBER 1R2025

AND WHEREAS the amount of the long-term debt of The City as at 2023 December 31 (unaudited) is \$2,700 million with \$299 million being tax supported debt, \$278 million being self-sufficient tax supported debt and \$2,123 million being self-supported debt and no part of the principal or interest is in arrears;

AND WHEREAS all required approvals for the Local Improvements will be obtained to ensure the Local Improvements are in compliance with all applicable acts and regulations of the Province of Alberta;

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

1. The City is hereby authorized to undertake the construction of the Local Improvements and to impose a local improvement tax against the parcels of land set out in the attached Schedule "A".
2. The City is hereby authorized to borrow the maximum amount of \$5,695,833.12 to finance the cost of constructing the Local Improvements using any one or more of the Financing Options.
3. The City shall repay the borrowing over a period not exceeding fifteen (15) years and such borrowing shall bear interest at a rate not exceeding 8% per annum.
4. 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.
5. The City shall annually levy the local improvement tax on all lands benefiting from the Local Improvements as set out in the attached Schedule "A". The persons liable to pay the local improvement tax are the owners of the lands in respect of which the local improvement tax is imposed.
6. The City shall levy and raise an amount by way of municipal taxes sufficient to pay the interest, principal, fees and other charges when due and as required on the borrowing.
7. The net amount borrowed under this Bylaw shall be applied only to the Local Improvements specified by this Bylaw.
8. Schedule "A" attached hereto is hereby declared to form part of this Bylaw.

PROPOSED

BYLAW NUMBER 1R2025

9. 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 _____

PROPOSED

BYLAW NUMBER 1R2025

SCHEDULE "A"

THE CITY OF CALGARY

LOCAL IMPROVEMENT BYLAW 1R2025

INDEX OF INITIATION/WITHDRAWAL CODES (I/W)

1. PROJECT INITIATED AT REQUEST OF PROPERTY OWNER(S)

INDEX OF SPECIAL ASSESSMENT CODES (S.A.)

1. UNIFORM TAX RATE PROJECT
2. COST PROJECT

NOTES APPLICABLE TO 2025 LOCAL IMPROVEMENT PROJECTS

- INTEREST RATE FACTOR 15 YEARS AT 4.75% = (APPLICABLE TO UNIFORM TAX RATE PROJECTS ONLY)
- FORMULA FOR DETERMINING ASSESSABLE FRONTAGE OF IRREGULAR SHAPED LOTS:
 $\text{SHORTEST WIDTH} + (35\% \times (\text{LONGEST WIDTH} - \text{SHORTEST WIDTH}))$ EXCEPT FOR 'COST' TYPE
 PROJECTS WHICH WILL USE ACTUAL FRONTAGE MEASUREMENTS

PROPOSED

BYLAW NUMBER 1R2025

THE CITY OF CALGARY LOCAL IMPROVEMENT BYLAW 1R2025

BYLAW NUMBER 1R2025

PROJECT NUMBER				TOTAL EST.	ASSESSABLE		EST. PROPERTY	EST. PROPERTY	CITY	EST. PROPERTY OWNERS ANNUAL LEVY RATE INCL INTEREST	
IW	S.A.	WARD	LOCATION DESCRIPTION	CONSTRUCTION	METRE		UNIFORM/PAYOUT	SHARE	SHARE	FOR 15 YEARS AT 4.75 %	
Code	Code	NO.		COST	FRONTAGE	FLANKAGE	(PER METRE)	(EXCL. INT.)	(EXCL. INT.)	PER METRE	PER YEAR
Ward Number - 04											
ASPHALT PAVING 6.1M LANEWAY											
2024-655-011 1	1	04	LANEWAY BEHIND 14-4 ROSETREE CR NW, 1212-1236 ROSEHILL DR NW, 2-16 ROSETREE RD NW.	120,706.45	269.91	0.00	447.21	120,706.45	0.00	42.37	11,436.09
2024-655-019 1	1	04	LANEWAY BEHIND 50-37 MONTROSE CR NE, 2107 8 ST NE, 825-801A 20A AV NE, 2100R 6 ST NE.	124,386.99	278.14	0.00	447.21	124,386.99	0.00	42.37	11,784.79
DRIVEWAY CROSSING - RESIDENTIAL											
2024-700-003 1	2	04	DRIVEWAY CROSSING LOCATED AT 2740 CANNON RD NW.	6,950.00	6.90	0.00	1,007.25	6,950.00	0.00	95.41	658.33
2024-700-010 1	2	04	DRIVEWAY CROSSING LOCATED AT 21 HIGHWOOD PL NW. THE 2025 ESTIMATED COST IS \$4500 WITH AN ESTIMATED ANNUAL LEVY OF \$448 PER YEAR FOR 15 YEARS.	4,500.00	12.10	0.00	371.90	4,500.00	0.00	35.23	426.28
TOTAL				256,543.44	567.05	0.00		256,543.44	0.00		24,305.49

PROPOSED

THE CITY OF CALGARY LOCAL IMPROVEMENT BYLAW 1R2025

BYLAW NUMBER 1R2025 BYLAW NUMBER 1R2025

EST. PROPERTY OWNERS
ANNUAL LEVY
RATE INCL INTEREST

PROJECT NUMBER

				TOTAL EST. CONSTRUCTION COST	ASSESSABLE METRE FRONTAGE	FLANKAGE	EST. PROPERTY UNIFORM/PAYOUT (PER METRE)	EST.PROPERTY RATE SHARE (EXCL. INT.)	CITY SHARE (EXCL. INT.)	FOR 15 YEARS AT 4.75 % PER METRE PER YEAR	
IW Code	S.A. Code	WARD NO.	LOCATION DESCRIPTION								
Ward Number - 05											
ASPHALT PAVING 6.1M LANEWAY											
2024-655-003 1 1		05	LANEWAY BEHIND 40-8 CORNER MEADOWS GA NE, 117-145 CORNER MEADOWS PA NE, 814-858 CORNERSTONE WY NE	107,719.47	240.87	0.00	447.21	107,719.47	0.00	42.37	10,205.66
2024-655-006 1 1		05	LANEWAY BEHIND 5-53 SAVANNA CL NE, 8912-8968 46 ST NE.	100,707.22	225.19	0.00	447.21	100,707.22	0.00	42.37	9,541.30
2024-655-010 1 1		05	LANEWAY BEHIND 16-80 CORNERBROOK WY NE, 7-67 CORNERBROOK AVE NE.	122,065.97	272.95	0.00	447.21	122,065.97	0.00	42.37	11,564.89
2024-655-014 1 1		05	LANEWAY BEHIND 3875-3935 CORNERSTONE BV NE, 8-68 CORNERBROOK AV NE	121,444.35	271.56	0.00	447.21	121,444.35	0.00	42.37	11,506.00
ASPHALT PAVING 8M LANEWAY											
2024-656-001 1 1		05	LANEWAY BEHIND 9104-9136 52 ST NE; 104-160 SAVANNA RD NE; 435-491 SAVANNA BV NE.	148,348.07	303.60	0.00	488.63	148,348.07	0.00	46.29	14,053.64
2024-656-007 1 1		05	LANEWAY BEHIND 250-334 SKYVIEW SPRINGS GD, 301-329 SKYVIEW RANCH WY, 138-214 SKYVIEW SPRINGS CR NE	225,922.97	462.36	0.00	488.63	225,922.97	0.00	46.29	21,402.64
2024-656-008 1 1		05	LANEWAY BEHIND 87-1 MARTHA'S CL NE, 2-50 MARTHA'S PL NE.	166,935.55	341.64	0.00	488.63	166,935.55	0.00	46.29	15,814.52
ASPHALT PAVING 9.14M LANEWAY											
2024-660-001 1 1		05	LANEWAY BEHIND 103-135 SADDLERIDGE CL NE, 8445-8481 SADDLERIDGE DR NE.	94,608.54	193.62	0.00	488.63	94,608.54	0.00	46.29	8,962.67
2024-660-005 1 1		05	LANEWAY BEHIND 222-25 SADDLEMONT BV NE, 3-47 SADDLEFIELD RD NE	114,266.13	233.85	0.00	488.63	114,266.13	0.00	46.29	10,824.92
TOTAL				1,202,018.27	2,545.64	0.00		1,202,018.27	0.00		113,876.24

PROPOSED

BYLAW NUMBER 1R2025

THE CITY OF CALGARY LOCAL IMPROVEMENT BYLAW 1R2025

BYLAW NUMBER 1R2025

EST. PROPERTY OWNERS

ANNUAL LEVY

RATE INCL INTEREST

PROJECT NUMBER

				TOTAL EST.	ASSESSABLE		EST. PROPERTY	EST.PROPERTY	CITY	FOR 15 YEARS AT 4.75 %	
				CONSTRUCTION	METRE		UNIFORM/PAYOUT	RATE	SHARE	SHARE	
IW	S.A.	WARD	LOCATION DESCRIPTION	COST	FRONTAGE	FLANKAGE	(PER METRE)		(EXCL. INT.)	(EXCL. INT.)	PER METRE
Code	Code	NO.									PER YEAR
Ward Number - 06											
ASPHALT PAVING 9.14M LANEWAY											
2023-660-005		06	LANEWAY BEHIND 5320 35 AV SW; 3401-3415 51 ST SW; 77-91 GLENGROVE CL SW	87,000.57	178.05	0.00	488.63		87,000.57	0.00	8,241.93
1	1										
DRIVEWAY CROSSING - RESIDENTIAL											
2024-700-005		06	DRIVEWAY CROSSING LOCATED AT 4555 41 AV SW	4,900.00	4.60	0.00	1,065.22		4,900.00	0.00	464.14
1	2										
TOTAL				91,900.57	182.65	0.00			91,900.57	0.00	8,706.07

PROPOSED

BYLAW NUMBER 1R2025

THE CITY OF CALGARY LOCAL IMPROVEMENT BYLAW 1R2025

BYLAW NUMBER 1R2025

EST. PROPERTY OWNERS

ANNUAL LEVY

RATE INCL INTEREST

PROJECT NUMBER

TOTAL EST.

ASSESSABLE

EST. PROPERTY

EST. PROPERTY

CITY

IW S.A.

WARD

LOCATION DESCRIPTION

CONSTRUCTION

METRE

UNIFORM/PAYOUT RATE

SHARE

SHARE

FOR 15 YEARS AT 4.75 %

Code Code NO.

COST

FRONTAGE

FLANKAGE

(PER METRE)

(EXCL. INT.)

(EXCL. INT.)

PER METRE

PER YEAR

Ward Number - 07

ASPHALT PAVING 4.88M LANEWAY

2024-650-001 1 1	07	LANEWAY BEHIND 610 & 720 30 AV NW, 3103-3205 5 ST NW, 3104-3128 5A ST NW	102,030.96	228.15	0.00	447.21	102,030.96	0.00	42.37	9,666.72
2024-650-002 1 1	07	LANEWAY BEHIND 602-660 24 AV, 601-657 25 AV NW.	196,508.55	439.41	0.00	447.21	196,508.55	0.00	42.37	18,617.80
2024-650-003 1 1	07	LANEWAY BEHIND 702-836-24 AV NW, 703-839 25 AV NW.	230,237.12	514.83	0.00	447.21	230,237.12	0.00	42.37	21,813.35

ASPHALT PAVING 6.1M LANEWAY

2024-655-001 1 1	07	LANEWAY BEHIND 1502-1540 21 AV NW, 1501-1539 22 AV NW.	133,993.06	299.62	0.00	447.21	133,993.06	0.00	42.37	12,694.90
2024-655-012 1 1	07	LANEWAY BEHIND 2839-2801 7 AV NW, 2840-2804 6 AV NW, 707 27 ST NW.	136,309.61	304.80	0.00	447.21	136,309.61	0.00	42.37	12,914.38

TOTAL

799,079.30

1,786.81

0.00

799,079.30

0.00

75,707.15

PROPOSED

BYLAW NUMBER 1R2025

THE CITY OF CALGARY LOCAL IMPROVEMENT BYLAW 1R2025

BYLAW NUMBER 1R2025

EST. PROPERTY OWNERS

ANNUAL LEVY

RATE INCL INTEREST

PROJECT NUMBER

IW	S.A.	WARD	LOCATION DESCRIPTION	TOTAL EST. CONSTRUCTION	ASSESSABLE METRE	EST. PROPERTY UNIFORM/PAYOUT	EST.PROPERTY RATE	EST.PROPERTY SHARE	CITY SHARE	FOR 15 YEARS AT 4.75 %	
Code	Code	NO.		COST	FRONTAGE	FLANKAGE	(PER METRE)	(EXCL. INT.)	(EXCL. INT.)	PER METRE	PER YEAR
Ward Number - 08											
ASPHALT PAVING 6.1M LANEWAY											
2024-655-002		08	LANEWAY BEHIND 821-801 RIVERDALE AV SW, 4113 7 ST, 4112-4116 8 ST SW.	61,893.86	138.40	0.00	447.21	61,893.86	0.00	42.37	5,864.01
1	1										
2024-655-004		08	LANEWAY BEHIND 1815 & 1827 23 AV SW; 2510-2544 19 ST SW; 1920-1932 25 AV SW	155,901.88	348.61	0.00	447.21	155,901.88	0.00	42.37	14,770.61
1	1										
2024-655-005		08	LANEWAY BEHIND 416 PARK AV, 4314-4322 4A ST, 401-431 CLIFFE AV SW.	134,815.93	301.46	0.00	447.21	134,815.93	0.00	42.37	12,772.86
1	1										
2024-655-007		08	LANEWAY BEHIND 3023 19 ST SW, 2001-2041 29 AV SW, 2004-2040 30 AV SW.	134,905.37	301.66	0.00	447.21	134,905.37	0.00	42.37	12,781.33
1	1										
2024-655-013		08	LANEWAY BEHIND 2671-2661 26 AV, 2803-2839 25A ST, 2806-2838 26 ST SW	136,309.61	304.80	0.00	447.21	136,309.61	0.00	42.37	12,914.38
1	1										
2024-655-015		08	LANEWAY BEHIND 2337-2301 RICHMOND RD SW, 2310 22 ST SW	220,063.10	492.08	0.00	447.21	220,063.10	0.00	42.37	20,849.43
1	1										
2024-655-016		08	LANEWAY BEHIND 4225 19 ST SW, 2003-2047 41 AV SW, 2004-2048 42 AV SW	161,934.74	362.10	0.00	447.21	161,934.74	0.00	42.37	15,342.18
1	1										
2024-655-017		08	LANEWAY BEHIND 4303-4615 14A ST SW, 4304-4612 15 ST SW, 1516 46 AV SW	340,559.36	761.52	0.00	447.21	340,559.36	0.00	42.37	32,265.60
1	1										
2024-655-018		08	LANEWAY BEHIND 5001-5027 21A ST SW, 5004-5036 22 ST SW, 2215 49 AV SW.	103,614.08	231.69	0.00	447.21	103,614.08	0.00	42.37	9,816.71
1	1										
DRIVEWAY CROSSING - RESIDENTIAL											
2024-700-004		08	DRIVEWAY CROSSING LOCATED AT 1501 25 AVE SW.	5,300.00	6.30	0.00	841.27	5,300.00	0.00	79.69	502.05
1	2										
TOTAL				1,455,297.93	3,248.62	0.00		1,455,297.93	0.00		137,879.16

PROPOSED

BYLAW NUMBER 1R2025

**THE CITY OF CALGARY
LOCAL IMPROVEMENT BYLAW 1R2025**

BYLAW NUMBER 1R2025

EST. PROPERTY OWNERS

ANNUAL LEVY

RATE INCL INTEREST

PROJECT NUMBER

			TOTAL EST.	ASSESSABLE		EST. PROPERTY		EST.PROPERTY	CITY				
IW	S.A.	WARD	LOCATION DESCRIPTION	CONSTRUCTION	METRE		UNIFORM/PAYOUT	RATE	SHARE	SHARE	FOR 15 YEARS AT 4.75%		
Code	Code	NO		COST	FRONTAGE	FLANKAGE	(PER METRE)		(EXCL. INT.)	(EXCL. INT.)	PER METRE	PER YEAR	
Ward Number - 09													
ASPHALT PAVING 6.1M LANEWAY													
2024-655-009		09	LANEWAY BEHIND 708 20 ST, 803 21 ST, 2003-2039	136,251.47	304.67		0.00	447.21		136,251.47	0.00	42.37	12,908.87
1	1		7 AV SE, 2002-2038 8 AV SE.										
DRIVEWAY CROSSING - RESIDENTIAL													
2024-700-006		09	DRIVEWAY CROSSING LOCATED AT 910 2 AV NE	6,350.00	5.10		0.00	1,245.10		6,350.00	0.00	117.94	601.49
1	2												
2024-700-007		09	DRIVEWAY CROSSING LOCATED AT 702 12A ST NE.	7,550.00	8.10		0.00	932.10		7,550.00	0.00	88.29	715.15
1	2												
TOTAL				150,151.47	317.87		0.00			150,151.47	0.00		14,225.51

PROPOSED

BYLAW NUMBER 1R2025

THE CITY OF CALGARY LOCAL IMPROVEMENT BYLAW 1R2025

BYLAW NUMBER 1R2025

EST. PROPERTY OWNERS

ANNUAL LEVY

RATE INCL INTEREST

FOR 15 YEARS AT 4.75%

PROJECT NUMBER

TOTAL EST.
CONSTRUCTION

ASSESSABLE
METRE

EST. PROPERTY
UNIFORM/PAYOUT RATE

EST.PROPERTY
SHARE

CITY
SHARE

IW S.A. WARD LOCATION DESCRIPTION

Code Code NO.

COST

FRONTAGE

FLANKAGE

(PER METRE)

(EXCL. INT.)

(EXCL. INT.)

PER METRE

PER YEAR

Ward Number - 10

ASPHALT PAVING 9.14M LANEWAY

2024-660-002 1 1	10	LANEWAY BEHIND 22 TEMPLEBY LN NE, 4802-4832 60 ST NE, 103-236 TEMPLEBY PL NE.	265,091.55	542.52	0.00	488.63	265,091.55	0.00	46.29	25,113.25
2024-660-003 1 1	10	LANEWAY BEHIND 1004-1016 RUNDLECAIRN WY NE, 132-244 RUNDLECAIRN RD NE, 151,115 RUNDLECAIRN RINE, 3-23 RUNDLECAIRN PL NE	257,762.10	527.52	0.00	488.63	257,762.10	0.00	46.29	24,418.90
2024-660-004 1 1	10	LANEWAY BEHIND 100-52 TEMPLEWOOD DR NE, 200-148 TEMPLEWOOD RD NE.335-355 TEMPLEWOOD PL NE	360,882.57	738.56	0.00	488.63	360,882.57	0.00	46.29	34,187.94
2024-660-006 1 1	10	LANEWAY BEHIND 2489 CATALINA BV NE, 211-227 CALIFORNIA PL NE, 7008-7120 CALIFORNIA PL NE.	129,579.79	265.19	0.00	488.63	129,579.79	0.00	46.29	12,275.65
TOTAL			1,013,316.01	2,073.79	0.00		1,013,316.01	0.00		95,995.74

PROPOSED

BYLAW NUMBER 1R2025

THE CITY OF CALGARY LOCAL IMPROVEMENT BYLAW 1R2025

BYLAW NUMBER 1R2025

EST.PROPERTY OWNERS
ANNUAL LEVY
RATE INCL INTEREST FOR

PROJECT NUMBER

IW	S.A	WARD	LOCATION DESCRIPTION	TOTAL EST. CONSTRUCTION	ASSESSABLE METRE		EST. PROPERTY UNIFORM/PAYOUT RATE	EST. PROPERTY SHARE	CITY SHARE	15 YEARS AT 4.75%	
Code	Code	NO		COST	FRONTAGE	FLANKAGE	(PER METRE)	(EXCL. INT.)	(EXCL. INT.)	PER METRE	PER YEAR
Ward Number - 11											
DRIVEWAY CROSSING - RESIDENTIAL											
2024-700-002 1 2		11	DRIVEWAY CROSSING LOCATED AT 25 SYDNEY DR SW.	5,900.00	6.20	0.00	951.61	5,900.00	0.00	90.14	558.87
2024-700-009 1 2		11	DRIVEWAY CROSSING LOCATED AT 9308 26 ST SW.	6,170.00	8.10	0.00	761.73	6,170.00	0.00	72.16	584.50
TOTAL				12,070.00	14.30	0.00		12,070.00	0.00		1,143.37

PROPOSED

BYLAW NUMBER 1R2025

THE CITY OF CALGARY LOCAL IMPROVEMENT BYLAW 1R2025

BYLAW NUMBER 1R2025

PROJECT NUMBER				TOTAL EST. CONSTRUCTION COST	ASSESSABLE METRE		EST. PROPERTY		EST.PROPERTY	CITY	EST.PROPERTY OWNERS ANNUAL LEVY RATE INCL INTEREST FOR 15 YEARS AT 4.75 %	
IW	S.A.	WARD	LOCATION DESCRIPTION		FRONTAGE	FLANKAGE	UNIFORM/PAYOUT	RATE	SHARE	SHARE	PER METRE	PER YEAR
Code	Code	NO.						(PER METRE)	(EXCL. INT.)	(EXCL. INT.)		
Ward Number - 12												
ASPHALT PAVING 8M LANEWAY												
2024-656-002 1	1	12	LANEWAY BEHIND 859 AUBURN BAY BV SE; 230-278 AUTUMN CI SE; 2-138 AUTUMN CR SE	222,028.59	454.39	0.00	488.63	222,028.59	0.00	46.29	21,033.71	
2024-656-004 1	1	12	LANEWAY BEHIND 54-174 MARQUIS HT SE	118,991.18	243.52	0.00	488.63	118,991.18	0.00	46.29	11,272.54	
2024-656-005 1	1	12	LANEWAY BEHIND 12-76 AUBURN MEADOWS BV SE, 13-93 AUBURN MEADOWS VW SE, 362-398 AUBURN BAY AV SE.	172,237.19	352.49	0.00	488.63	172,237.19	0.00	46.29	16,316.76	
2024-656-006 1	1	12	LANEWAY BEHIND 213-313 COPPERSTONE GD SE, 30-54 COPPERSTONE GR SE.	95,859.43	196.18	0.00	488.63	95,859.43	0.00	46.29	9,081.17	
TOTAL				609,116.39	1,246.58	0.00		609,116.39	0.00		57,704.18	

PROPOSED

THE CITY OF CALGARY
LOCAL IMPROVEMENT BYLAW 1R2025

BYLAW NUMBER 1R2025

EST. PROPERTY OWNERS

ANNUAL LEVY

RATE INCL INTEREST
FOR 15 YEARS AT 4.75%

PROJECT NUMBER			LOCATION DESCRIPTION	TOTAL EST. CONSTRUCTION COST	ASSESSABLE METRE		EST.PROPERTY	EST. PROPERTY	CITY	RATE INCL INTEREST											
IW	S.A.	WARD NO.			FRONTAGE	FLANKAGE	UNIFORM/PAYOUT RATE (PER METRE)	SHARE (EXCL. INT.)	SHARE (EXCL. INT.)	FOR 15 YEARS AT 4.75% PER METRE	PER YEAR										
Code	Code																				
Ward Number - 13																					
DRIVEWAY CROSSING - RESIDENTIAL																					
2024-700-008		13	DRIVEWAY CROSSING AT LOCATION 820	5,990.00	6.30	0.00	950.79	5,990.00	0.00	90.06	567.38										
1	2		CANTERBURY DR SW.																		
TOTAL				5,990.00	6.30	0.00		5,990.00	0.00		567.38										

PROPOSED

THE CITY OF CALGARY
LOCAL IMPROVEMENT BYLAW 1R2025

BYLAW NUMBER 1R2025

EST. PROPERTY OWNERS

ANNUAL LEVY

RATE INCL INTEREST
FOR 15 YEARS AT 4.75 %

PROJECT NUMBER			LOCATION DESCRIPTION	TOTAL EST. CONSTRUCTION COST	ASSESSABLE METRE		EST. PROPERTY UNIFORM/PAYOUT (PER METRE)	EST. PROPERTY SHARE (EXCL. INT.)	CITY SHARE (EXCL. INT.)	RATE INCL INTEREST										
I/W	S.A.	WARD			FRONTAGE	FLANKAGE				PER METRE	PER YEAR									
Code	Code	NO.																		
Ward Number - 14																				
ASPHALT PAVING 6.1M LANEWAY																				
2024-655-008 1		14	LANEWAY BEHIND 121-165 LEGACY GLEN WY SE, 57-101 LEGACY GLEN GR SE	92,849.74	207.62	0.00	447.21	92,849.74	0.00	42.37	8,796.86									
DRIVEWAY CROSSING - RESIDENTIAL																				
2024-700-001 1		14	DRIVEWAY CROSSING LOCATED AT 12201 LAKE ERIE RD SE.	7,500.00	8.10	0.00	925.93	7,500.00	0.00	87.71	710.45									
TOTAL				100,349.74	215.72	0.00		100,349.74	0.00		9,507.31									
GRAND TOTAL				5,695,833.12	12,205.33	0.00		5,695,833.12	0.00		539,617.60									

PROPOSED

BYLAW NUMBER 1R2025

THE CITY OF CALGARY
LOCAL IMPROVEMENT BYLAW 1R2025
FINANCING SUMMARY

TOTAL LOCAL IMPROVEMENT FINANCING REQUIRED FOR

PROPERTY OWNERS SHARE

5,695,833*

CITY SHARE

0.00*

TOTAL ESTIMATED CONSTRUCTION COST

5,695,833*

TOTAL LEVY AUTHORIZED BYLAW NO. 1R2025

5,695,833*

* Amount rounded to nearest dollar

CITY OF CALGARY
2024 LOCAL IMPROVEMENT UNIFORM TAX RATES
FOR PROJECTS UP TO AND INCLUDING 2024
October 31

LOCAL IMPROVEMENT TYPE CODE	DESCRIPTION OF IMPROVEMENT	RESIDENTIAL CONSTRUCTION				
		PERIOD OF	UNIFORM TAX RATE	PROPERTY	ANNUAL LEVY	PROPERTY
		ASSESSMENT	PER ASSESSABLE	OWNERS' SHARE	PER ASSESSABLE	OWNERS' LEVY
		YEARS	METRE	PER ASSESSABLE	METRE	PER ASSESSABLE
	<u>Asphalt Work – New Construction</u>		\$/m	\$/m	\$/m	\$/m
650/655	Less than or equal to 7 Metres wide	15	447.21	447.21	42.37	42.37
656/660	Greater than 7 Metres wide	15	488.63	488.63	46.29	46.29

**THE CITY OF CALGARY
LOCAL IMPROVEMENTS SYSTEM
AUDIT TRAIL
PETITION SUMMARY
BYLAW 1R2025**

BYLAW NUMBER 1R2025

NUMBER OF PROJECTS PETITION AGAINST PACKAGE WAS REQUESTED:	9
NUMBER OF PETITION AGAINST FILED WITHIN 30 DAYS FROM SENDING NOTICE:	2
NUMBER OF PETITION AGAINST FILED AFTER 30 DAYS FROM SENDING OF NOTICE:	0
NUMBER OF PETITION AGAINST REQUESTED BUT NOT FILED:	7
NUMBER OF PETITION AGAINST FILED THAT WERE SUFFICIENT:	1
NUMBER OF PETITION AGAINST FILED THAT WERE INSUFFICIENT:	1

BYLAW NUMBER 1R2025

“PETITION AGAINST” SUMMARY REPORT

Overview of 2025 Group One Local Improvement Projects/ “Petitions Against” by Ward

Ward #	Local Improvement Projects	Projects for which “Petitions Against” were requested*	Projects for which “Petitions Against” were requested* and filed within 30 day period under MGA	Projects for which “Petitions Against” were Filed AFTER 30 Day period under MGA	“Petitions Against”	
					Sufficient	Insufficient
1	0	0	0	0	0	0
2	0	0	0	0	0	0
3	0	0	0	0	0	0
4	4	0	0	0	0	0
5	10	4	1	0	1	0
6	2	0	0	0	0	0
7	5	2	0	0	0	0
8	10	0	0	0	0	0
9	3	1	0	0	0	0
10	4	1	1	0	0	1
11	2	0	0	0	0	0
12	4	1	0	0	0	0
13	1	0	0	0	0	0
14	2	0	0	0	0	0
City Total	47	9	2	0	1	1

**Multiple petitions requested/filed for a given project are combined and presented as one*

BYLAW NUMBER 1R2025

**THE CITY OF CALGARY
LOCAL IMPROVEMENTS SYSTEM
2025 PETITION AGAINST SUMMARY
BYLAW 1R2025**

PROJECT	PETITION	DATE	WARD	TYPE OF IMPROVEMENT	VALID	VALID	STATUS
NUMBER	AGAINST	RECEIVED	NO.	LOCATION REFERENCE	SIGN. %	LAND %	
2024-660-002	2024-11-010	2024-12-06	10	ASPHALT PAVING 9.14M LANEWAY LANEWAY BEHIND 22 TEMPLEBY LN NE, 4802-4832 60 ST NE, 103-236 TEMPLEBY PL NE.	53.70	52.26	INVALID
2024-656-003	2024-11-014	2024-12-05	05	ASPHALT PAVING 8M LANEWAY LANEWAY BEHIND 44 MARTHA'S GR, 838R-1068 MARTINALE BV, 17-85 MARTINVALLEY PL, 108-353 MARTHA'S MR NE	75.51	76.2	VALID

THE CITY OF CALGARY
LOCAL IMPROVEMENTS SYSTEM
2025 OUTSTANDING PETITION AGAINST SUMMARY
BYLAW 1R2025

BYLAW NUMBER 1R2025

PROJECT	PETITION	DEADLINE	
NUMBER	NUMBER	DATE	DESCRIPTION
2024-655-014	2024-12-002	2024-12-06	PETITION AGAINST HAS NOT BEEN RETURNED
2024-656-008	2024-11-011	2024-12-06	PETITION AGAINST HAS NOT BEEN RETURNED
2024-660-005	2024-11-012	2024-12-06	PETITION AGAINST HAS NOT BEEN RETURNED
2024-650-003	2024-11-009	2024-12-06	PETITION AGAINST HAS NOT BEEN RETURNED
2024-655-001	2024-12-001	2024-12-06	PETITION AGAINST HAS NOT BEEN RETURNED
2024-655-009	2024-11-017	2024-12-06	PETITION AGAINST HAS NOT BEEN RETURNED
2024-656-002	2024-11-016	2024-12-06	PETITION AGAINST HAS NOT BEEN RETURNED

SUMMARY OF FINANCIAL IMPACT**Program 147 – 148 / Activity 432395/433090 – LI Paving and Driveway
Crossings Funded by Property Owners****Group One Bylaws Total Borrowing Requirement**

Bylaw No.	Budget Program / Activity No.	Estimated Total Cost
1R2025	147-148 /432395-433090	\$5,695,833.12
Total Bylaw Requirement		\$5,695,833.12
Total Funding Requirement		\$5,695,833.12
Increase In Budget Required		\$5,695,833.12



2025 Local Improvement Projects – EC2025-0026

2025 March 11

Previous Background and Council Direction

- The Local Improvement program has been around for decades as an avenue for citizens to petition to have improvements in their area and community.
- The continuation of the program relies on the support of Council to pass these bylaws.
- The bylaws are presented to Council annually or semi-annually.
- Council passed the previous Bylaw in March 2024 (C0244).

Recommendations:

That the Executive Committee recommend to Council:

- Approval of an increase of \$5,695,833.12 in 2025 budget appropriation to Public Services Delivery Capital Program 147-148.
- Give three readings to Bylaw 1R2025.

That Executive Committee:

- Forward this report to the 2025 March 18 Regular Council Meeting.

Purpose

- To seek Council approval of proposed bylaw 1R2025 for the undertaking, construction, and financing of owner-initiated local improvement projects.
- These projects include paving residential laneways and lowering the height of the curb for individual driveways (called driveway crossings).

Highlights

- Local Improvements are projects that benefit a small section of local property owners rather than the majority of Calgarians.
- Local Improvements are initiated, supported and funded by citizens
- The City of Calgary and property owners facilitate and support efforts to improve neighborhood assets through the Local Improvement Program.

Discussion

- Notices of intention to undertake 47 Local Improvement projects were sent to affected property owners.
- 9 projects had Petitions Against requested and sent out:
 - 1 petition was filed with sufficient support at 75.51%, mandating removal as per the MGA.
 - 1 was filed with insufficient support at 52.26%.
 - 7 petitions were not filed for validation.

Recommendations:

That the Executive Committee recommend to Council:

- Approval of an increase of \$5,695,833.12 in 2025 budget appropriation to Public Services Delivery Capital Program 147-148.
- Give three readings to Bylaw 1R2025.

That Executive Committee:

- Forward this report to the 2025 March 18 Regular Council Meeting.

Infrastructure Services Report to
Executive Committee
2025 March 11

ISC: UNRESTRICTED
EC2025-0042

2025 Local Improvement Bylaws for Stephen Avenue Mall and Barclay Mall

PURPOSE

The purpose of this report is to seek Council approval of proposed Bylaws 1L2025 and 2L2025 for the undertaking of enhanced maintenance of Stephen Avenue Mall and Barclay Mall as local improvements in 2025 (the “**Local Improvements**”).

PREVIOUS COUNCIL DIRECTION

Council annually approves these Bylaws. The last approval was for Bylaws 1L2024 and 2L2024 for the enhanced maintenance of Stephen Avenue Mall and Barclay Mall in 2024 as local improvements (Attachment 1) on 2024 March 19.

RECOMMENDATION(S):

That Executive Committee recommend that Council:

- Give three readings to proposed Bylaw 1L2025; and
- Give three readings to proposed Bylaw 2L2025.

That Executive Committee:

- Forward this report to 2025 March 18 Regular Council Meeting.
-

RECOMMENDATION OF THE EXECUTIVE COMMITTEE, 2025 MARCH 11

That Council:

1. Give three readings to **Proposed Bylaw 1L2025**; and
2. Give three readings to **Proposed Bylaw 2L2025**.

Excerpt from the Minutes of the Regular Meeting of the Executive Committee, 2025 March 11:

“A Revised Attachment 2 was distributed with respect to Report EC2025-0042.”

CHIEF ADMINISTRATIVE OFFICER/GENERAL MANAGER COMMENTS

General Managers Doug Morgan and Michael Thompson concur with this report.

HIGHLIGHTS

- Since the 1980’s, The City of Calgary (“**The City**”) has used the enhanced mall maintenance program to deliver enhanced maintenance to portions of Stephen Avenue Mall (8 Avenue between 1 Street SE and 4 Street SW) and Barclay Mall (3 Street SW between Barclay Parade and 9 Avenue SW) (the “**Program**”).
- It is proposed that the cost of the Program for 2025 is to be shared equally by The City and adjacent property owners through the local improvement tax Bylaws 1L2025 and 2L2025.

Infrastructure Services Report to
Executive Committee
2025 March 11

ISC: UNRESTRICTED
EC2025-0042

**Excerpt from the Minutes of the Regular Meeting of the Executive Committee,
2025 March 11:**

- The Program enables The City to improve the condition of street furniture including surface repairs, to perform additional snow and ice control, and to provide enhanced street cleaning and street lighting. Also, it helps to attract business, residents, and tourism to downtown Calgary and contribute to Calgary's overall economy.
- Stephen Avenue Mall and Barclay Mall are important pedestrian corridors in downtown Calgary. The proposed Local Improvements will allow The City to continue to provide a vibrant, attractive, and safe space for visitors, businesses and Calgarians while encouraging sustainable modes of transportation.

DISCUSSION

The Local Improvements are proposed to prevent deterioration of existing infrastructure, maintain, or improve accessibility, and enhance the appearance of Stephen Avenue Mall and Barclay Mall.

The costs of the Local Improvements are to be shared equally (50/50) between The City and the adjacent property owners. This aligns with the Calgary Transportation Plan by helping to facilitate and provide mobility choices in the City Centre while promoting safety for all transportation system users. A council may by law require the municipality to pay the cost of any part of a local improvement that the council considers to be of benefit to the whole municipality. The proposed Local Improvements will improve safety, cleanliness, and accessibility of the said two malls, encourage social interaction, pedestrian travel by means of walking and promotes the use of other modes of transportation such as bikes, scooters, and transit and will contribute to the heritage perseverance and vitality of downtown Calgary. Also, it helps to attract business, residents, and tourism to downtown Calgary and contribute to Calgary's overall economy.

The *Municipal Government Act*, R.S.A. 2000 c. M-26, as modified by The City of Calgary Charter, 2018 Regulation, governs the local improvement process. As required by section 396 of the *Municipal Government Act*, a Notice of Intention to Undertake a Local Improvement ("**Notice**") is mailed to each affected property owner outlining the type of proposed construction, the estimated construction cost, the annual rate per metre and the property owner's estimated share of the cost. It also provides an instruction on how to file a petition against if they object to the proposed local improvement ("**Petition Against**"), to be filed within 30 days from the date of the Notice. Petition Against form can be obtained by calling The City of Calgary Operations Centre at 311.

To be considered sufficient, a Petition Against must be signed by at least two-thirds of the affected property owners representing at least half of the assessed property value. If a sufficient Petition Against is filed within 30 days from the sending of the Notice, Council must not proceed with the local improvement (Section 396(3) of the *Municipal Government Act*). If a sufficient Petition Against is not filed within 30 days from the sending of the Notice, Council may undertake the local improvement and impose the local improvement tax at any time in the 5 years following the sending of the Notice (Section 396(4) of the *Municipal Government Act*, as modified by The City of Calgary Charter, 2018 Regulation).

A local improvement tax bylaw must be passed by Council in respect of each local improvement.

**Infrastructure Services Report to
Executive Committee
2025 March 11**

**ISC: UNRESTRICTED
EC2025-0042**

**Excerpt from the Minutes of the Regular Meeting of the Executive Committee,
2025 March 11:**

EXTERNAL ENGAGEMENT AND COMMUNICATION

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

Notices for the Local Improvements were sent to affected property owners on 2024 November 12. No Petition Against forms were requested and filed by any affected property owner(s).

IMPLICATIONS

Social

The Program assists in encouraging social interaction along Stephen Avenue Mall and Barclay Mall by improving safety, area cleanliness and accessibility. This contributes to the heritage perseverance and vitality of downtown Calgary.

Environmental

Because the Program improves safety, cleanliness and accessibility of Stephen Avenue Mall and Barclay Mall, it encourages pedestrian travel by means of walking and promotes the use of other modes of transportation such as bikes, scooters, and transit.

Economic

Attracting visitors and business to Stephen Avenue Mall and Barclay Mall foster economic activity. The cost-sharing for the Program delivers a more desirable space while limiting costs to both The City and adjacent property owners.

Service and Financial Implications

Existing operating funding - base

For 2025, the estimated cost of the local Improvement for Stephen Avenue Mall is \$404,762 and the estimated cost for Barclay Mall is \$282,942 (see Table 1 below), with an estimated total amount of \$687,704. The normal maintenance costs of the said two malls (estimated at \$91,406 in 2025), will be deducted from the estimated total of \$687,704 and the residual costs will be shared equally between The City and the adjacent property owners benefitting from the Local Improvements. The normal maintenance cost and The City's portion of the Local Improvements will continue to be funded through the Mobility operating budget. The costs are comparable to those in 2024.

Infrastructure Services Report to
Executive Committee
2025 March 11

ISC: UNRESTRICTED
EC2025-0042

Excerpt from the Minutes of the Regular Meeting of the Executive Committee,
2025 March 11:

Table 1: Maintenance Costs – Stephen Avenue Mall and Barclay Mall

Maintenance Costs	2025 Stephen Avenue Mall Budget	2025 Barclay Mall Budget
Total	\$404,762	\$282,942
Less: Normal Maintenance	\$40,476	\$50,930
Shareable Costs	\$364,286	\$232,012
Property Owners Share (50%)	\$182,143	\$116,006
City Share (50%)	\$182,143	\$116,006

The costs of the Local Improvements for 2025 are set forth in Schedule “1” of Bylaws 1L2025 (Attachment 2) and 2L2025 (Attachment 3). Maintenance related to the walking and wheeling lane on THE WEST END OF 8 AVENUE SW is not part of these Local Improvements and is funded separately through the Winter Operations budget.

The local improvement tax will be levied in 2026.

RISK

The City's ability to complete the enhanced maintenance of Stephen Avenue Mall and Barclay Mall, which is highly visited by many people frequenting the downtown corridor, could be negatively impacted if the proposed Bylaws 1L2025 and 2L2025 are not approved.

ATTACHMENTS

1. Background and Previous Council Direction
2. **Proposed Bylaw 1L2025**
3. **Proposed Bylaw 2L2025**
4. Presentation

**Infrastructure Services Report to
Executive Committee
2025 March 11**

**ISC: UNRESTRICTED
EC2025-0042**

**Excerpt from the Minutes of the Regular Meeting of the Executive Committee,
2025 March 11:**

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform
Michael Thompson	Infrastructure Services	Approve
Doug Morgan	Operational Services	Inform
Kerensa Fromherz	Infrastructure Services	Approve
Ravi Seera (Acting)	Operational Services	Approve
Thom Mahler	Planning & Development Services	Inform

Author: D Martin, Public Spaces Delivery, Infrastructure Services

City Clerks: R. Derwantz / C. Doi

Background and Previous Council Direction

Background

Council annually approves the Local Improvement bylaws required to support mall maintenance for Stephen Avenue and Barclay malls.

Previous Council Direction

Mall Maintenance Bylaws Timeline

DATE	REPORT NUMBER	DIRECTION/DESCRIPTION
2024 March 19	C2024-0244	2024 Local Improvement Bylaws for Stephen Avenue and Barclay Mall Motion carried unanimously upon third reading of bylaws 1L2024 and 2L2024
2023 March 14	C2023-0207	2023 Local Improvement Bylaws for Stephen Avenue and Barclay Mall Motion carried unanimously upon third reading of bylaws 1L2023 and 2L2023
2022 March 29	C2022-0299	2022 Local Improvement Bylaws for Stephen Avenue and Barclay Mall Motion carried unanimously upon third reading of bylaws 1L2022 and 2L2022
2021 March 22	C2021-0230	2021 Local Improvement Bylaws for Stephen Avenue and Barclay Mall Motion carried unanimously upon third reading of bylaws 1L2021 and 2L2021
2020 March 16	C2020-0239	2020 Local Improvement Bylaws for Stephen Avenue and Barclay Mall Motion carried unanimously upon third reading of bylaws 1L2020 and 2L2020

ISC: Unrestricted

PROPOSED

EC2025-0042
ATTACHMENT 2

BYLAW NUMBER 1L2025

BEING A BYLAW OF THE CITY OF CALGARY TO AUTHORIZE:

- THE ENHANCED MAINTENANCE OF
STEPHEN AVENUE MALL TO BE UNDERTAKEN
AS A LOCAL IMPROVEMENT DURING THE
CALENDAR YEAR 2025; AND
- THE LEVYING OF A LOCAL IMPROVEMENT
TAX IN 2026 AGAINST THE BENEFITTING
PROPERTIES.

WHEREAS pursuant to Section 393 of the *Municipal Government Act*, R.S.A. 2000 c. M-26 (the “**MGA**”), a council of a municipality may on its own initiative propose a local improvement;

AND WHEREAS Council of The City of Calgary (“**Council**”) has reviewed report EC2025-0042 and wishes to undertake the enhanced maintenance (including but not limited to the supply of light and electricity, snow removal, street and fixture cleaning and related maintenance operations) of Stephen Avenue Mall, as described in the attached Schedule 1, as a local improvement in 2025 (the “**Local Improvement**”);

AND WHEREAS it has been estimated that the total cost of the Local Improvement for the calendar year 2025 is \$364,286;

AND WHEREAS in accordance with the MGA, part of the cost of the Local Improvement is to be imposed against the owners of the properties benefiting from such Local Improvement based on each unit of frontage;

AND WHEREAS Council considers the Local Improvement to be of benefit to the whole municipality and requires The City of Calgary (“**The City**”) to pay part of the cost of the Local Improvement;

AND WHEREAS pursuant to Section 396(1) of the MGA, The City has given proper notice of its intention to undertake the Local Improvement and no sufficient petition in respect thereof has been filed;

AND WHEREAS Council has determined it is advisable to pass a bylaw pursuant to Sections 397, 398 and 405 of the MGA to authorize the undertaking of the Local Improvement and the levying of the associated local improvement tax, and to require The City to pay 50% of the total cost of the Local Improvement;

AND WHEREAS The City will undertake the enhanced maintenance of the Local Improvement during the calendar year 2025;

AND WHEREAS all required approvals for the Local Improvement will be obtained to ensure the Local Improvement is in compliance with all applicable acts and regulations of the Province of Alberta;

PROPOSED

BYLAW NUMBER 1L2025

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

1. The City is hereby authorized to oversee the enhanced maintenance and operation of the Stephen Avenue Mall as a local improvement in 2025 as set forth in the attached Schedule "1", and to levy a local improvement tax in 2026 based on the actual enhanced mall maintenance cost for 2025, against the properties appearing in the attached Schedule "1".
2. There shall be levied against each parcel benefitting from the said local improvement, a local improvement tax, being the cost of that improvement over a period of one (1) year, computed by dividing the cost of the work by the total linear metres in the property fronting the affected area, with The City bearing fifty percent (50%) of the cost. The persons liable to pay the local improvement tax to be imposed are the owners of the parcels of land in respect of which the local improvement tax is imposed
3. The attached Schedule "1" is hereby declared to form part of this Bylaw.
4. 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 _____

PROPOSED

BYLAW NUMBER 1L2025

SCHEDULE "1"

THE CITY OF CALGARY

LOCAL IMPROVEMENT BYLAW 1L2025

INDEX OF INITIATION/WITHDRAWAL CODES (I/W)

1. PROJECT INITIATED AT REQUEST OF ADMINISTRATION

INDEX OF SPECIAL ASSESSMENT CODES (S.A.)

1. COST PROJECT
2. COST SHARED RESIDENTIAL PROJECT: 50% PROPERTY OWNER - 50% CITY SHARE

NOTES APPLICABLE TO 2025 LOCAL IMPROVEMENT PROJECTS

- INTEREST RATE FACTOR 15 YEARS AT 0% = (APPLICABLE TO UNIFORM TAX RATE PROJECTS ONLY)
- FORMULA FOR DETERMINING ASSESSABLE FRONTAGE OF IRREGULAR SHAPED LOTS:
SHORTEST WIDTH + (35% X (LONGEST WIDTH - SHORTEST WIDTH) EXCEPT FOR 'COST' TYPE
PROJECTS WHICH WILL USE ACTUAL FRONTAGE MEASUREMENTS

PROPOSED

BYLAW NUMBER 1L2025

THE CITY OF CALGARY

LOCAL IMPROVEMENT BYLAW 1L2025

PROJECT NUMBER				TOTAL EST.	ASSESSABLE		PROPERTY	PROPERTY	CITY
I/W	S.A.	WARD	LOCATION DESCRIPTION	CONSTRUCTION	METRE		PAYOUT RATE	SHARE	SHARE
Code	Code	NO.		COST	FRONTAGE	FLANKAGE	(PER METRE)	(EXCL. INT.)	(EXCL. INT.)
Ward Number - 07									
MALL MAINTENANCE									
2024-800-003		07	BOTH SIDES OF STEPHEN (8TH) AVENUE MALL	364,286.00	1,361.39	0.00	133.79	182,143.00	182,143.00
1	1/2		FROM 1 STREET SE TO 4 STREET SW - 2024 MAINTENANCE						
TOTAL				364,286.00	1,361.39	0.00		182,143.00	182,143.00
GRAND TOTAL				364,286.00	1,361.39	0.00		182,143.00	182,143.00

PROPOSED

BYLAW NUMBER 1L2025

THE CITY OF CALGARY
LOCAL IMPROVEMENT BYLAW 1L2025
FINANCING SUMMARY

TOTAL LOCAL IMPROVEMENT FINANCING REQUIRED FOR

PROPERTY OWNERS SHARE	182,143*
CITY SHARE	182,143*
TOTAL ESTIMATED CONSTRUCTION COST	364,286*
TOTAL LEVY AUTHORIZED BYLAW NO. 1L2025	182,143*

* Amount rounded to nearest dollar

PROPOSED

BYLAW NUMBER 1L2025

THE CITY OF CALGARY
LOCAL IMPROVEMENTS SYSTEM
AUDIT TRAIL
PETITION SUMMARY
BYLAW 1L2025

NUMBER OF PROJECTS PETITIONED AGAINST:	0
NUMBER OF PETITIONS AGAINST VALIDATED:	0
NUMBER OF PETITIONS AGAINST NOT VALIDATED:	0

PROPOSED

EC2025-0042
ATTACHMENT 3

BYLAW NUMBER 2L2025

BEING A BYLAW OF THE CITY OF CALGARY TO AUTHORIZE:

- THE ENHANCED MAINTENANCE OF
BARCLAY MALL TO BE UNDERTAKEN AS A
LOCAL IMPROVEMENT DURING THE
CALENDAR YEAR 2025; AND
- THE LEVYING OF A LOCAL IMPROVEMENT
TAX IN 2026 AGAINST THE BENEFITTING
PROPERTIES.

WHEREAS pursuant to Section 393 of the *Municipal Government Act*, R.S.A. 2000 c. M-26 (the “**MGA**”), a council of a municipality may on its own initiative propose a local improvement;

AND WHEREAS Council of The City of Calgary (“**Council**”) has reviewed report EC2025-0042 and wishes to undertake the enhanced maintenance (including but not limited to the supply of light and electricity, snow removal, street and fixture cleaning and related maintenance operations) of Barclay Mall, as described in the attached Schedule 1, as a local improvement in 2025 (the “**Local Improvement**”);

AND WHEREAS it has been estimated that the total cost of the Local Improvement for the calendar year 2025 is \$232,012;

AND WHEREAS in accordance with the MGA, part of the cost of the Local Improvement is to be imposed against the owners of the properties benefiting from such Local Improvement based on each unit of frontage;

AND WHEREAS Council considers the Local Improvement to be of benefit to the whole municipality and requires The City of Calgary (“**The City**”) to pay part of the cost of the Local Improvement;

AND WHEREAS pursuant to Section 396(1) of the MGA, The City has given proper notice of its intention to undertake the Local Improvement and no sufficient petition in respect thereof has been filed;

AND WHEREAS Council has determined it is advisable to pass a bylaw pursuant to Sections 397, 398 and 405 of the MGA to authorize the undertaking of the Local Improvement and the levying of the associated local improvement tax, and to require The City to pay 50% of the total cost of the Local Improvement;

AND WHEREAS The City will undertake the enhanced maintenance of the Local Improvement during the calendar year 2025;

AND WHEREAS all required approvals for the Local Improvement will be obtained to ensure the Local Improvement is in compliance with all applicable acts and regulations of the Province of Alberta;

PROPOSED

BYLAW NUMBER 2L2025

BYLAW NUMBER 2L2025 NOW, THEREFORE, COUNCIL, DULY ASSEMBLED, ENACTS AS FOLLOWS:

1. The City is hereby authorized to oversee the enhanced maintenance and operation of Barclay Mall as a local improvement in 2025 as set forth in the attached Schedule "1", and to levy a local improvement tax in 2026 based on the actual enhanced mall maintenance cost for 2025, against the properties appearing in the attached Schedule "1".
2. There shall be levied against each parcel benefitting from the said local improvement, a local improvement tax, being the cost of that improvement over a period of one (1) year, computed by dividing the cost of the work by the total linear metres in the property fronting the affected area, with The City bearing fifty percent (50%) of the cost. The persons liable to pay the local improvement tax to be imposed are the owners of the parcels of land in respect of which the local improvement tax is imposed.
3. The attached Schedule "1" is hereby declared to form part of this Bylaw.
4. 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 _____

PROPOSED

BYLAW NUMBER 2L2025

SCHEDULE "1"

THE CITY OF CALGARY LOCAL IMPROVEMENT BYLAW 2L2025

INDEX OF INITIATION/WITHDRAWAL CODES (I/W)

1. PROJECT INITIATED AT REQUEST OF ADMINISTRATION

INDEX OF SPECIAL ASSESSMENT CODES (S.A.)

1. COST PROJECT
2. COST SHARED RESIDENTIAL PROJECT: 50% PROPERTY OWNER - 50% CITY SHARE

NOTES APPLICABLE TO 2025 LOCAL IMPROVEMENT PROJECTS

- INTEREST RATE FACTOR 15 YEARS AT 0% = (APPLICABLE TO UNIFORM TAX RATE PROJECTS ONLY)
- FORMULA FOR DETERMINING ASSESSABLE FRONTAGE OF IRREGULAR SHAPED LOTS:
SHORTEST WIDTH + (35% X (LONGEST WIDTH - SHORTEST WIDTH) EXCEPT FOR 'COST' TYPE
PROJECTS WHICH WILL USE ACTUAL FRONTAGE MEASUREMENTS

PROPOSED

BYLAW NUMBER 2L2025

THE CITY OF CALGARY
LOCAL IMPROVEMENT BYLAW 2L2025

PROJECT NUMBER		WARD NO.	LOCATION DESCRIPTION	TOTAL EST.		ASSESSABLE		EST. PROPERTY	EST. CITY	
I/W Code	S.A. Code			CONSTRUCTION	FRONTAGE	METRE	FLANKAGE	PAYOUT RATE	SHARE	
								(PER METRE)	(EXCL. INT.)	(EXCL. INT.)
Ward Number - 07										
MALL MAINTENANCE										
2024-800-001	07		BOTH SIDES OF BARCLAY MALL (3 STREET SW) FROM NORTH PROPERTY LINE OF 255 BARCLAY PARADE SW TO 9 AVENUE SW - 2025 MAINTENANCE	232,012.00	1,313.04	0.00	88.35	116,006.00	116,006.00	
1	1/2									
TOTAL				232,012.00	1,313.04	0.00		116,006.00	116,006.00	
GRAND TOTAL				232,012.00	1,313.04	0.00		116,006.00	116,006.00	

PROPOSED

BYLAW NUMBER 2L2025

BYLAW NUMBER 2L2025
THE CITY OF CALGARY
LOCAL IMPROVEMENT BYLAW 2L2025

FINANCING SUMMARY

TOTAL LOCAL IMPROVEMENT FINANCING REQUIRED FOR

PROPERTY OWNERS SHARE	116,006*
CITY SHARE	116,006*
TOTAL ESTIMATED CONSTRUCTION COST	232,012*
TOTAL LEVY AUTHORIZED BYLAW NO. 2L2025	116,006*

* Amount rounded to nearest dollar

PROPOSED

THE CITY OF CALGARY
LOCAL IMPROVEMENTS SYSTEM
AUDIT TRAIL
PETITION SUMMARY
BYLAW 2L2025

BYLAW NUMBER 2L2025

NUMBER OF PROJECTS PETITIONED AGAINST:	0
NUMBER OF PETITIONS AGAINST VALIDATED:	0
NUMBER OF PETITIONS AGAINST NOT VALIDATED:	0

Calgary



2025 Local Improvement Bylaws for Stephen Avenue Mall and Barclay Mall

EC2025-0042

March 11, 2025

- Council approved Bylaws 1L2024 and 2L2024 for the enhanced maintenance of Stephen Avenue Mall and Barclay Mall in 2024 as local improvements (Attachment 1) on 2024 March 19.

That Executive Committee recommend that Council:

- Give three readings to proposed Bylaw 1L2025; and
- Give three readings to proposed Bylaw 2L2025

That Executive Committee:

- Forward this report to 2025 March 18 Regular Council Meeting

- To seek Council approval of proposed bylaw 1L2025 and 2L2025 for the undertaking, construction, and financing of owner-initiated local improvement projects.
- Stephen Avenue Mall and Barclay Mall are important pedestrian corridors in Calgary's city centre and this enhanced maintenance program has been achieved through Local Improvement Bylaws. The improvements attract business, residents and tourism to the downtown and contribute to Calgary's economy overall.

- Funding for enhanced maintenance is shared equally between The City of Calgary and the adjacent property owners.
- The program enables The City to improve the condition of street furniture, including benches, bike racks and waste receptacles.
- The program provides an increased level of maintenance for activities such as surface repairs, snow and ice control, street cleaning, and street lighting.

Maintenance Costs	2025 Stephen Avenue Mall Budget	2025 Barclay Mall Budget
Total	\$ 404,762	\$ 282,942
Less: Normal Maintenance	\$ (40,476)	\$ (50,930)
Sharable Costs	\$ 364,286	\$ 232,012
Property Owners Share (50%)	\$ 182,143	\$ 116,006



That Executive Committee recommend that Council:

- Give three readings to proposed Bylaw 1L2025; and
- Give three readings to proposed Bylaw 2L2025

That Executive Committee:

- Forward this report to 2025 March 18 Regular Council Meeting

Operational Services Report to
Executive Committee
2025 March 11

ISC: UNRESTRICTED
EC2025-0225

Water Utility, Wastewater, and Stormwater Bylaw Amendments

PURPOSE

The purpose of this report is to recommend that Council approve operational changes to the Stormwater Bylaw (Attachment 2), Wastewater Bylaw (Attachment 3) and Water Utility Bylaw (Attachment 4). The proposed changes will improve clarity, fairness and respond to important feedback from citizens and business, while maintaining the purposes of bylaws to protect public health, infrastructure, and the environment.

PREVIOUS COUNCIL DIRECTION

At the 2024 June 18 Meeting, Council referred Reports EC2024-0674 and EC2024-0665 back to Administration to incorporate learnings from the Bearspaw South Feeder Main (BPSFM) break, and to report back to Council no later than Q1 2025.

RECOMMENDATION(S):

That the Executive Committee recommend that Council:

1. Give three readings to the proposed bylaw in Attachment 4 to amend Bylaw 40M2006, Water Utility Bylaw
2. Give three readings to the proposed bylaw in Attachment 3 to amend Bylaw 14M2012, Wastewater Bylaw
3. Give three readings to the proposed bylaw in Attachment 2 to amend Bylaw 37M2005, Stormwater Bylaw

RECOMMENDATION OF THE EXECUTIVE COMMITTEE, 2025 MARCH 11:

That Council:

1. Give three readings to **Proposed Bylaw 21M2025** in Attachment 4 to amend Bylaw 40M2006, Water Utility Bylaw
2. Give three readings to **Proposed Bylaw 20M2025** in Attachment 3 to amend Bylaw 14M2012, Wastewater Bylaw
3. Give three readings to **Proposed Bylaw 19M2025** in Attachment 2 to amend Bylaw 37M2005, Stormwater Bylaw

Excerpt from the Minutes of the Regular Meeting of the Executive Committee, 2025 March 11:

“The following documents were distributed with respect to Report EC2025-0225:

- A letter from Canadian Prairie Irrigation Association; and
- A letter from Landscape Alberta.”

Operational Services Report to
Executive Committee
2025 March 11

ISC: UNRESTRICTED
EC2025-0225

Water Utility, Wastewater, and Stormwater Bylaw Amendments

CHIEF ADMINISTRATIVE OFFICER/GENERAL MANAGER COMMENTS

This section will remain blank until reviewed by the General Manager or Chief Administrative Officer. Expected information in this section is that the Chief Administrative Officer/General Manager concurs with this report. May also include information on direct connections to other lines of work/initiatives..

HIGHLIGHTS

- Amendments to the Water Utility (40M2006), Wastewater (14M2012), and Stormwater (37M2005) bylaws to improve clarity, fairness and respond to important feedback from citizens and business.
- Amendments to the Water Utility Bylaw (40M2006) include minor yet impactful changes to outdoor water use restrictions in Schedule E and allow additional watering activities.
- Amendments to the Water Utility Bylaw do not include a permanent seasonal outdoor watering schedule as previously recommended in report EC2024-0665. The Water Efficiency Plan, when it comes to Community Development Committee by the end of Q2 2026 will include water conservation tools and may include a proposal for permanent seasonal outdoor watering schedules.
- Bylaw amendments integrate learnings from citizen and business feedback, regular interactions between Bylaw Enforcement Officers, as well as learnings from the Bearspaw South Feedermain event.

DISCUSSION

The City is continually responding to the needs of Calgarians seeking to increase efficiency and effectiveness in the provision of services, while making sure that social, environmental, and economic factors are understood and considered.

The proposed bylaw amendments include:

- Housekeeping updates providing clear definitions and requirements to protect public health, infrastructure, and the environment.
- Updating Director references that have authority in each bylaw section.
- Clarifying responsibility for bylaw enforcement in Stormwater and Utility bylaw.
- Updating activities and permissions in Water Utility Bylaw Schedule E - Outdoor Water Restrictions
- Clarifying the requirements for operating and maintaining grease interceptors, which are devices that prevent fats, oil, and grease from entering the wastewater system and play an important role in preventing system backups.
- Ensuring full-service food vehicles have proper grey water disposal connections to prevent pollution resulting from improper or leaky connections.

A summary of the changes to the three bylaws is provided in Attachment 5.

Outdoor water restrictions are used only when necessary. They are an important tool that may be declared if demand for water is higher than what The City can supply. They have been declared during periods of drought when there is less water available in the river (2023), when

Operational Services Report to
Executive Committee
2025 March 11

ISC: UNRESTRICTED
EC2025-0225

Water Utility, Wastewater, and Stormwater Bylaw Amendments

The City is repairing or upgrading infrastructure (2024, 2005), when there is an emergency requiring longer water treatment times (2013) or when demand is high due to extended hot temperatures, straining the capacity of treatment plants. Administration continuously evaluates supply and demand to ensure a safe and reliable water supply.

EXTERNAL ENGAGEMENT AND COMMUNICATION

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

Water Services staff interact with industrial, commercial, and institutional customers daily, and these bylaw changes are based on information and feedback received through these customer interactions. Communication regarding the requirements of food service truck operators has been completed in 2024 through The City's annual Food Truck Blitz.

Internal engagement has been undertaken with City business units that use these bylaws.

A Water customer research survey was completed in fall 2024, and customer understanding was measured. 91% of customers surveyed had a good understanding what to do to reduce indoor water usage. 85% of customers surveyed understood the different stages of outdoor water restrictions. There was also engagement with external customers through over 700 inquiries received during the 2023 outdoor water use restrictions and 6,722 inquiries during the 2024 restrictions from both the break and repair phases of the Bearspaw South Feedermain event. These inquiries were received via 311, Councillor / Ward Offices, the Water Service Key Accounts team, and the Community Standards team that enforces these bylaws with customers.

The Canadian Prairie Chapter of the Irrigation Association (CPCIA) has also been engaged on the water managed sites program and has provided input on the proposed bylaw updates related to this program and general requirements related to outdoor water use.

IMPLICATIONS

Social

These amendments will provide clarity on bylaw requirements and will contribute to increased transparency, open channels of communication and collaboration with citizens and businesses. The amendments recognize that Calgarians value water for many purposes.

Operational Services Report to
Executive Committee
2025 March 11

ISC: UNRESTRICTED
EC2025-0225

Water Utility, Wastewater, and Stormwater Bylaw Amendments

Environmental

These amendments encourage and support education and regulatory compliance programs as part of The City's commitment to protecting the environment. These amendments also enable The City to be more responsive and take actions to protect our infrastructure.

Economic

Updates to Outdoor Water Use Restrictions (Schedule E) of the Water Utility bylaw will help increase equity for customers during outdoor water restrictions. For example, customers will be able to wash their own windows instead of being required to hire a licensed professional and renovation businesses will be able to have the same permissions as the construction industry.

Service and Financial Implications

No anticipated financial impact

This report recommendation has no direct financial implications to The City's capital or operating budgets. However, clear rules for customers can reduce operations and maintenance costs, for example when restaurants properly maintain grease interceptors The City will see less sewer blockages related to grease in the wastewater collection system over time.

RISK

If these bylaw changes are not approved there will be a higher risk of non-compliance, which could have consequences such as sewer backups and the release of prohibited materials into the stormwater system and the environment. Additionally, not approving changes to Schedule E - Outdoor Water Use restrictions could signal a lack of responsiveness to community and industry feedback and learnings during the Bearspaw South Feedermain event.

ATTACHMENTS

1. Background and Previous Council Direction
2. **Proposed Bylaw 19M2025**
3. **Proposed Bylaw 20M2025**
4. **Proposed Bylaw 21M2025**
5. Summary of Amendments to Stormwater, Wastewater and Water Utility Bylaws
6. Presentation
7. **Letters of Support**

**Operational Services Report to
Executive Committee
2025 March 11**

**ISC: UNRESTRICTED
EC2025-0225**

Water Utility, Wastewater, and Stormwater Bylaw Amendments

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform
Doug Morgan, General Manager	Operational Services	Approve
Nancy Mackay, Director	Operational Services - Water Services	Approve
Debra Hamilton, Acting General Manager	Planning and Development Services	Inform
Carolyn Bowen, Director	Planning and Development Services – Climate and Environment	Approve

Author: Nequita Finch, Water Quality and Regulatory Assurance, Water Services

City Clerks: R. Derwantz / C. Doi

Background and Previous Council Direction

Background

Report EC2025-0225 is being brought forward as per Council's previous direction of referred Report EC2024-0674 back to Administration in order to use learnings and information from the current application of restrictions due to the water feeder main break to make improvements to the current revisions of the bylaws, and to report back to Council no later than Q1 2025.

It is critical to incorporate initial learnings and provide clarity where possible now that resulted from 2023 and 2024 water restriction events to support 2025 restrictions if required and prepare for in depth changes anticipated in 2026.

The proposed bylaw amendments include:

Providing clarity and consistency such as identifying gaps in definitions, contradictory material across Water bylaws, and to respond to public and industry feedback learned from the summers of 2023 and 2024.

There are operational changes that clarify definitions and improve consistency, to hold responsible parties more accountable for bylaw compliance

There are also changes to water restrictions, so if restrictions have to be put in place these changes will make life better by allowing the watering of new trees and shrubs while they're being established, allowing the watering of vegetable gardens and food crops, and allowing Calgarians to wash their own windows. Another benefit should restrictions be put in place is that watering would be allowed in applicable stages between 7 pm and 10 AM, eliminating confusion and mirroring best practices for watering.

Previous Council Direction

DATE	REPORT NUMBER	DIRECTION/DESCRIPTION
2024 June 18	EC2024-0674	<p>Council refer Report EC2024-0674 back to Administration Q1 2025</p> <p>Council refer Report EC2024-0674 back to Administration in order to use learnings and information from the current application of restrictions due to the Bearspaw South Feeder Main (BPSFM) break to make improvements to the current revisions of the bylaws, and to report back to Council no later than Q1 2025.</p>
3/12/2012	UCS2012-04	<p>Council approved Bylaw 14M2012, the Wastewater Bylaw</p> <p>On 2019 November 29, Council approved Bylaw 42M2019 Being a Bylaw of The City of Calgary to amend Bylaw 56M2018, the Wastewater Bylaw. In 2021 Council approved Bylaw 42M2021, being a bylaw of The City of Calgary to amend Bylaw 14M2012.</p>
7/24/2006	UE2006-19	<p>Council approved Bylaw 40M2006, the Water Utility Bylaw</p> <p>On 2019 November 29, Council approved Bylaw 40M2019, being a Bylaw of The City of Calgary to amend Bylaw 57M2018, the Water Utility Bylaw. In 2021 Council approved Bylaw 43M2021, being a bylaw of The City of Calgary to amend Bylaw 40M2006</p>
7/4/2005	C2005-56	<p>Council approved Bylaw 37M2005, the Drainage Bylaw</p> <p>On 2019 November 29, Council approved Bylaw 41M2019, being a Bylaw of The City of Calgary to amend Bylaw 58M2018, the Drainage Bylaw. In 2021 Council approved Bylaw 41M2021, being a bylaw of The City of Calgary to amend Bylaw 37M2005, which included a title change to Stormwater Bylaw.</p>

PROPOSED

EC2025-0225
ATTACHMENT 2

BYLAW NUMBER 19M2025

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND BYLAW 37M2005 THE STORMWATER BYLAW

WHEREAS Council has considered report EC2025-0225 and deems it necessary to amend Bylaw 37M2005, the Stormwater Bylaw;

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

1. Bylaw 37M2005, the Stormwater Bylaw, as amended, is hereby further amended.
2. In the fourth preamble statement, after the word “nuisances” and before the semi-colon “;”, the following is added:

“, including unsightly property”.
3. Section 1.1(e) is deleted and the following is substituted in its place:

“(e) to provide a system of Written Approvals to permit otherwise prohibited Releases and activities in relation to the Stormwater System and to provide for the imposition of terms and conditions on such Written Approvals.”.
4. In section 2(1):
 - (a) in subsection (p.1), the definition of “Owner”, the following is added after subsection (iii) as subsection (iv):

“(iv) a business operating on the land or premises;”;
 - (b) in subsection (v)(i), the definition of “Release”, after the words “by spilling, discharging,” the following is added:

“pumping,”;
 - (c) in subsection (w), the definition of “Remedial Order”, the words “and in accordance with Part 2 of the Community Standards Bylaw, Bylaw Number 5M2004” are deleted;
 - (d) in the definition of “Surface Drainage Facility”, subsection (dd)(ii) is deleted and the following is substituted:

“(ii) a paved or unpaved walkway, curb, gutter or swale;”;

PROPOSED

BYLAW NUMBER 19M2025

- (e) after subsection (ee), the definition of “*Water*”, the following is added as subsection (ee.1):

“(ee.1) “*Written Approval*” means any document issued to a Person by the Director, Water Services or the Director, Community Planning under sections 4, 6, 10, 11, 13 or 15 of this Bylaw, regardless of how such a document is named or titled (e.g., written approval, permit, written consent or authorization);”.

5. Section 4 is deleted in its entirety and the following is substituted in its place:

- “4. (1) A Person must not Release, or allow to be Released, any Prohibited Material into the Stormwater System without a Written Approval from the Director, Water Services.
- (2) Except in an Emergency, a Person must not direct, pump, or Release, or allow to be directed, pumped or Released, any Impounded Water into the Stormwater System or onto any property owned or occupied by the City, without a Written Approval from the Director, Water Services.
- (3) A Person must not Release, or allow to be Released, Water from a portable swimming pool, Decorative Pond or fountain with a capacity of over 3 cubic meters (3000 litres) into the Stormwater System.
- (4) Notwithstanding subsection (1) above, Water resulting from extinguishing fires may be Released into the Stormwater System.
- (5) Notwithstanding subsections (1) and (2) above, the Director, Water Services, may issue Written Approvals allowing the Release of Prohibited Material and Impounded Water into the Stormwater System.
- (6) For the purposes of subsections (2) and (5):
- (a) “Impounded Water” means any Water that has collected on a site, including but not limited to, surface water ponding on a Premises, construction site or renovation site captured in an excavation, low point, or enclosure; and
- (b) “Emergency” means a situation in which there is imminent danger to public safety or of serious harm to property.”.

6. In section 6:

- (a) in subsections (1) and (2) the words “unless authorized to do so by the Director, Water Services or the Director, Community Planning” are deleted.
- (b) after subsection (2), the following is added as subsection (3):
- “(3) Notwithstanding subsections (1) and (2) above, the Director, Water Services or the Director, Community Planning may issue Written Approvals allowing the drainage or directing of Stormwater.”.

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7. Section 7 is deleted.
8. In section 8, after the word “manage”, the following is added:
“, add controls”.
9. In section 9, after the words “Interceptor, device”, wherever they appear, the following is added:
“, control”.
10. In section 10:
 - (a) in subsection (1), after the words “for any purpose without”, the words “written approval” are deleted and the following is substituted:
“a Written Approval”;
 - (b) in subsection (2), after the words “may impose conditions on”, the words “an approval” are deleted and the following is substituted:
“a Written Approval”; and
 - (c) in subsection (3), after the words “Notwithstanding subsections (1) and (2),” the words “the approval” are deleted and the following is substituted:
“a Written Approval”.
11. In section 11:
 - (a) in subsections (3), (4), (5) and (6) the words “unless authorized by the Director, Water Services or the Director, Community Planning” and any commas immediately before or after those words, are deleted;
 - (b) in subsection (4), after the word “alter,”, the following is added:
“damage,”; and
 - (c) the following is added after subsection (7) as subsection (8):
“(8) Notwithstanding subsections (3), (4), (5) and (6), The Director, Water Services or the Director, Community Planning may issue Written Approvals allowing the activities otherwise prohibited in those subsections.”.
12. In section 13:
 - (a) in subsection (1), after the words “to the Stormwater System, without the”, the words “written approval” are deleted and the following is substituted:
“Written Approval”;

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- (b) in subsection (3), after the words “the Director, Community Planning may”, the word “approve” is deleted and the following is substituted:
“issue Written Approvals for”;
 - (c) in subsection (5), the words “first obtaining the written consent of” are deleted and the following is substituted:
“a Written Approval from”; and
 - (d) after subsection (7), the following is added as subsection (8):
“(8) No Person shall install, or cause to be installed, connections between the Wastewater System and the Stormwater System.”.
13. In section 15:
- (a) subsections (1) and (2) are deleted;
 - (b) the following is added before subsection (3) as subsection (2.1):
“(2.1) The Director, Water Services or the Director, Community Planning may issue, suspend, or revoke any Written Approval for under this Bylaw and place terms and conditions on such Written Approvals.”;
 - (c) in subsection (3)(a), the words “any conditions or requirements of an approval or permit” are deleted and the following is substituted:
“any terms or conditions of a Written Approval”;
 - (d) in subsection 3(c), the words “approvals or permits” are deleted and the following is substituted:
“Written Approvals”; and
 - (e) after subsection (3), the following is added as subsection (3.1):
“(3.1) Nothing in this section limits the ability of the Director, Water Services or the Director, Community Planning, to impose other terms and conditions on a Written Approval issued under this Bylaw, including terms and conditions similar to the requirements listed in sections 8 and 9, or any other additional terms or conditions necessary to protect the Stormwater System.”.
14. Section 16, including the header “APPROVALS AND REQUIREMENTS” is deleted in its entirety, and the following is substituted:
- “WRITTEN APPROVALS**
- 16. (1) A Person to whom a Written Approval has been issued under this Bylaw must comply with all terms and conditions of that Written Approval.

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- (2) Every Person who relies on a Written Approval issued under this Bylaw has the onus of proving that they were the holder of a valid and subsisting Written Approval.
- (3) A Written Approval issued by the Director, Community Planning or the Director, Water Services under this Bylaw, or an agreement entered into by the Director, Community Planning or Director, Water Services pursuant to this Bylaw, must be available for inspection on the request of either of the Directors or on the request of an Officer.”.
15. Subsections 18(2), (3), and (4) are deleted and the following is added before subsection 18(5) as subsection 18(4.1):
- “(4.1) A Remedial Order written pursuant to this Bylaw may be served in accordance with Part 2 of the Community Standards Bylaw 32M2023.”.
16. In section 20(1), subsection (b)(i), (ii) and (iii) are deleted and the following is substituted before the words “is guilty of an offence”:
- “(b) failing to do any act or thing which the Person is required to do, including failing to comply with terms or conditions of a Written Approval issued by the Director, Community Planning or the Director, Water Services;”.
17. Schedule “A” – SPECIFIED AND MINIMUM PENALTIES is deleted in its entirety and the following is substituted in its place:

“SCHEDULE “A”

SPECIFIED AND MINIMUM PENALTIES

SECTION	OFFENCE	MINIMUM PENALTY 1st offence	SPECIFIED PENALTY 1st offence
4(1)	Release a Prohibited Material	\$500	\$3000
4(2)	Release Impounded Water	\$500	\$1500
5(1)(a), (b), (c), (d)	Fail to notify of Release	\$75	\$500
5(4)(a)	Fail to mitigate prohibited Release	\$500	\$3000
5(4)(b)	Fail to cover or clearly mark hoses	\$75	\$200
6(1)	Allow termination within 2 meters	\$75	\$300
6(2)	Connect directly to Foundation Drain or weeping tile	\$75	\$500
8	Fail to treat, restrict, impound, manage, control or retain as required by a Director	\$500	\$3000

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9(1)(a)	Fail to maintain Interceptor, control, device or practice	\$500	\$1500
9(1)(b)	Fail to service Interceptor, control, device or practice	\$500	\$1500
9(1)(c)	Fail to keep or provide a record	\$75	\$200
9(2)	Deposit residue	\$500	\$3000
10(1)	Unauthorized use of Stormwater	\$500	\$1000
11(1)(a)	Allow structure on or over a Surface Drainage Facility	\$500	\$1500
11(1)(b)	Fail to ensure Surface Drainage Facility remains clear of debris	\$500	\$1500
11(2)	Insufficient clearance over a Surface Drainage Facility	\$500	\$1500
11(3)(a)	Restricting access to Stormwater System	\$500	\$1500
11(3)(b)	Restricting Flow into or within Stormwater System	\$500	\$1500
11(4)	Altering, removing or changing Stormwater System	\$500	\$1500
11(5)	Make or create Surface Drainage Facility	\$500	\$1500
11(6)	Enter or place or remove plant, animal or objects in or from a Stormwater System structure or facility	\$500	\$1500
11(7)	Fish from a storm pond	\$500	\$1500
12	Fail to comply with an easement	\$200	\$500
13(1)	Unauthorized Connection to Stormwater System	\$500	\$1500
13(5)	Unauthorized re-use of Connection	\$500	\$1500
13(6)	Failure to notify Director of discontinuation	\$75	\$300
16(1)	Fail to comply with term or condition of a Written Approval	\$500	\$1500
16(3)	Fail to produce a Written Approval	\$100	\$200
18(5)	Fail to comply with Remedial Order	\$250	\$3000
19	Hindering authorized City employee	\$500	\$1000".

PROPOSED

BYLAW NUMBER 19M2025

18. This Bylaw comes into force on the day it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____

PROPOSED

EC2025-0225
ATTACHMENT 3

BYLAW NUMBER 20M2025

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND BYLAW 14M2012 THE WASTEWATER BYLAW

WHEREAS Council has considered report EC2025-0225 and deems it necessary to amend Bylaw 14M2012, the Wastewater Bylaw;

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

1. Bylaw 14M2012, the Wastewater Bylaw as amended, is hereby further amended.
2. In section 3,
 - (a) in the definition of “CAN/CSA B481”, the year “2007” is deleted and the following is substituted:

“2012”; and
 - (b) in the definition of “owner”, the following is added after subsection (iii) as subsection (iv):

“(iv) a business operating on the land or *premises*”.
3. In section 26:
 - (a) subsection (4)(b) is deleted and the following is substituted:

“(b) keep a maintenance log for each *pre-treatment system* on the *premises*, in the form prescribed by the *Director, Water Services*, with a record of every inspection, servicing, and repair;

(b.1) keep maintenance logs in accordance with subsection (b) on the *premises* for a minimum of two years; and”;
 - (b) the following is added after subsection 4(c) as section 26(4.1):

“(4.1) A *person* must not provide false or misleading information on a maintenance log under this *Bylaw*.”.
4. Subsection 27(1) is deleted in its entirety, and the following is substituted as subsections 27(1), (1.1), and (1.2):

“27. (1) An *owner* of a business or a *premises* that is connected directly or indirectly to the *wastewater system*, and where food may be cooked, processed, or prepared, and where a *fixture* or equipment releases *wastewater* that includes *Fats, Oil or Grease* must do the following:

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BYLAW NUMBER 20M2025

- (a) install a *FOG interceptor* at a location with *adequate access* on the upstream side of a *monitoring access point* in or on the premises to prevent *FOG* from passing into the *wastewater system*;
- (b) select and install a *FOG interceptor* which is properly sized and designed in accordance with the *CAN/CSA B481*;
- (c) ensure the *FOG interceptor* meets the requirements of the *National Plumbing Code of Canada*;
- (d) ensure the *FOG interceptor* is installed in a location that has *adequate access* for cleaning;
- (e) ensure a minimum of 12 inches (300mm) clearance between the cover of the *FOG interceptor* and the bottom of the sink or other obstacle;
- (f) monitor, operate, and *properly maintain* a *FOG interceptor* at all times;
- (g) clean all *FOG interceptors* monthly or at intervals required by the *Director, Water Services*; and
- (h) dispose of exhaust hood wash water in a *fixture* that is connected to a *FOG interceptor* or haul such water to a location approved by the *Director, Water Services*.

(1.1) For the purposes of subsection (1) above:

- (a) “*fixture*” means a receptacle, sink, appliance, apparatus, or other device that *releases*, or has the potential to *release*, *wastewater* or *FOG* and includes a floor drain;
- (b) “*adequate access*” means easy access for proper cleaning and removal of *FOG* and sediments, allowing, at a minimum: access by a 2 inch (50mm) diameter vacuum hose, and for personnel to reach all removable internal components; and
- (c) “*properly maintain*” means removing the entire contents and thoroughly cleaning the *FOG interceptor*.

(1.2) The *Director, Water Services* may:

- (a) prescribe the frequency of *FOG interceptor* cleanings; and
- (b) prescribe approved locations for disposal of hauled hood wash water.”.

5. In section 34(1)(c):

- (a) the word “; and” in subsection (iv) is deleted and the following is substituted:

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“.”; and

(b) subsection (v) is deleted in its entirety.

6. In section 34.1:

(a) subsection (2) is deleted and the following is substituted:

“(2) The operator of a *full service food vehicle* must dispose of *wastewater* at a location approved by the *Director, Water Services*.”;

(b) subsection (3) is deleted; and

(c) after subsection (5), the following is added as subsection (6):

“(6) The operator of a *full-service food vehicle* must equip that vehicle with a greywater disposal connection as approved by the *Director, Water Services*.”.

7. Sections 43(1), (2) and (3) are deleted and the following is substituted as sections 43(3.1) and 43(3.2):

“(3.1) Where:

(a) the *Director, Community Planning*;

(b) the *Director, Water Services*; or

(c) an *Officer*;

believes a *Person* has contravened any provision of this Bylaw, they may issue to the *Person* a *Remedial Order* to remedy the infraction.

(3.2) A *Remedial Order* issued pursuant to this Bylaw may be served in accordance with the Community Standards Bylaw 32M2023.”.

8. In **Schedule “J” - “Offences and Penalties”**:

(a) after:

Section	Description of Offences	Minimum Penalty	Specified Penalty
“26(4)(a)	Failing to obtain and retain manuals, instructions and specifications related to the installation, operation, maintenance and cleaning of the <i>pre-treatment system</i> installed at the <i>premises</i>	\$100	\$200”

the following is deleted under the headings indicated:

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Section	Description of Offences	Minimum Penalty	Specified Penalty
"26(4)(b)	Failing to maintain a maintenance schedule and record of each maintenance for the <i>pre-treatment system</i> installed at a <i>premises</i> for a period of two years, including records for disposal of <i>waste residue</i>	\$100	\$500"

and the following is substituted in its place under the headings indicated:

Section	Description of Offences	Minimum Penalty	Specified Penalty
"26(4)(b)	Failure to keep a maintenance log in accordance with this Bylaw	\$100	\$500
26(4)(b.1)	Failure to keep maintenance logs for length of time required	\$100	\$500";

(b) after:

Section	Description of Offences	Minimum Penalty	Specified Penalty
"26(4)(c)	Failing to submit records requested by the <i>Director</i>	\$100	\$500"

the following is deleted under the headings indicated:

Section	Description of Offences	Minimum Penalty	Specified Penalty
"27(1)(a)	Failing to install a <i>FOG interceptor</i> as required by subsection 27(1)(a)	\$500	\$2000
27(1)(b)	Failing to monitor, operate, properly maintain and clean each <i>FOG interceptor</i> as required by subsection 27(1)(b)	\$500	\$1500
27(1)(c)	Failing to ensure that <i>wastewater</i> does not exceed the maximum allowable concentration limits for <i>FOG</i> set out in Schedule C of the <i>Bylaw</i>	\$1000	\$3000
27(1)(d)	Failing to submit <i>interceptor</i> maintenance records requested by the <i>Director</i>	\$100	\$500"

and the following is substituted in its place under the headings indicated:

Section	Description of Offences	Minimum Penalty	Specified Penalty
"27(1)(a)	Failing to install a <i>FOG interceptor</i> at a location with <i>adequate access</i>	\$500	\$2000
27(1)(b)	Failing to select and install a properly designed <i>FOG interceptor</i>	\$500	\$2000
27(1)(c)	<i>FOG interceptor</i> fails to meet requirements of <u><i>National Plumbing Code of Canada</i></u>	\$500	\$2000

PROPOSED

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27(1)(d)	<i>FOG interceptor</i> installed in improper location	\$500	\$2000
27(1)(e)	<i>FOG interceptor</i> installed without appropriate clearance	\$500	\$2000
27(1)(f)	Failing to monitor, operate, and <i>properly maintain a FOG interceptor</i>	\$500	\$1500
27(1)(g)	Failing to clean <i>FOG interceptor</i> at required interval	\$500	\$1500
27(1)(h)	Failing to dispose of exhaust hood wash water in accordance with this <i>Bylaw</i>	\$500	\$1500”;

and

(c) after the following:

Section	Description of Offences	Minimum Penalty	Specified Penalty
“34.1(5)	Failing to provide logbook upon request	\$100	\$200”

the following is added:

Section	Description of Offences	Minimum Penalty	Specified Penalty
“34.1(6)	Failing to equip Food Service Vehicle with a proper greywater disposal connection	\$500	\$1500”.

PROPOSED

BYLAW NUMBER 20M2025

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

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____

PROPOSED

EC2025-0225
ATTACHMENT 4

BYLAW NUMBER 21M2025

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND BYLAW 40M2006 THE WATER UTILITY BYLAW

WHEREAS Council has considered report EC2025-0225 and deems it necessary to amend Bylaw 40M2006, the Water Utility Bylaw;

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

1. Bylaw 40M2006, the Water Utility Bylaw, as amended, is hereby further amended.
2. In section 2(1):
 - (a) the following is added after subsection (a.01) as subsection (a.02):

“(a.02) “Approved Tester” means a Person registered by the Director, Water Services under section 37.2 and who may conduct testing on Cross Connection Control Devices under section 39;”
 - (b) subsection (i) is deleted and the following is substituted:

“(i) “Cross Connection Control Device” means a testable Backflow prevention device that is approved by the Director, Water Services under Part XIV of this Bylaw;”;
 - (c) the following is added to the definition of “Customer” in subsection (j) after the words “any Person,”:

“any Owner,”; and
 - (d) subsections (gg) and (hh) are deleted and the following is substituted:

“(gg) “Tier One Water Managed Site” means a site for which watering is applied through a system approved by the Director, Water Services in accordance with section 20.1 of this Bylaw;

(hh) “Tier Two Water Managed Site” means a site for which watering is applied through a system approved by the Director, Water Services in accordance with section 20.1 of this Bylaw;”.
3. Sections 37, 38 and 39 are deleted in their entirety and the following is substituted in their place as sections 37, 37.1, 37.2, 38 and 39:

“CONTROLLING CROSS CONNECTIONS

PROPOSED

BYLAW NUMBER 21M2025

37. (1) A Person must not connect, cause to be connected, or permit to remain connected to the Water System a Cross Connection that has not been approved by the Director, Water Services.
- (2) A Person must not test a Cross Connection Control device connected to the City's Water System unless such Person is registered with the Director, Water Services as an Approved Tester.

AUTHORITY OF THE DIRECTOR

- 37.1 (1) The Director, Water Services may approve the type of Cross Connection Control device required under section 37(1) above in accordance with the Canadian Standards Association (CSA) Standard, *Selection and installation of backflow preventers/Maintenance and field testing of backflow preventers*, B64.10-11/B64.10.1-11 dated November 2011 or as amended.
- (2) Where the Director, Water Services believes, on reasonable and probable grounds, that a Cross Connection exists in contravention of this Bylaw, the Director, Water Services may carry out an inspection:
- (a) upon reasonable notice to the Customer, or
 - (b) without notice to the Customer where the Director believes that there is a situation in which there is imminent danger to public safety or of serious harm to the Water System due to the threat of contamination.
- (3) The Director, Water Services may cut off water service to a parcel or premises, with reasonable notice, where:
- (a) the Customer has refused to allow an inspection under subsection (2) above or has obstructed efforts for such an inspection;
 - (b) after an inspection under subsection (2) has occurred, the Director, Water Services believes, on reasonable grounds, that a Cross Connection exists on the Customer's premises that contravenes this Bylaw;
 - (c) the Customer has failed to have their Cross Connection Control Device tested by an Approved Tester; or
 - (d) the Customer's Cross Connection Control Device failed after testing.
- (4) The Director, Water Services may cut off water service to a Customer with no notice where the Director believes the Customer's Cross Connection poses an imminent danger to public safety or of serious harm to the Water System due to the threat of contamination.

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APPROVED TESTER REGISTRY

- 37.2 (1) The Director, Water Services may establish and maintain a registry of Approved Testers who are permitted to conduct testing on Cross Connection Control Devices under this Bylaw.
- (2) In approving or denying a Person for registration, or in removing a Person from the registry as an Approved Tester, the Director, Water Services may:
- (a) set the qualifications required of a Person in order to be registered;
 - (b) create an application process and renewal process for registration; and
 - (c) establish procedures required of all Approved Testers in submitting testing results.

APPROVED TESTER RESPONSIBILITIES

- 37.3 (1) After testing a Cross Connection Control Device, an Approved Tester must:
- (a) submit testing reports to the Director, Water Services in the form required by the Director and within the time required by this Bylaw;
 - (b) provide copies of test reports to the Customer whose Cross Connection Control Device was tested within:
 - (i) 5 days of the test where the device was found to be in good working order; or
 - (ii) 2 days where the device was found to not be in good working order; and
 - (c) place and update the testing tag on the Cross Connection Control Device.

CROSS CONNECTION CONTROL DEVICES REQUIRED

38. (1) Any Person who newly constructs, reconstructs, or renovates premises, must install a Cross Connection Control Device on the Plumbing System of such premises:
- (a) in a location on the incoming water service prior to any water use, or
 - (b) in a location approved by the Director, Water Services.
- (2) Subsection (1) above does not apply to dwelling units separately serviced from a City Water Main or On-site Water Main.

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- (3) Any Person proposing to use water from the Water System for constructing, altering, or repairing a building, must install a Cross Connection Control Device on the temporary water connection:
 - (a) in a location on the incoming water service prior to any water use, or
 - (b) in a location approved by the Director, Water Services.
- (4) Despite subsection (2), the Director, Water Services may direct any existing Customer to install a Cross Connection on that Customer's Plumbing System, at a location approved by the Director, where such Customer's use of the water system poses a higher risk of contamination.

CUSTOMER MUST TEST AND MAINTAIN CROSS CONNECTION CONTROL DEVICES

- 39. (1) A Customer who is required to have a Cross Connection Control Device under this Bylaw must have such device tested at the Customer's expense by an Approved Tester:
 - (a) at the time a new Cross Connection Control Device is installed and annually afterwards;
 - (b) at any additional frequency required by the Director, Water Services;
 - (c) at the time that a Cross Connection Control Device is relocated, cleaned, repaired or overhauled; and
 - (d) in the case of an irrigation system, at the time the system is turned on at the beginning of each year's irrigation season.
- (2) A Customer must provide the Director, Water Services, in the manner required by the Director, with a copy of any test report resulting from a test conducted on the Customer's Cross Connection Control Device:
 - (a) within 5 days of the test where the Approved Tester discovered that the Cross Connection Control Device is in good working order, or discovered that the device was not in good working order but repairs or replaces and re-tests the device immediately such that it is then in good working order; or
 - (b) within 2 business days where the Approved Tester discovers that the Cross Connection Control Device is not in good working order and did not repair or replace the device immediately.
- (3) Where a Customer's Cross Connection Control Device is not in good working order then such Customer must within 5 business days of the test report being received by the Director, Water Services:

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- (a) repair or replace the device;
 - (b) have an Approved Tester test the repaired or replaced device; and
 - (c) provide the Director, Water Services with a copy of the repaired or replaced device's test report in the manner required by the Director.
 - (4) A Customer must retain test report records for 2 years and make such reports available to the Director, Water Services upon request.
 - (5) A Customer must not remove any testing tag placed by an Approved Tester on a Cross Connection Control Device on the Customer's premises.
 - (6) Where a Customer fails to comply with this Part of the Bylaw the Director, Water Services may, on notice to the Customer, shut off the water service or water services until the situation has been remedied.”.
4. Section 20 is deleted in its entirety, and the following is substituted as sections 20 and 20.1:

“OUTDOOR WATER USE RESTRICTIONS

Declaration of Restrictions

20. (1) In the event that the Director, Water Services believes there is a reason to require reduced Potable Water usage, the Director, Water Services may declare an outdoor water use restriction.
- (2) The declaration of an outdoor water use restriction by the Director, Water Services may apply to:
- (a) the entire City;
 - (b) specific zones or geographic areas of the City; or
 - (c) other specific locations as defined by the Director, Water Services.
- (3) In the event there is reason to declare an outdoor water use restriction, the Director, Water Services may declare such restriction effective immediately.

Notice of Restrictions

- (4) In the event of a declaration of an outdoor water use restriction made pursuant to this section, the Director, Water Services:
 - (a) shall determine the risk to the water supply and issue a declaration for the stage necessary to protect the water supply that is either: a Stage One (Low risk to water supply), a Stage Two (Moderate risk to water supply), a Stage Three (High risk to water

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supply) or a Stage Four (Severe risk to water supply) outdoor water use restriction;

- (b) shall cause public notice indicating the stage of outdoor water use restriction and the date such restrictions came or will come into effect to be given in any one or more of the following manners:
 - (i) City of Calgary press release;
 - (ii) notice on The City of Calgary website;
 - (iii) advertising in one or both major daily newspapers in circulation in the City;
 - (iv) circulation of flyers; or
 - (v) signage;
- (c) may declare different stages of outdoor water use restrictions in different areas;
- (d) shall, if changing the areas of application or stages of restrictions in any area or lifting a declaration of outdoor water use restrictions, cause a public notice to be given in a manner described in subsection (b); and
- (e) shall, after determining that the reason or reasons to require reduced water usage has sufficiently abated, declare an end to an outdoor water use restriction and shall cause public notice of such declaration to be given in a manner described in subsection (b).

Prohibition

- (5) When an outdoor water use restriction is in effect, an Owner or Occupier of a parcel or premises must not allow the use of Potable Water supplied through the Water System for any outdoor activity or application prohibited in Schedule “E” to this Bylaw, unless such activity or application is expressly exempted in Schedule “E” under:
 - (a) Stage One (Low risk to water supply);
 - (b) Stage Two (Moderate risk to water supply);
 - (c) Stage Three (High risk to water supply); or
 - (d) Stage Four (Severe risk to water supply).

Permitted Activities During Outdoor Water Use Restriction

- (6) Despite Schedule “E”, at any stage of an outdoor water restriction, the use of Potable Water for washing down sidewalks, walkways, driveways,

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BYLAW NUMBER 21M2025

exterior building surfaces or other outdoor surfaces, is permitted where necessary to comply with health and safety requirements.

- (7) In subsection (6) above, “health and safety requirements” means:
 - (a) washing away bodily fluids (such as urine, excrement and vomit) subject to the requirements of the Stormwater Bylaw 37M2005; or
 - (b) washing required by Occupational Health and Safety legislation and regulations.
- (8) The Director, Water Services may designate additional exemptions to prohibited activities in Schedule “E” during an outdoor water use restriction where Schedule “E” provides the Director, Water Services with the authority to do so for a specific activity.

WATER MANAGED SITES PROGRAM

- 20.1 (1) The Director, Water Services is authorized to establish a water managed sites program for Customers that use automatic irrigation systems that meet water efficiency standards including:
 - (a) setting the form and content of applications to the program;
 - (b) establishing standards that must be met for water efficiency including form and types of irrigation auditing, performance reporting, and establishing standards for Tier One and Tier Two Customers;
 - (c) rejecting applicants that do not meet program requirements and issuing certificates to Customers accepted into the program; and
 - (d) establishing policies and procedures implementing the program.
- (2) The Director, Water Services may issue certificates under the water managed sites program accepting a Customer as either:
 - (a) a Tier One Water Managed Site; or
 - (b) a Tier Two Water Managed Site.

Outdoor Water Use Restrictions – Certificate Holders

- (3) When an outdoor water use restriction is in effect, an Owner or Occupier of a parcel or premises who holds a valid and subsisting certificate as a Tier One or Tier Two Water Managed System may use Potable Water supplied through the Water System in accordance with the requirements in Schedule “E” for either Tier One or Tier Two certificate holders as applicable.”.

5. In Schedule “B” – OFFENCES: SPECIFIED PENALTIES:

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(a) after:

<u>SECTION NUMBER</u>		<u>SPECIFIED PENALTY</u>
"18(1)(c)	Allow spray or stream of Potable Water to run into street or sidewalk or parcel	\$200"

the following is deleted:

<u>SECTION NUMBER</u>		<u>SPECIFIED PENALTY</u>
"20(5)(a)	Outdoor use of water contrary to stage 1 restrictions	\$400
20(5)(b)	Outdoor use of water contrary to stage 2 restrictions	\$600
20(5)(c)	Outdoor use of water contrary to stage 3 restrictions	\$1500
20(5)(d)	Outdoor use of water contrary to stage 4 restrictions	\$3000"

and the following is substituted:

<u>SECTION NUMBER</u>		<u>SPECIFIED PENALTY</u>
"20(5)(a)	Outdoor use of water contrary to Schedule "E" during stage 1 declaration	\$400
20(5)(b)	Outdoor use of water contrary to Schedule "E" during stage 2 declaration	\$600
20(5)(c)	Outdoor use of water contrary to Schedule "E" during stage 3 declaration	\$1500
20(5)(d)	Outdoor use of water contrary to Schedule "E" during stage 4 declaration	\$3000"; and

(b) after,

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<u>SECTION NUMBER</u>		<u>SPECIFIED PENALTY</u>
"36(2)	Allow unauthorized operation of Water Service Valve	\$1500"

the following is deleted under the headings indicated:

<u>SECTION NUMBER</u>		<u>SPECIFIED PENALTY</u>
"37(1)	Unauthorized Cross Connection	\$1500
38(1)	Failure to install Cross Connection Control Device	\$2000
39(3)	Failure to test Cross Connection Control Device	\$1500
39(4)	Fail to retain test records on-site	\$500
39(5)	Fail to file passed Testable Cross Connection Control Device test report within thirty days	\$500
39(6)	Fail to file failed Testable Cross Connection Control Device test report within two days	\$500
39(7)	Fail to replace Testable Cross Connection Control Device within five days	\$1500"

and the following is substituted under the headings indicated:

<u>SECTION NUMBER</u>		<u>SPECIFIED PENALTY</u>
"37(1)	Unauthorized Cross Connection	\$1500
37(2)	Testing Cross Connection Control Device without being registered as an Approved Tester	\$1500
38(1)	Fail to install Cross Connection Control Device	\$2000
38(3)	Fail to install Cross Connection Control Device on a temporary water connection	\$2000

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39(1)	Fail to test Cross Connection Control Device	\$1500
39(2)(a)	Fail to provide copy of test report to the Director within 5 days for device found to be in good working order	\$500
39(2)(b)	Fail to provide copy of test report to the Director within 2 business days where device found to be not in good working order	\$1500
39(3)(a)	Fail to repair or replace Cross Connection Device that is not in good working order	\$1500
39(3)(b)	Fail to retest repaired or replaced Cross Connection Device	\$1500
39(3)(c)	Fail to provide the Director with a copy of the test report for a repaired or replaced device	\$500".

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6. Schedule “E” – OUTDOOR WATER USE RESTRICTIONS is deleted in its entirety and the following is substituted:

“SCHEDULE “E” – OUTDOOR CITY POTABLE WATER USE RESTRICTIONS

All activities listed in rows 1 – 17 under the first column (column 1) are prohibited during any stage (Stage 1 – 4) of an outdoor water use restriction.

A specific application method for that activity (column 2), by a specific person or entity (column 3), may be exempted from the prohibitions listed in Column 1 during a specific stage of outdoor water use restrictions (as allowed or detailed in columns 4, 5, 6 or 7 as applicable).

	1. Prohibited Activity at Any Stage of Restrictions unless specific Staged Exemption applies	2. Application Method Allowed during Staged Exemption	3. Person or Entity Allowed to use water during Staged Exemption	4. Stage One Exemptions (Low risk to water supply)	5. Stage Two Exemptions (Moderate risk to water supply)	6. Stage Three Exemptions (High risk to water supply)	7. Stage Four Exemptions (Severe risk to water supply)
1.	Watering of lawns	Any method except those listed below	All Customers listed for a specific day and time as set by the Director, Water Services, excepting those entities listed below	Only one day per week to a maximum of 2 hours per day between the hours of 1900h and 1000h (based on a Schedule as determined by the Director, Water Services)	Only one day per week to a maximum of 1 hour per day between the hours of 1900h and 1000h (based on a Schedule as determined by the Director, Water Services)	None (Not Allowed)	None (Not Allowed)
			The City of Calgary	None (Not Allowed)	None (Not Allowed)	None (Not Allowed)	None (Not Allowed)
		Irrigation by a Tier One Water Managed Site	Tier One Certificate holders	Allowed provided that watering programs reduced by 10%	Allowed provided that watering programs reduced by 20%	Allowed provided that watering programs reduced by 30%	None (Not Allowed)
		Irrigation by a Tier Two Water Managed Site	Tier Two Certificate holders	Allowed provided that watering	Allowed provided that watering programs reduced by 25%	Allowed provided that watering	None (Not Allowed)

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	1. Prohibited Activity at Any Stage of Restrictions unless specific Staged Exemption applies	2. Application Method Allowed during Staged Exemption	3. Person or Entity Allowed to use water during Staged Exemption	4. Stage One Exemptions (Low risk to water supply)	5. Stage Two Exemptions (Moderate risk to water supply)	6. Stage Three Exemptions (High risk to water supply)	7. Stage Four Exemptions (Severe risk to water supply)
				programs reduced by 15%		programs reduced by 35%	
2.	Watering of gardens, trees and shrubs (lawns excluded)	Irrigation with sprinkler connected to a hose or any irrigation system with automatic shut off	All Customers except those listed below	Only one day per week to a maximum of 2 hours per day between the hours of 1900h and 1000h (based on a Schedule as determined by the Director, Water Services)	Only one day per week to a maximum of 1 hour per day between the hours of 1900h and 1000h (based on a Schedule as determined by the Director, Water Services)	None (Not Allowed)	None (Not Allowed)
			The City of Calgary	None (Not Allowed)	None (Not Allowed)	None (Not Allowed)	None (Not Allowed)
			Water Managed Sites Tier One Certificate holders	Allowed provided that watering program reduced by 10%	Allowed provided that watering program reduced by 20%	Allowed provided that watering program reduced by 30%	None (Not Allowed)
			Water Managed Sites Tier Two Certificate holders	Allowed provided that watering program reduced by 15%	Allowed provided that watering program reduced by 25%	Allowed provided that watering program reduced by 35%	None (Not Allowed)
		Spring-loaded type nozzles with automatic shut off connected to a hose	All Customers	Allowed	Allowed	None (Not Allowed)	None (Not Allowed)

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	1. Prohibited Activity at Any Stage of Restrictions unless specific Staged Exemption applies	2. Application Method Allowed during Staged Exemption	3. Person or Entity Allowed to use water during Staged Exemption	4. Stage One Exemptions (Low risk to water supply)	5. Stage Two Exemptions (Moderate risk to water supply)	6. Stage Three Exemptions (High risk to water supply)	7. Stage Four Exemptions (Severe risk to water supply)
		Hand-held container (i.e., watering can, bucket)	All Customers	Allowed	Allowed	Allowed	None (Not Allowed)
3.	Watering of New Grass (sod or seed) <i>New Sod means laid within 21 days</i> <i>New Seed means sown within 45 days</i>	Irrigation with sprinkler connected to a hose or any irrigation system with automatic shut off	All Customers except those listed below	Allowed	Allowed	None (Not Allowed)	None (Not Allowed)
			Tier One Certificate holders – Irrigation by Water Managed Sites	Allowed provided that watering program reduced by 10%	Allowed provided that watering program reduced by 20%	Allowed provided that watering program reduced by 30%	None (Not Allowed)
			Tier Two Certificate holders – Irrigation by Water Managed Sites	Allowed provided that watering program reduced by 15%	Allowed provided that watering program reduced by 25%	Allowed provided that watering program reduced by 35%	None (Not Allowed)
		Spring-loaded type nozzles with automatic shut off connected to a hose or hand-held containers	All Customers	Allowed	Allowed	Allowed	None (Not Allowed)
4.	Watering of new trees and shrubs during establishment period (5 years)	Irrigation with sprinkler connected to a hose or any irrigation system with automatic shut off	All Customers except those listed below	Allowed	Allowed	None (Not Allowed)	None (Not Allowed)
			Water Managed Site Tier One Certificate holders	Allowed	Allowed	Allowed	None (Not Allowed)
			Water Managed Site Tier Two Certificate holders	Allowed	Allowed	Allowed	None (Not Allowed)

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	1. Prohibited Activity at Any Stage of Restrictions unless specific Staged Exemption applies	2. Application Method Allowed during Staged Exemption	3. Person or Entity Allowed to use water during Staged Exemption	4. Stage One Exemptions (Low risk to water supply)	5. Stage Two Exemptions (Moderate risk to water supply)	6. Stage Three Exemptions (High risk to water supply)	7. Stage Four Exemptions (Severe risk to water supply)
		Spring-loaded type nozzles with automatic shut off connected to a hose or hand-held containers	All Customers	Allowed	Allowed	Allowed	None (Not Allowed)
5.	Watering of edible food crops	Irrigation with sprinkler connected to a hose or any irrigation system with automatic shut off	All Customers	Allowed	Allowed	None (Not Allowed)	None (Not Allowed)
		Spring-loaded type nozzles with automatic shut off connected to a hose or hand-held containers	All Customers	Allowed	Allowed	Allowed	Allowed
6.	Watering of plants for commercial sale or donation	Any	Operators of nurseries, garden centers, turf and tree farms, urban farms and food growing community organizations	Allowed	Allowed	Allowed	Allowed
7.	Testing and auditing of Irrigation systems	Irrigation system with automatic shut off	All Customers	Allowed	Allowed	None (Not Allowed)	None (Not Allowed)
			Tier One and Two Certificate holders and Applicants to the Water Managed Sites Program undergoing irrigation auditing	Allowed	Allowed	Allowed	None (Not Allowed)

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	1. Prohibited Activity at Any Stage of Restrictions unless specific Staged Exemption applies	2. Application Method Allowed during Staged Exemption	3. Person or Entity Allowed to use water during Staged Exemption	4. Stage One Exemptions (Low risk to water supply)	5. Stage Two Exemptions (Moderate risk to water supply)	6. Stage Three Exemptions (High risk to water supply)	7. Stage Four Exemptions (Severe risk to water supply)
8.	Water use on Integrated Pest Management Test Sites	Any	City of Calgary Operations at Pest Management Test Sites	Allowed	Allowed	None (Not Allowed)	None (Not Allowed)
9.	Wash down sidewalks, walkways, and driveways for any reason other than those permitted by section 20(6)	Any	All Customers	None (Not Allowed)	None (Not Allowed)	None (Not Allowed)	None (Not Allowed)
10.	Washing exterior building surfaces, including windows	Any	All Customers	Allowed	Allowed	Allowed	None (Not Allowed)
11.	Washing of vehicles outdoors	Any	All Customers	Allowed subject to the Stormwater Bylaw 37M2005	Allowed subject to the Stormwater Bylaw 37M2005	None (Not Allowed)	None (Not Allowed)
			Customers required to wash vehicles for environmental or health and safety regulations	Allowed subject to the Stormwater Bylaw 37M2005	Allowed subject to the Stormwater Bylaw 37M2005	Allowed subject to the Stormwater Bylaw 37M2005	Allowed subject to the Stormwater Bylaw 37M2005
12.	Filling of Fountains and other Decorative Features	Any	All Customers	None (Not Allowed)	None (Not Allowed)	None (Not Allowed)	None (Not Allowed)
13.	Filling of outdoor hot tubs, swimming and wading pools	Any	All Customers	Allowed	Allowed	None Not Allowed unless exempted by the	None Not Allowed unless exempted by the

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	1. Prohibited Activity at Any Stage of Restrictions unless specific Staged Exemption applies	2. Application Method Allowed during Staged Exemption	3. Person or Entity Allowed to use water during Staged Exemption	4. Stage One Exemptions (Low risk to water supply)	5. Stage Two Exemptions (Moderate risk to water supply)	6. Stage Three Exemptions (High risk to water supply)	7. Stage Four Exemptions (Severe risk to water supply)
						Director, Water Services under section 20(8)	Director, Water Services under section 20(8)
14.	Water use for construction or renovation purposes	Any	All Customers	Allowed	Allowed	Allowed	None (Not Allowed)
15.	Outdoor snow or ice making	Any	All Customers	Allowed	Allowed	None Not Allowed unless exempted by the Director, Water Services under section 20(8)	None Not Allowed unless exempted by the Director, Water Services under section 20(8)
16.	Watering of livestock	Any	Farm Operators	Allowed	Allowed	Allowed	Allowed
17.	Essential hydrant and main flushing	Any	The City of Calgary	Allowed	Allowed	Allowed	Allowed
18.	Essential street, bridge and transit infrastructure cleaning and washing	Any	The City of Calgary	Allowed	Allowed	Allowed	Allowed".

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

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____

Bylaw 37M2005 (Stormwater) Amendment – Proposed Wording	Reason for Change	Key Changes
In the fourth preamble statement, after the word “nuisances” and before the semi-colon “;”, the following is added: “, including unsightly property”.	Expanded expectations.	These two words were not specifically detailed in the previous bylaw.
In section 1: (e) to provide a system of Written Approvals to permit otherwise prohibited Releases and activities in relation to the Stormwater System and to provide for the imposition of terms and conditions on such Written Approvals.”.	Expanded definitions for clarity to allow for consistent wording throughout the Bylaw.	(e) to provide a system of permits or other permissions that facilitate the imposing of conditions on releases to the Stormwater System. Defined “Written Approval” to capture the various documents provided for a permission: “Written Approval” means any document issued to a Person by the Director, Water Services or the Director, Community Planning under sections 4, 6, 10, 11, 13 or 15 of this Bylaw, regardless of how such a document is named or titled (e.g., written approval, permit, written consent or authorization);”.
In section 2(1): (a) in subsection (p.1), the definition of “Owner”, the following is added after subsection (iii) as subsection (iv): “(iv) a business operating on the land or premises;”; (b) in subsection (v)(i), the definition of “Release”, after the words “by spilling, discharging,” the following is added: “pumping,”; (c) in subsection (w), the definition of “Remedial Order”, the words “and in accordance with Part 2 of the Community Standards Bylaw, Bylaw Number 5M2004” are deleted; (d) in the definition of “Surface Drainage Facility”, subsection (dd)(ii) is deleted and the following is substituted: “(ii) a paved or unpaved walkway, curb, gutter or swale;” and (e) after subsection (ee), the definition of “Water”, the following is added as subsection (ee.1): “(ee.1) “Written Approval” means any document issued to a Person by the Director, Water Services or the Director, Community Planning under sections 4, 6, 10, 11, 13 or 15 of this Bylaw, regardless of how such a document is named or titled (e.g., written approval, permit, written consent or authorization);”.	Included new definitions and additional wording for better interpretation of the Bylaw.	Business owners and operators are responsible for their business’ compliance with Calgary’s bylaws; updating definition of Owner to include “a business operating on the land or premises.”
Section 4 is deleted in its entirety and the following is substituted in its place: “4. (1) A Person must not Release, or allow to be Released, any Prohibited Material into the Stormwater System without a Written Approval from the Director, Water Services. (2) Except in an Emergency, a Person must not direct, pump, or Release, or the allow to be directed, pumped or Released, any Impounded Water into the Stormwater System or onto any property owned or occupied by the City, without a Written Approval from the Director, Water Services.	Clarify that water discharged to the Stormwater System from a pool, pond, or fountain less than 3000 liters cannot contain any chemicals or other pollutants that could harm the environment. This aligns with the requirement that discharged water does not contain “Prohibited Material” with the rest of the bylaw.	Restructuring Section 4 from “Prohibited”; “Restricted”; and “Permitted” to the new proposed wording removes permissive wording and clearly outlines the exclusions for better understanding of circumstances to release into the stormwater system.

Bylaw 37M2005 (Stormwater) Amendment – Proposed Wording	Reason for Change	Key Changes
<p>(3) A Person must not Release, or allow to be Released, Water from a portable swimming pool, Decorative Pond or fountain with a capacity of over 3 cubic meters (3000 litres) into the Stormwater System.</p> <p>(4) Notwithstanding subsection (1) above, Water resulting from extinguishing fires may be Released into the Stormwater System.</p> <p>(5) Notwithstanding subsections (1) and (2) above, the Director, Water Services, may issue Written Approvals allowing the Release of Prohibited Material and Impounded Water into the Stormwater System.</p> <p>(6) For the purposes of subsections (2) and (5):</p> <p>(a) “Impounded Water” means any Water that has collected on a site, including but not limited to, surface water ponding on a Premises, construction site or renovation site captured in an excavation, low point, or enclosure; and</p> <p>(b) “Emergency” means a situation in which there is imminent danger to public safety or of serious harm to property.”.</p>		
<p>In section 6:</p> <p>(a) in subsections (1) and (2) the words “unless authorized to do so by the Director, Water Services or the Director, Community Planning” are deleted.</p> <p>(b) after subsection (2), the following is added as subsection (3): “(3) Notwithstanding subsections (1) and (2) above, the Director, Water Services or the Director, Community Planning may issue Written Approvals allowing the drainage or directing of Stormwater.”.</p>	Updated language to include the new definition of “Written Approvals”.	To be more inclusive of the various authorizations that are granted (e.g. permits, authorizations, approvals).
Section 7 is deleted.	The new language captured in 4(2) above.	Remove redundancy because of new proposed wording.
In section 8, after the word “manage”, the following is added: “, add controls”.	Include the addition of controls for water and sediment as a possible requirement from the Director in the list of actions related to water flowing from a private parcel.	These controls are often listed as a requirement in erosion and sediment control plans for construction sites to keep sediment out of the stormwater system.

Bylaw 37M2005 (Stormwater) Amendment – Proposed Wording	Reason for Change	Key Changes
In section 9, after the words “Interceptor, device”, wherever they appear, the following is added: “, control”.	Expanded description for general language.	<p><u>INTERCEPTORS, DEVICES AND PRACTICES</u></p> <p>9. (1) Any Person who owns or occupies a Parcel on which the Director, Water Services or the Director, Community Planning has, pursuant to Section 8, directed an Interceptor, device or practice be implemented in order to control or reduce the amount of runoff or improve water quality or infiltration must: (72M2021, 2022 January 01)</p> <p>(a) keep the Interceptor, device or practice in good working condition at all times;</p> <p>(b) service the Interceptor, device or practice often enough so that it does not become overloaded; and</p> <p>Control was not previously included.</p>
In section 10: (a) in subsection (1), after the words “for any purpose without”, the words “written approval” are deleted and the following is substituted: “a Written Approval”; (b) in subsection (2), after the words “may impose conditions on”, the words “an approval” are deleted and the following is substituted: “a Written Approval”; and (c) in subsection (3), after the words “Notwithstanding subsections (1) and (2),” the words “the approval” are deleted and the following is substituted: “a Written Approval”.	Updated language to include the new definition of “Written Approvals”.	
In section 11 (a) in subsections (3), (4), (5) and (6) the words “unless authorized by the Director, Water Services or the Director, Community Planning” and any commas immediately before or after those words, are deleted; (b) in subsection (4), after the word “alter,”, the following is added: “damage,”; and (c) the following is added after subsection (7) as subsection (8): “(8) Notwithstanding subsections (3), (4), (5) and (6), The Director, Water Services or the Director, Community Planning may issue Written Approvals allowing the activities otherwise prohibited in those subsections.”.	Expands definition of actions that interfere with the Stormwater system. This is required to cover more instances of bylaw infractions.	Clear expectations that damage the Stormwater system is in contravention of this bylaw unless authorized by the Director, Water Services or the Director, Community Planning.
In section 13: (a) in subsection (1), after the words “to the Stormwater System, without the”, the words “written approval” are deleted and the following is substituted: “Written Approval”; (b) in subsection (3), after the words “the Director, Community Planning may”, the word “approve” is deleted and the following is substituted: “issue Written Approvals for”; (c) in subsection (5), the words “first obtaining the written consent of” are deleted and the following is substituted: “a Written Approval from”; and (d) after subsection (7), the following is added as subsection (8): “(8) No Person shall install, or cause to be installed, connections between the Wastewater System and the Stormwater System.”.	Updated language to include the new definition of “Written Approvals”.	Addition of “8” because of wastewater and stormwater system connections that should not be installed and need to be remedied.

Bylaw 37M2005 (Stormwater) Amendment – Proposed Wording	Reason for Change	Key Changes
<p>In section 15:</p> <p>(a) subsections (1) and (2) are deleted;</p> <p>(b) the following is added before subsection (3) as subsection (2.1): “(2.1) The Director, Water Services or the Director, Community Planning may issue, suspend, or revoke any Written Approval for under this Bylaw and place terms and conditions on such Written Approvals.”;</p> <p>(c) in subsection (3)(a), the words “any conditions or requirements of an approval or permit” are deleted and the following is substituted: “any terms or conditions of a Written Approval”;</p> <p>(d) in subsection 3(c), the words “approvals or permits” are deleted and the following is substituted: “Written Approvals”; and</p> <p>(e) after subsection (3), the following is added as subsection (3.1): “(3.1) Nothing in this section limits the ability of the Director, Water Services or the Director, Community Planning, to impose other terms and conditions on a Written Approval issued under this Bylaw, including terms and conditions similar to the requirements listed in sections 8 and 9, or any other additional terms or conditions necessary to protect the Stormwater System.”.</p>	<p>Updated language to include the new definition of “Written Approvals”.</p>	
<p>Section 16, including the header “APPROVALS AND REQUIREMENTS” is deleted, and the following is substituted:</p> <p>“WRITTEN APPROVALS</p> <p>16. (1) A Person to whom a Written Approval has been issued under this Bylaw must comply with all terms and conditions of that Written Approval.</p> <p>(2) Every Person who relies on a Written Approval issued under this Bylaw has the onus of proving that they were the holder of a valid and subsisting Written Approval.</p> <p>(3) A Written Approval issued by the Director, Community Planning or the Director, Water Services under this Bylaw, or an agreement entered into by the Director, Community Planning or Director, Water Services pursuant to this Bylaw, must be available for inspection on the request of either of the Directors or on the request of an Officer.”.</p>	<p>Updated language to include the new definition of “Written Approvals”.</p>	
<p>Subsections 18(2), (3), and (4) are deleted and the following is added before subsection 18(5) as subsection 18(4.1):</p>	<p>This will avoid potential conflicts from having similar information in several different bylaws.</p>	<p>Remove detailed requirements on remedial orders and refer to the Community Standards Bylaw as the single source for this information.</p>

Bylaw 37M2005 (Stormwater) Amendment – Proposed Wording				Reason for Change	Key Changes
“(4.1) A Remedial Order written pursuant to this Bylaw may be served in accordance with Part 2 of the Community Standards Bylaw 32M2023.”.					
In section 20(1), subsection (b)(i), (ii) and (iii) are deleted and the following is substituted before the words “is guilty of an offence”: “(b) failing to do any act or thing which the Person is required to do, including failing to comply with terms or conditions of a Written Approval issued by the Director, Community Planning or the Director, Water Services;”.				Better clarity for interpreting the bylaw.	Consolidating the “failure to comply” statements.
Schedule “A” – SPECIFIED AND MINIMUM PENALTIES is deleted and the following is substituted in its place: “ SCHEDULE “A” SPECIFIED AND MINIMUM PENALTIES				Updated Schedule A due to the charging sections being revised.	
	SECTION	OFFENCE	MINIMUM PENALTY 1 st offence	SPECIFIED PENALTY 1 st offence	
	4(1)	Release a Prohibited Material	\$500	\$3000	
	4(2)	Release Impounded Water	\$500	\$1500	
	5(1)(a), (b), (c), (d)	Fail to notify of Release	\$75	\$500	
	5(4)(a)	Fail to mitigate prohibited Release	\$500	\$3000	
	5(4)(b)	Fail to cover or clearly mark hoses	\$75	\$200	
	6(1)	Allow termination within 2 meters	\$75	\$300	
	6(2)	Connect directly to Foundation Drain or weeping tile	\$75	\$500	
	8	Fail to treat, restrict, impound, manage, control or retain as required by the Directors	\$500	\$3000	
	9(1)(a)	Fail to maintain Interceptor, control, device or practice	\$500	\$1500	
	9(1)(b)	Fail to service Interceptor, control, device or practice	\$500	\$1500	

Bylaw 37M2005 (Stormwater) Amendment – Proposed Wording					Reason for Change	Key Changes
	9(1)(c)	Fail to keep or provide a record	\$75	\$200		
	9(2)	Deposit residue	\$500	\$3000		
	10(1)	Unauthorized use of Stormwater	\$500	\$1000		
	11(1)(a)	Allow structure on or over a Surface Drainage Facility	\$500	\$1500		
	11(1)(b)	Fail to ensure Surface Drainage Facility remains clear of debris	\$500	\$1500		
	11(2)	Insufficient clearance over a Surface Drainage Facility	\$500	\$1500		
	11(3)(a)	Restricting access to Stormwater System	\$500	\$1500		
	11(3)(b)	Restricting Flow into or within Stormwater System	\$500	\$1500		
	11(4)	Altering, removing or changing Stormwater System	\$500	\$1500		
	11(5)	Make or create Surface Drainage Facility	\$500	\$1500		
	11(6)	Enter or place or remove plant, animal or objects in or from a Stormwater System structure or facility	\$500	\$1500		
	11(7)	Fish from a storm pond	\$500	\$1500		
	12	Fail to comply with an easement	\$200	\$500		
	13(1)	Unauthorized Connection to Stormwater System	\$500	\$1500		
	13(5)	Unauthorized re-use of Connection	\$500	\$1500		
	13(6)	Failure to notify Director of discontinuation	\$75	\$300		

Bylaw 37M2005 (Stormwater) Amendment – Proposed Wording					Reason for Change	Key Changes
	16(1)	Fail to comply with term or condition of a Written Approval	\$500	\$1500		
	16(3)	Fail to produce a Written Approval	\$100	\$200		
	18(5)	Fail to comply with Remedial Order	\$250	\$3000		
	19	Hindering authorized City employee	\$500	\$1000".		

Bylaw 14M2012 (Wastewater) Amendment – Proposed Wording	Reason for Change	Key Changes
<p>In section 3,</p> <p>(a) in the definition of “CAN/CSA B481”, the word “2007” is deleted and the following is substituted: “2012”; and</p> <p>(b) in the definition of “owner”, the following is added after subsection (iii) as subsection (iv): “(iv) a business operating on the land or premises;”.</p>	<p>Expanded definitions for clarity and updating reference material versions.</p>	<p>Update CSA standard definition to refer to most current version from 2012 to ensure the most current standards are being referenced in the bylaw.</p> <p>Update definition of Owner to include “a business operating on the land or premises.” Since business owners and operators are responsible for their business’ compliance with Calgary’s bylaws.</p>
<p>In section 26:</p> <p>(a) subsection (4)(b) is deleted and the following is substituted:</p> <p>“(b) keep a maintenance log for each pre-treatment system on the premises, in the form prescribed by the Director, Water Services, with a record of every inspection, servicing, and repair;</p> <p>(b.1) keep maintenance logs in accordance with subsection (b) on the premises for a minimum of two years; and”; and</p> <p>(b) the following is added after subsection 4(c) as section 26(4.1):</p> <p>“(4.1) A person must not provide false or misleading information on a maintenance log under this Bylaw.”.</p>	<p>This includes specific details on CSA requirements related to the installation, operation, maintenance, and record keeping for grease interceptors at food service establishments. Grease Interceptors prevent fats, oils, and grease from entering the wastewater system, blocking pipes, and causing wastewater backups in City and private infrastructure.</p>	<p>Include specific details on CSA standard CAN/CSA B481 so customers to not have to buy that standard to understand the bylaw requirements.</p>
<p>Subsection 27(1) is deleted in its entirety, and the following is substituted as subsections 27(1), (1.1), and (1.2):</p> <p>“27. (1) An owner of a business or a premises that is connected directly or indirectly to the wastewater system, and where food may be cooked, processed, or prepared, and where a fixture or equipment releases wastewater that includes Fats, Oil or Grease must do the following:</p> <p>(a) install a FOG interceptor at a location with adequate access on the upstream side of a monitoring access point in or on the premises to prevent FOG from passing into the wastewater system;</p> <p>(b) select and install a FOG interceptor which is properly sized and designed in accordance with the CAN/CSA B481;</p> <p>(c) ensure the FOG interceptor meets the requirements of the National Plumbing Code of Canada;</p> <p>(d) ensure the FOG interceptor is installed in a location that has adequate access for cleaning;</p>	<p>This includes specific details on CSA requirements related to the installation, operation, maintenance, and record keeping for grease interceptors at food service establishments. Grease Interceptors prevent fats, oils, and grease from entering the wastewater system, blocking pipes, and causing wastewater backups in City and private infrastructure.</p>	<p>Include specific details on CSA standard CAN/CSA B481 so customers to not have to buy that standard to understand the bylaw requirements.</p>

<p>(e) ensure a minimum of 12 inches (300mm) clearance between the cover of the FOG interceptor and the bottom of the sink or other obstacle;</p> <p>(f) monitor, operate, and properly maintain a FOG interceptor at all times;</p> <p>(g) clean all FOG interceptors monthly or at intervals required by the Director, Water Services; and</p> <p>(h) dispose of exhaust hood wash water in a fixture that is connected to a FOG interceptor or haul such water to a location approved by the Director, Water Services.</p> <p>(1.1) For the purposes of subsection (1) above:</p> <p>(a) “fixture” means a receptacle, sink, appliance, apparatus, or other device that releases, or has the potential to release, wastewater or FOG and includes a floor drain;</p> <p>(b) “adequate access” means easy access for proper cleaning and removal of FOG and sediments, allowing, at a minimum: access by a 2 inch (50mm) diameter vacuum hose, and for personnel to reach all removable internal components; and</p> <p>(c) “properly maintain” means removing the entire contents and thoroughly cleaning the FOG interceptor.</p> <p>(1.2) The Director, Water Services may:</p> <p>(a) prescribe the frequency of FOG interceptor cleanings; and</p> <p>(b) prescribe approved locations for disposal of hauled hood wash water.”.</p>		
<p>In section 34(1)(c):</p> <p>(a) the word “; and” in subsection (iv) is deleted and the following is substituted:</p> <p>“.”; and</p> <p>(b) subsection (v) is deleted in its entirety.</p>	<p>Removes specific requirements related to hauled wastewater manifests that are used for reporting the source and types of wastewater being disposed of at City of Calgary facilities.</p>	<p>This edit is needed for consistency since these requirements are clearly stated in the manifest template that wastewater haulers are required to complete, so removing them from the bylaw will mitigate the risk of conflicting information between the bylaw and the manifest.</p>
<p>In section 34.1:</p> <p>(a) subsection (2) is deleted and the following is substituted:</p> <p>“(2) The operator of a full service food vehicle must dispose of wastewater at a location approved by the Director, Water Services.”;</p>	<p>Adds some needed definition about how food trucks operate within the Wastewater bylaw.</p>	<p>Clarifies that it is the operator of a full-service food vehicle (food truck) who is responsible for meeting current bylaw requirements.</p>

<p>(b) subsection (3) is deleted; and</p> <p>(c) after subsection (5), the following is added as subsection (6):</p> <p>“(6) The operator of a full-service food vehicle must equip that vehicle with a greywater disposal connection as approved by the Director, Water Services.”.</p>		
<p>Sections 43(1), (2) and (3) are deleted and the following is substituted as sections 43(3.1) and 43(3.2):</p> <p>“(3.1) Where:</p> <p>(a) the Director, Community Planning;</p> <p>(b) the Director, Water Services; or</p> <p>(c) an Officer;</p> <p>believes a Person has contravened any provision of this Bylaw, they may issue to the Person a Remedial Order to remedy the infraction.</p> <p>(3.2) A Remedial Order issued pursuant to this Bylaw may be served in accordance with the Community Standards Bylaw 32M2023.”.</p>	<p>This will avoid potential conflicts from having similar information in several different bylaws.</p>	<p>Remove detailed requirements on remedial orders and refer to the Community Standards Bylaw as the single source for this information.</p>

Bylaw 14M2012 (Wastewater) Amendment (...continued)				Reason for Change
In Schedule “J” - “Offences and Penalties”:				Update Offences and Penalties section to align with changes made in other sections of the bylaw.
(a) after:				
Section	Description of Offences	Minimum Penalty	Specified Penalty	
“26(4)(a)	Failing to obtain and retain manuals, instructions and specifications related to the installation, operation, maintenance and cleaning of the <i>pre-treatment system</i> installed at the <i>premises</i>	\$100	\$200”	
the following is deleted under the headings indicated:				
Section	Description of Offences	Minimum Penalty	Specified Penalty	

"26(4)(b)	Failing to maintain a maintenance schedule and record of each maintenance for the <i>pre-treatment system</i> installed at a <i>premises</i> for a period of two years, including records for disposal of <i>waste residue</i>	\$100	\$500"
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and the following is substituted in its place under the headings indicated:

Section	Description of Offences	Minimum Penalty	Specified Penalty
"26(4)(b)	Failure to keep a maintenance log in accordance with this Bylaw	\$100	\$500
26(4)(b.1)	Failure to keep maintenance logs for length of time required	\$100	\$500";

(b) after:

Section	Description of Offences	Minimum Penalty	Specified Penalty
"26(4)(c)	Failing to submit records requested by the <i>Director</i>	\$100	\$500"

the following is deleted under the headings indicated:

Section	Description of Offences	Minimum Penalty	Specified Penalty
"27(1)(a)	Failing to install a <i>FOG interceptor</i> as required by subsection 27(1)(a)	\$500	\$2000
27(1)(b)	Failing to monitor, operate, properly maintain and clean each <i>FOG interceptor</i> as required by subsection 27(1)(b)	\$500	\$1500
27(1)(c)	Failing to ensure that <i>wastewater</i> does not exceed the maximum allowable concentration limits for <i>FOG</i> set out in Schedule C of the <i>Bylaw</i>	\$1000	\$3000
27(1)(d)	Failing to submit <i>interceptor</i> maintenance records requested by the <i>Director</i>	\$100	\$500"

and the following is substituted in its place under the headings indicated:

Section	Description of Offences	Minimum Penalty	Specified Penalty
"27(1)(a)	Failing to install a <i>FOG interceptor</i> at a location with <i>adequate access</i>	\$500	\$2000
27(1)(b)	Failing to select and install a properly designed <i>FOG interceptor</i>	\$500	\$2000
27(1)(c)	<i>FOG interceptor</i> fails to meet requirements of <i>National Plumbing Code of Canada</i>	\$500	\$2000
27(1)(d)	<i>FOG interceptor</i> installed in improper location	\$500	\$2000
27(1)(e)	<i>FOG interceptor</i> installed without appropriate clearance	\$500	\$2000
27(1)(f)	Failing to monitor, operate, and <i>properly maintain</i> a <i>FOG interceptor</i>	\$500	\$1500
27(1)(g)	Failing to clean <i>FOG interceptor</i> at required interval	\$500	\$1500

(c)	27(1)(h)	Failing to dispose of exhaust hood wash water in accordance with this <i>Bylaw</i>	\$500	\$1500";
	and			
	after the following:			
	Section	Description of Offences	Minimum Penalty	Specified Penalty
	"34.1(5)	Failing to provide logbook upon request	\$100	\$200"
	the following is added:			
	Section	Description of Offences	Minimum Penalty	Specified Penalty
	"34.1(6)	Failing to equip Food Service Vehicle with a proper greywater disposal connection	\$500	\$1500".

Bylaw 40M2006 (Water Utility) Amendment – Proposed Wording	Reason for Change	Key Changes
<p>In section 2(1):</p> <p>(a) the following is added after subsection (a.01) as subsection (a.02):</p> <p>“(a.02) “Approved Tester” means a Person registered by the Director, Water Services under section 37.2 and who may conduct testing on Cross Connection Control Devices under section 39;”</p> <p>(b) subsection (i) is deleted and the following is substituted:</p> <p>“(i) “Cross Connection Control Device” means a testable Backflow prevention device that is approved by the Director, Water Services under Part XIV of this Bylaw;”;</p> <p>(c) the following is added to the definition of “Customer” in subsection (j) after the words “any Person,”:</p> <p>“any Owner,”; and</p> <p>(d) subsections (gg) and (hh) are deleted and the following is substituted:</p> <p>“(gg) “Tier One Water Managed Site” means a site for which watering is applied through a system approved by the Director, Water Services in accordance with section 20.1 of this Bylaw;</p> <p>(hh) “Tier Two Water Managed Site” means a site for which watering is applied through a system approved by the Director, Water Services in accordance with section 20.1 of this Bylaw;”.</p>	<p>Expanded definitions for clarity and enforceability.</p>	<p>Clarified who a Tester is and is not to further support valid testing.</p> <p>Added Owner to Customer definition for accountability.</p> <p>Added Water Managed Site definitions to support the Water Managed Site program as previously this was not defined.</p>
<p>Sections 37, 38 and 39 are deleted in their entirety and the following is substituted in their place as sections 37, 37.1, 37.2, 38 and 39:</p> <p>“CONTROLLING CROSS CONNECTIONS</p> <p>37. (1) A Person must not connect, cause to be connected, or permit to remain connected to the Water System a Cross Connection that has not been approved by the Director, Water Services.</p> <p>(2) A Person must not test a Cross Connection Control device connected to the City's Water System unless such Person is registered with the Director, Water Services as an Approved Tester.</p> <p>AUTHORITY OF THE DIRECTOR</p> <p>37.1 (1) The Director, Water Services may approve the type of Cross Connection Control device required under section 37(1) above in accordance with the Canadian Standards Association (CSA) Standard, Selection and installation of backflow preventers/Maintenance and field testing of backflow preventers, B64.10-11/B64.10.1-11 dated November 2011 or as amended.</p>	<p>Overall the requirements have not changed, just clarified that the customer is accountable for their connection to the infrastructure and ensuring that installation, testing, maintenance, repair, and replacement occurs to remain compliant.</p> <p>Testers have clarified requirements, accountabilities, and role to support the customer's compliance. These two changes are designed to increase compliance and enforceability.</p>	<p>Clear definitions and requirements to protect infrastructure, the quality of the water in the drinking water distribution system, and our customers.</p>

Bylaw 40M2006 (Water Utility) Amendment – Proposed Wording	Reason for Change	Key Changes
<p>(2) Where the Director, Water Services believes, on reasonable and probable grounds, that a Cross Connection exists in contravention of this Bylaw, the Director, Water Services may carry out an inspection:</p> <p>(a) upon reasonable notice to the Customer, or</p> <p>(b) without notice to the Customer where the Director believes that there is a situation in which there is imminent danger to public safety or of serious harm to the Water System due to the threat of contamination.</p> <p>(3) The Director, Water Services may cut off water service to a parcel or premises, with reasonable notice, where:</p> <p>(a) the Customer has refused to allow an inspection under subsection (2) above or has obstructed efforts for such an inspection;</p> <p>(b) after an inspection under subsection (2) has occurred, the Director, Water Services believes, on reasonable grounds, that a Cross Connection exists on the Customer's premises that contravenes this Bylaw;</p> <p>(c) the Customer has failed to have their Cross Connection Control Device tested by an Approved Tester; or</p> <p>(d) the Customer's Cross Connection Control Device failed after testing.</p> <p>(4) The Director, Water Services may cut off water service to a Customer with no notice where the Director believes the Customer's Cross Connection poses an imminent danger to public safety or of serious harm to the Water System due to the threat of contamination.</p>		
APPROVED TESTER REGISTRY		
<p>37.2 (1) The Director, Water Services may establish and maintain a registry of Approved Testers who are permitted to conduct testing on Cross Connection Control Devices under this Bylaw.</p> <p>(2) In approving or denying a Person for registration, or in removing a Person from the registry as an Approved Tester, the Director, Water Services may:</p> <p>(a) set the qualifications required of a Person in order to be registered;</p> <p>(b) create an application process and renewal process for registration; and</p> <p>(c) establish procedures required of all Approved Testers in submitting testing results.</p>	<p>Clarified Tester Registry and Tester Responsibilities to support our Testers to be partners in protecting drinking water quality.</p>	
APPROVED TESTER RESPONSIBILITIES		
<p>37.3 (1) After testing a Cross Connection Control Device, an Approved Tester must:</p>		

Bylaw 40M2006 (Water Utility) Amendment – Proposed Wording	Reason for Change	Key Changes
<p>(a) submit testing reports to the Director, Water Services in the form required by the Director and within the time required by this Bylaw;</p> <p>(b) provide copies of test reports to the Customer whose Cross Connection Control Device was tested within:</p> <p style="padding-left: 40px;">(i) 5 days of the test where the device was found to be in good working order; or</p> <p style="padding-left: 40px;">(ii) 2 days where the device was found to not be in good working order; and</p> <p>(c) place and update the testing tag on the Cross Connection Control Device.</p> <p>CROSS CONNECTION CONTROL DEVICES REQUIRED</p> <p>38. (1) Any Person who newly constructs, reconstructs, or renovates premises, must install a Cross Connection Control Device on the Plumbing System of such premises:</p> <p style="padding-left: 40px;">(a) in a location on the incoming water service prior to any water use, or</p> <p style="padding-left: 40px;">(b) in a location approved by the Director, Water Services.</p> <p>(2) Subsection (1) above does not apply to dwelling units separately serviced from a City Water Main or On-site Water Main.</p> <p>(3) Any Person proposing to use water from the Water System for constructing, altering, or repairing a building, must install a Cross Connection Control Device on the temporary water connection:</p> <p style="padding-left: 40px;">(a) in a location on the incoming water service prior to any water use, or</p> <p style="padding-left: 40px;">(b) in a location approved by the Director, Water Services.</p> <p>(4) Despite subsection (2), the Director, Water Services may direct any existing Customer to install a Cross Connection on that Customer's Plumbing System, at a location approved by the Director, where such Customer's use of the water system poses a higher risk of contamination.</p> <p>CUSTOMER MUST TEST AND MAINTAIN CROSS CONNECTION CONTROL DEVICES</p> <p>39. (1) A Customer who is required to have a Cross Connection Control Device under this Bylaw must have such device tested at the Customer's expense by an Approved Tester:</p> <p style="padding-left: 40px;">(a) at the time a new Cross Connection Control Device is installed and annually afterwards;</p>	<p>No material requirement changes for required devices, only clarified language where required.</p>	

Bylaw 40M2006 (Water Utility) Amendment – Proposed Wording	Reason for Change	Key Changes
<p>(b) at any additional frequency required by the Director, Water Services;</p> <p>(c) at the time that a Cross Connection Control Device is relocated, cleaned, repaired or overhauled; and</p> <p>(d) in the case of an irrigation system, at the time the system is turned on at the beginning of each year's irrigation season.</p> <p>(2) A Customer must provide the Director, Water Services, in the manner required by the Director, with a copy of any test report resulting from a test conducted on the Customer's Cross Connection Control Device:</p> <p>(a) within 5 days of the test where the Approved Tester discovered that the Cross Connection Control Device is in good working order, or discovered that the device was not in good working order but repairs or replaces and re-tests the device immediately such that it is then in good working order; or</p> <p>(b) within 2 business days where the Approved Tester discovers that the Cross Connection Control Device is not in good working order and did not repair or replace the device immediately.</p> <p>(3) Where a Customer's Cross Connection Control Device is not in good working order then such Customer must within 5 business days of the test report being received by the Director, Water Services:</p> <p>(a) repair or replace the device;</p> <p>(b) have an Approved Tester test the repaired or replaced device; and</p> <p>(c) provide the Director, Water Services with a copy of the repaired or replaced device's test report in the manner required by the Director.</p> <p>(4) A Customer must retain test report records for 2 years and make such reports available to the Director, Water Services upon request.</p> <p>(5) A Customer must not remove any testing tag placed by an Approved Tester on a Cross Connection Control Device on the Customer's premises.</p> <p>(6) Where a Customer fails to comply with this Part of the Bylaw the Director, Water Services may, on notice to the Customer, shut off the water service or water services until the situation has been remedied.”</p>		
<p>Section 20 is deleted in its entirety, and the following is substituted as sections 20 and 20.1:</p> <p>“OUTDOOR WATER USE RESTRICTIONS</p>	<p>Improved language and clarity to support the updates to the Water Utility</p>	

Bylaw 40M2006 (Water Utility) Amendment – Proposed Wording	Reason for Change	Key Changes
<p>Declaration of Restrictions</p> <p>20. (1) In the event that the Director, Water Services believes there is a reason to require reduced Potable Water usage, the Director, Water Services may declare an outdoor water use restriction.</p> <p>(2) The declaration of an outdoor water use restriction by the Director, Water Services may apply to:</p> <p>(a) the entire City;</p> <p>(b) specific zones or geographic areas of the City; or</p> <p>(c) other specific locations as defined by the Director, Water Services.</p> <p>(3) In the event there is reason to declare an outdoor water use restriction, the Director, Water Services may declare such restriction effective immediately.</p> <p>Notice of Restrictions</p> <p>(4) In the event of a declaration of an outdoor water use restriction made pursuant to this section, the Director, Water Services:</p> <p>(a) shall determine the risk to the water supply and issue a declaration for the stage necessary to protect the water supply that is either: a Stage One (Low risk to water supply), a Stage Two (Moderate risk to water supply), a Stage Three (High risk to water supply) or a Stage Four (Severe risk to water supply) outdoor water use restriction;</p> <p>(b) shall cause public notice indicating the stage of outdoor water use restriction and the date such restrictions came or will come into effect to be given in any one or more of the following manners:</p> <p>(i) City of Calgary press release;</p> <p>(ii) notice on The City of Calgary website;</p> <p>(iii) advertising in one or both major daily newspapers in circulation in the City;</p> <p>(iv) circulation of flyers; or</p> <p>(v) signage;</p> <p>(c) may declare different stages of outdoor water use restrictions in different areas;</p> <p>(d) shall, if changing the areas of application or stages of restrictions in any area or lifting a declaration of outdoor water use restrictions, cause a public notice to be given in a manner described in subsection (b); and</p>	<p>Bylaw Schedule E – Outdoor Water Restrictions permissions</p>	

Bylaw 40M2006 (Water Utility) Amendment – Proposed Wording	Reason for Change	Key Changes
<p>(e) shall, after determining that the reason or reasons to require reduced water usage has sufficiently abated, declare an end to an outdoor water use restriction and shall cause public notice of such declaration to be given in a manner described in subsection (b).</p> <p>Prohibition</p> <p>(5) When an outdoor water use restriction is in effect, an Owner or Occupier of a parcel or premises must not allow the use of Potable Water supplied through the Water System for any outdoor activity or application prohibited in Schedule “E” to this Bylaw, unless such activity or application is expressly exempted in Schedule “E” under:</p> <p>(a) Stage One (Low risk to water supply);</p> <p>(b) Stage Two (Moderate risk to water supply);</p> <p>(c) Stage Three (High risk to water supply); or</p> <p>(d) Stage Four (Severe risk to water supply).</p> <p>Permitted Activities During Outdoor Water Use Restriction</p> <p>(6) Despite Schedule “E”, at any stage of an outdoor water restriction, the use of Potable Water for washing down sidewalks, walkways, driveways, exterior building surfaces or other outdoor surfaces, is permitted where necessary to comply with health and safety requirements.</p> <p>(7) In subsection (6) above, “health and safety requirements” means:</p> <p>(a) washing away bodily fluids (such as urine, excrement and vomit) subject to the requirements of the Stormwater Bylaw 37M2005; or</p> <p>(b) washing required by Occupational Health and Safety legislation and regulations.</p> <p>(8) The Director, Water Services may designate additional exemptions to prohibited activities in Schedule “E” during an outdoor water use restriction where Schedule “E” provides the Director, Water Services with the authority to do so for a specific activity.</p> <p>WATER MANAGED SITES PROGRAM</p> <p>20.1 (1) The Director, Water Services is authorized to establish a water managed sites program for Customers that use automatic irrigation systems that meet water efficiency standards including:</p>		

Bylaw 40M2006 (Water Utility) Amendment – Proposed Wording	Reason for Change	Key Changes
<ul style="list-style-type: none"> (a) setting the form and content of applications to the program; (b) establishing standards that must be met for water efficiency including form and types of irrigation auditing, performance reporting, and establishing standards for Tier One and Tier Two Customers; (c) rejecting applicants that do not meet program requirements and issuing certificates to Customers accepted into the program; and (d) establishing policies and procedures implementing the program. <p>(2) The Director, Water Services may issue certificates under the water managed sites program accepting a Customer as either:</p> <ul style="list-style-type: none"> (a) a Tier One Water Managed Site; or (b) a Tier Two Water Managed Site. 		
<p>Outdoor Water Use Restrictions – Certificate Holders</p>		
<p>(3) When an outdoor water use restriction is in effect, an Owner or Occupier of a parcel or premises who holds a valid and subsisting certificate as a Tier One or Tier Two Water Managed System may use Potable Water supplied through the Water System in accordance with the requirements in Schedule “E” for either Tier One or Tier Two certificate holders as applicable.”.</p>		

Bylaw 40M2006 (Water Utility) Amendment – Proposed Wording			Reason for Change	Key Changes
In Schedule “B” – OFFENCES: SPECIFIED PENALTIES:			Updates the timeframe for repairing a Cross Connection Control Device (which protect the quality of our drinking water) in Schedule “B” to ensure consistency in the requirements in other sections of Water Utility Bylaw.	
(a) after,				
<u>SECTION NUMBER</u>		<u>SPECIFIED PENALTY</u>		
“18(1)(c)	Allow spray or stream of Potable Water to run into street or sidewalk or parcel	\$200”		
the following is deleted:				
<u>SECTION NUMBER</u>		<u>SPECIFIED PENALTY</u>		
“20(5)(a)	Outdoor use of water contrary to stage 1 restrictions	\$400		
20(5)(b)	Outdoor use of water contrary to stage 2 restrictions	\$600		
20(5)(c)	Outdoor use of water contrary to stage 3 restrictions	\$1500		
20(5)(d)	Outdoor use of water contrary to stage 4 restrictions	\$3000”		
and the following is substituted:				
<u>SECTION NUMBER</u>		<u>SPECIFIED PENALTY</u>		
“20(5)(a)	Outdoor use of water contrary to Schedule “E” during stage 1 declaration	\$400		
20(5)(b)	Outdoor use of water contrary to Schedule “E” during stage 2 declaration	\$600		
20(5)(c)	Outdoor use of water contrary to Schedule “E” during stage 3 declaration	\$1500		
20(5)(d)	Outdoor use of water contrary to Schedule “E” during stage 4 declaration	\$3000”; and		
(b) after,				
<u>SECTION NUMBER</u>		<u>SPECIFIED PENALTY</u>		
“36(2)	Allow unauthorized operation of Water Service Valve	\$1500”		
the following is deleted under the headings indicated:				

Bylaw 40M2006 (Water Utility) Amendment – Proposed Wording			Reason for Change	Key Changes
SECTION NUMBER		SPECIFIED PENALTY		
37(1)	Unauthorized Cross Connection	\$1500		
38(1)	Failure to install Cross Connection Control Device	\$2000		
39(3)	Failure to test Cross Connection Control Device	\$1500		
39(4)	Fail to retain test records on-site	\$500		
39(5)	Fail to file passed Testable Cross Connection Control Device test report within thirty days	\$500		
39(6)	Fail to file failed Testable Cross Connection Control Device test report within two days	\$500		
39(7)	Fail to replace Testable Cross Connection Control Device within five days	\$1500"		
and the following is substituted under the headings indicated:				

Bylaw 40M2006 (Water Utility) Amendment – Proposed Wording				Reason for Change	Key Changes
SECTION NUMBER		SPECIFIED PENALTY			
37(1)	Unauthorized Cross Connection	\$1500			
37(2)	Testing Cross Connection Control Device without being registered as an Approved Tester	\$1500			
38(1)	Fail to install Cross Connection Control Device	\$2000			
38(3)	Fail to install Cross Connection Control Device on a temporary water connection	\$2000			
39(1)	Fail to test Cross Connection Control Device	\$1500			
39(2)(a)	Fail to provide copy of test report to the Director within 5 days for device found to be in good working order	\$500			
39(2)(b)	Fail to provide copy of test report to the Director within 2 business days where device found to be not in good working order	\$1500			
39(3)(a)	Fail to repair or replace Cross Connection Device that is not in good working order	\$1500			
39(3)(b)	Fail to retest repaired or replaced Cross Connection Device	\$1500			
39(3)(c)	Fail to provide the Director with a copy of the test report for a repaired or replaced device	\$500".			
<p>Schedule "E" – OUTDOOR WATER USE RESTRICTIONS is deleted in its entirety and the following is substituted:</p> <p>"SCHEDULE "E" – OUTDOOR CITY POTABLE WATER USE RESTRICTIONS</p> <p>All activities listed in rows 1 – 17 under the first column (column 1) are prohibited during any stage (Stage 1 – 4) of an outdoor water use restriction.</p> <p>A specific application method for that activity (column 2), by a specific person or entity (column 3), may be exempted from the prohibitions listed in Column 1 during a specific stage of outdoor water use restrictions (as allowed or detailed in columns 4, 5, 6 or 7 as applicable).</p>					

Bylaw 40M2006 (Water Utility) Amendment – Proposed Wording								Reason for Change	Key Changes
	1. Prohibited Activity at Any Stage of Restrictions unless specific Staged Exemption applies	2. Application Method Allowed during Staged Exemption	3. Person or Entity Allowed to use water during Staged Exemption	4. Stage One Exemptions (Low risk to water supply)	5. Stage Two Exemptions (Moderate risk to water supply)	6. Stage Three Exemptions (High risk to water supply)	7. Stage Four Exemptions (Severe risk to water supply)		
1	Watering of lawns	Any method except those listed below	All Customers listed for a specific day and time as set by the Director, Water Services, excepting those entities listed below	Only one day per week to a maximum of 2 hours per day between the hours of 1900h and 1000h (based on a Schedule as determined by the Director, Water Services)	Only one day per week to a maximum of 1 hour per day between the hours of 1900h and 1000h (based on a Schedule as determined by the Director, Water Services)	None (Not Allowed)	None (Not Allowed)	Improve clarity and provide flexibility for customers watering lawns during outdoor water use restrictions.	Change to one longer and continuous window of time for watering (7pm to 10am) from three smaller windows. The length of permitted watering (2 hours/week in Stage 1 and 1 hour/week in Stage 2) has not changed.
			The City of Calgary	None (Not Allowed)	None (Not Allowed)	None (Not Allowed)	None (Not Allowed)		
		Irrigation by a Tier One Water Managed Site	Tier One Certificate holders	Allowed provided that watering programs reduced by 10%	Allowed provided that watering programs reduced by 20%	Allowed provided that watering programs reduced by 30%	None (Not Allowed)		
		Irrigation by a Tier Two Water Managed Site	Tier Two Certificate holders	Allowed provided that watering programs reduced by 15%	Allowed provided that watering programs reduced by 25%	Allowed provided that watering programs reduced by 35%	None (Not Allowed)		
2	Watering of gardens, trees and shrubs (lawns excluded)	Irrigation with sprinkler connected to a hose or any irrigation system with automatic shut off	All Customers except those listed below	Only one day per week to a maximum of 2 hours per day between the hours of 1900h and 1000h (based on a Schedule as determined by the Director, Water Services)	Only one day per week to a maximum of 1 hour per day between the hours of 1900h and 1000h (based on a Schedule as determined by the Director, Water Services)	None (Not Allowed)	None (Not Allowed)	Improve clarity and provide flexibility for customers watering gardens, trees and shrubs during outdoor water use restrictions. Keep watering hours consistent across activities.	Change to one longer and continuous window of time for watering (7pm to 10am) instead of three smaller windows. The length of permitted watering (2 hours/week in Stage 1 and 1 hour/week in Stage 2) has not changed. Clarity provided

Bylaw 40M2006 (Water Utility) Amendment – Proposed Wording								Reason for Change	Key Changes
			The City of Calgary	None (Not Allowed)	None (Not Allowed)	None (Not Allowed)	None (Not Allowed)		through wording change to sprinkler irrigation methods.
			Water Managed Sites Tier One Certificate holders	Allowed provided that watering program reduced by 10%	Allowed provided that watering program reduced by 20%	Allowed provided that watering program reduced by 30%	None (Not Allowed)		
			Water Managed Sites Tier Two Certificate holders	Allowed provided that watering program reduced by 15%	Allowed provided that watering program reduced by 25%	Allowed provided that watering program reduced by 35%	None (Not Allowed)		
		Spring-loaded type nozzles with automatic shut off connected to a hose	All Customers	Allowed	Allowed	None (Not Allowed)	None (Not Allowed)		
		Hand-held container (i.e., watering can, bucket)	All Customers	Allowed	Allowed	Allowed	None (Not Allowed)		
	3	Watering of New Grass (sod or seed) <i>New Sod means laid within 21 days</i> <i>New Seed means sown within 45 days</i>	Irrigation with sprinkler connected to a hose or any irrigation system with automatic shut off	All Customers except those listed below	Allowed	Allowed	None (Not Allowed)		
				Tier One Certificate holders – Irrigation by Water Managed Sites	Allowed provided that watering program reduced by 10%	Allowed provided that watering program reduced by 20%	Allowed provided that watering program reduced by 30%		
				Tier Two Certificate holders – Irrigation by Water Managed Sites	Allowed provided that watering program reduced by 15%	Allowed provided that watering program reduced by 25%	Allowed provided that watering program reduced by 35%		
			Spring-loaded type nozzles with automatic shut off connected to a hose or hand-held containers	All Customers	Allowed	Allowed	None (Not Allowed)		

Bylaw 40M2006 (Water Utility) Amendment – Proposed Wording								Reason for Change	Key Changes
4	Watering of new trees and shrubs during establishment period (5 years)	Irrigation with sprinkler connected to a hose or any irrigation system with automatic shut off	All Customers except those listed below	Allowed	Allowed	None (Not Allowed)	None (Not Allowed)	Promotes a healthy urban tree canopy and shrub health. Encourage continued tree and shrub planting during water shortage.	New Activity
			Water Managed Site Tier One Certificate holders	Allowed	Allowed	Allowed	None (Not Allowed)		
			Water Managed Site Tier Two Certificate holders	Allowed	Allowed	Allowed	None (Not Allowed)		
		Spring-loaded type nozzles with automatic shut off connected to a hose or hand-held containers	All Customers	Allowed	Allowed	Allowed	None (Not Allowed)		
5	Watering of edible food crops	Irrigation with sprinkler connected to a hose or any irrigation system with automatic shut off	All Customers	Allowed	Allowed	None (Not Allowed)	None (Not Allowed)		
		Spring-loaded type nozzles with automatic shut off connected to a hose or hand-held containers	All Customers	Allowed	Allowed	Allowed	Allowed		
6	Watering of plants for commercial sale or donation	Any	Operators of nurseries, garden centers, turf and tree farms, urban farms and food growing community organizations	Allowed	Allowed	Allowed	Allowed	Supports urban agriculture and people who grow their own food. Aligns priority water use with the City's food resilience objectives.	New Activity
7	Testing and auditing of Irrigation systems	Irrigation system with automatic shut off	All Customers	Allowed	Allowed	None (Not Allowed)	None (Not Allowed)		
			Tier One and Two Certificate holders and Applicants to	Allowed	Allowed	Allowed	None (Not Allowed)		

Bylaw 40M2006 (Water Utility) Amendment – Proposed Wording								Reason for Change	Key Changes
			the Water Managed Sites Program undergoing irrigation auditing					<p>Change in wording needed due to new activity “watering edible food crops”. Continue to support urban ag and commercial growers.</p> <p>Water Managed Sites program can continue to accept and evaluate applicants. Allows companies to perform a low water use activity during restrictions. Allows fixing and testing of leaking or new irrigation systems.</p> <p>Allows for outdoor surfaces to be washed to meet health & safety regulations by all customers (was previously only specific businesses allowed). Does not allow for</p>	<p>Added urban farms and food growing community organizations. Added donation growing from these groups. Moved community gardens to “watering edible food crops”</p> <p>Added auditing. Permits both testing and auditing during restrictions which was not previously permitted.</p> <p>This activity now applies to all customers. Washing building exteriors has been moved into the window washing activity.</p>
8	Water use on Integrated Pest Management Test Sites	Any	City of Calgary Operations at Pest Management Test Sites	Allowed	Allowed	None (Not Allowed)	None (Not Allowed)		
9	Wash down sidewalks, walkways and driveways for any reason other than those permitted by section 20(6)	Any	All Customers	None (Not Allowed)	None (Not Allowed)	None (Not Allowed)	None (Not Allowed)		
10	Washing exterior building surfaces, including windows	Any	All Customers	Allowed	Allowed	Allowed	None (Not Allowed)		
11	Washing of vehicles outdoors	Any	All Customers	Allowed subject to the Stormwater Bylaw 37M2005	Allowed subject to the Stormwater Bylaw 37M2005	None (Not Allowed)	None (Not Allowed)		
			Customers required to wash vehicles for environmental or health and safety regulations	Allowed subject to the Stormwater Bylaw 37M2005	Allowed subject to the Stormwater Bylaw 37M2005	Allowed subject to the Stormwater Bylaw 37M2005	Allowed subject to the Stormwater Bylaw 37M2005		
12	Filling of Fountains and other Decorative Features	Any	All Customers	None (Not Allowed)	None (Not Allowed)	None (Not Allowed)	None (Not Allowed)		
13	Filling of outdoor hot tubs, swimming and wading pools	Any	All Customers	Allowed	Allowed	None Not Allowed unless exempted by	None Not Allowed unless exempted by		

Bylaw 40M2006 (Water Utility) Amendment – Proposed Wording								Reason for Change	Key Changes
						the Director, Water Services under section 20(8)	the Director, Water Services under section 20(8)	aesthetic cleaning of these surfaces.	
14	Water use for construction or renovation purposes	Any	All Customers	Allowed	Allowed	Allowed	None (Not Allowed)	<p>Strong desire from public to be able to perform this activity themselves. Simplified language. Combine two activities commonly performed together.</p> <p>Strong desire from the public to be able to wash vehicles at home.</p>	<p>Combine window and exterior building surfaces washing. Allowed for all customers in Stages 1-3. No washing by any customers in Stage 4, including window washing. Surfaces can be washed by any method.</p> <p>Washing of vehicles by all customers in Stages 1 & 2.</p>
15	Outdoor snow or ice making	Any	All Customers	Allowed	Allowed	None Not Allowed unless exempted by the Director, Water Services under section 20(8)	None Not Allowed unless exempted by the Director, Water Services under section 20(8)		
16	Watering of livestock	Any	Farm Operators	Allowed	Allowed	Allowed	Allowed		
17	Essential hydrant and main flushing	Any	The City of Calgary	Allowed	Allowed	Allowed	Allowed		
18	Essential street, bridge and transit infrastructure cleaning and washing	Any	The City of Calgary	Allowed	Allowed	Allowed	Allowed".		
								Clarify and generalize wording around construction and renovation to reduce confusion	Added renovation and removed specific examples of construction activities. No change to permissions.

Bylaw 40M2006 (Water Utility) Amendment – Proposed Wording	Reason for Change	Key Changes
	Ensure clean, safe and reliable transit operations during restrictions.	Added transit infrastructure.



Water Utility, Wastewater, Stormwater Bylaw Update Report

EC2025-0225
March 11, 2025

That the Executive Committee recommend that Council:

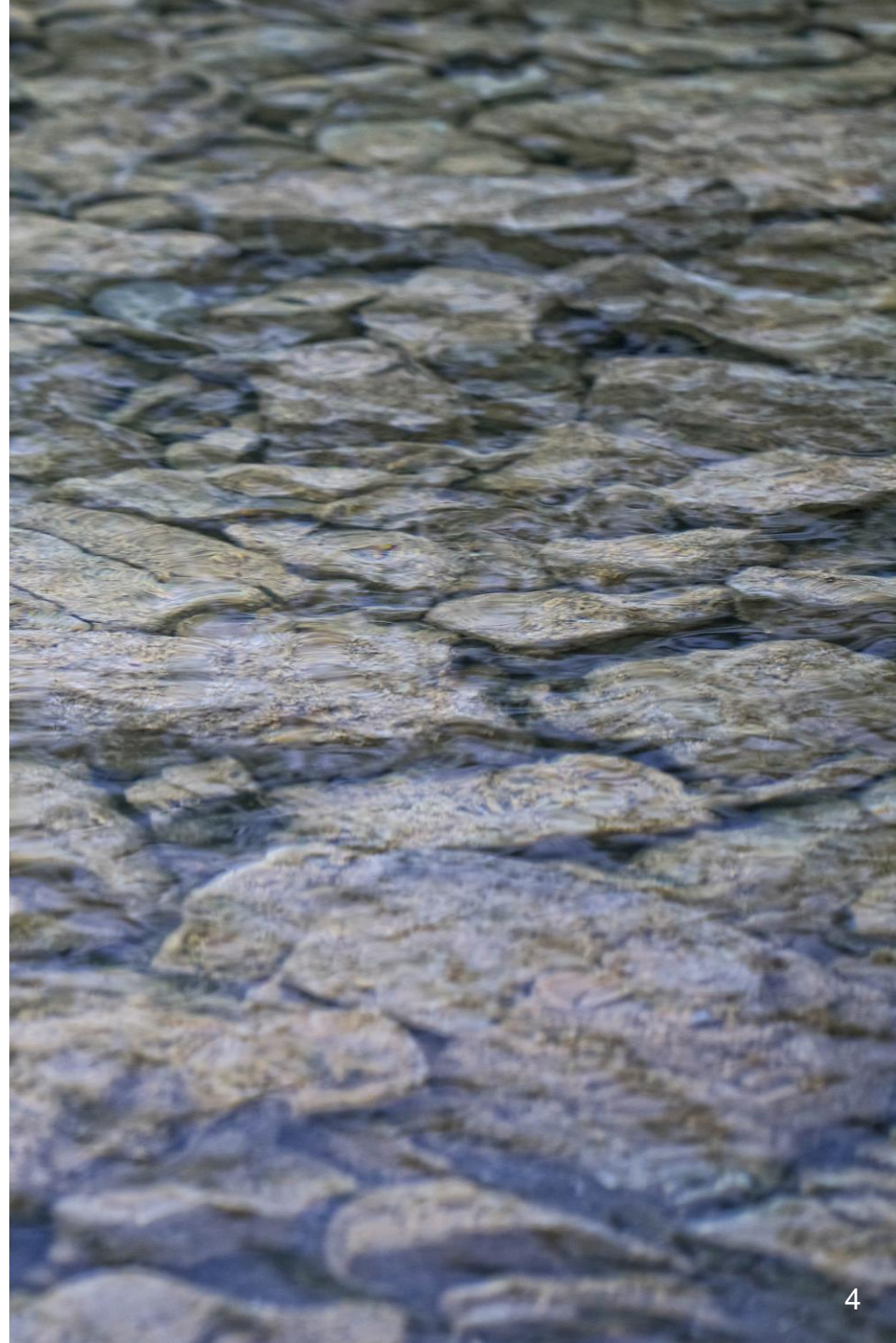
1. Give three readings to the proposed bylaw to amend Bylaw 40M2006, Water Utility Bylaw
2. Give three readings to the proposed bylaw to amend Bylaw 14M2012, Wastewater Bylaw
3. Give three readings to the proposed bylaw to amend Bylaw 37M2005, Stormwater Bylaw

- On June 18, 2024, Council deferred this report to Q1 2025 to allow incorporation of considerations from customer feedback related to the three amending bylaws

Objectives

The Water Utility, Wastewater, and Stormwater bylaws are valuable tools that allow The City to:

1. Ensure that access to water is reliable and available today and for generations to come
2. Protect the health of the rivers
3. Protect public safety and reduce damage to property



Water Lines of Service and Bylaws

What are the changes?



Water Utility – 40M2006

- Consistent requirements to protect public health
- Housekeeping to reduce complexity
- Updates to Outdoor Water Restrictions



Wastewater – 14M2012

- Clear definitions and requirements to protect infrastructure and the environment
- More business-friendly standards and definitions



Stormwater – 37M2005

- Clear definitions and requirements to protect infrastructure and the environment



Not a permanent watering schedule:

- Allow watering of new trees, shrubs and edible food crops for residents and businesses
- Allow washing of exterior windows and cars at home during Stage 1 and 2
- Simplified watering time from 7 p.m. to 10 a.m.
- Allow water use for construction and renovation purposes
- Allow essential street cleaning, bridges and infrastructure cleaning for City of Calgary operations, including Calgary Transit



That the Executive Committee recommend that Council:

1. Give three readings to the proposed bylaw to amend Bylaw 40M2006, Water Utility Bylaw
2. Give three readings to the proposed bylaw to amend Bylaw 14M2012, Wastewater Bylaw
3. Give three readings to the proposed bylaw to amend Bylaw 37M2005, Stormwater Bylaw



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City of Calgary
P.O. Box 2100 Stn. M
Calgary, AB T2P 2M5
(via email: cityclerk@calgary.ca)

March 10, 2025

Re: EC2025-0225

To the Mayor and City Council of Calgary,

I am writing today to express my support for the recent update to the Water Utility, Wastewater, and Stormwater Bylaw. After witnessing the devastating impact on small businesses in the landscape industry in 2024, I am grateful that we were consulted during the process of these important updates for the 2025 season.

Allowing the watering of all types of plant materials, including trees, shrubs, sod, seed, and food plants, is a significant improvement that will help protect and enhance green spaces across Calgary. Furthermore, enabling construction projects to continue, as well as the installation and testing of irrigation systems, will help ensure that we do not experience a repeat of the challenges faced in 2024.

We look forward to collaborating with the City of Calgary to establish ongoing best practices for water efficiency in developing green infrastructure. This includes public engagement on making water-wise choices and working with City staff to craft bylaw and policy updates that reflect the value of the landscape while ensuring water security for the City.

On behalf of the landscape and nursery industry in Alberta, I thank the Council and staff for their ongoing communication and willingness to work together toward solutions that will protect Calgary's water and green spaces.

Best regards,

A handwritten signature in black ink that reads 'Joel Beatson'.

Joel Beatson, CLHM, CAE
Executive Director



March 7, 2025

Dear Council,

Subject: Support of Schedule E Bylaw Updates and Advocating for Long-Term Solutions

Over the past two years, the Irrigation and Green Industries have faced significant challenges due to the application of outdated and overly restrictive Outdoor Water Use Restrictions bylaws. The August 2023 Stage-1 drought event halted industry operations due to restrictive wording, while the 2024 feeder main break resulted in a catastrophic impact on our sector. These events have made it clear that Calgary's 20-year-old water bylaws are no longer viable for the realities of 2025 technology, population growth, and the need for a future-proofed water management strategy.

The current framework unfairly places the burden of water reduction on a single industry—one that has led the way in water efficiency advancements over the past two decades. Our industry has continuously invested in innovative solutions to maximize the efficient use of water while ensuring Calgary remains a vibrant, green city where people and businesses thrive.

The City of Calgary Administration has put forward necessary interim modifications to the Schedule-E bylaw, providing greater clarity and immediate improvements that benefit both citizens and industry. These updates are critically important ahead of a broader rewrite of the Water Efficiency Plan (WEP) and related bylaws expected in 2026. The Canadian Prairie Chapter of the Irrigation Association (CPCIA) fully supports these immediate changes as they are vital for the sustainability of our industry and the communities we serve.

We are also grateful for the opportunity to work alongside the City as subject matter experts in shaping future updates to the WEP, Water Utility bylaw, and the Water Managed Sites program. A modernized and well-balanced approach to water management is essential for ensuring Calgary remains an attractive place to live and do business. While we are cautiously optimistic about future changes, we emphasize the urgent need for the City to continue fixing and evolving its water infrastructure in an expedient manner including the twinning of the feeder main, leak reduction, and additional water treatment facility expansions. Meanwhile, the CPCIA is committed to advocate on behalf of the irrigation industry members and to the promotion of water conservation, efficient practices, and technological advancements.

We look forward to ongoing collaboration and a shared commitment to policies that support both environmental responsibility and economic vitality.

Sincerely,

The Canadian Prairie Chapter of the Irrigation Association Board



Report Number: EC2025-0309

Meeting: Executive Committee

Meeting Date: 2025 March 11

NOTICE OF MOTION

RE: Roadside Naturalization and Mowing Reduction

Sponsoring Councillor(s): Penner, Spencer

WHEREAS Roadsides have been largely planned and maintained to be low-care single turf areas with little (re)investment and maintenance;

AND WHEREAS Many roadsides no longer offer visual appeal and have reduced ecological benefits, being overcrowded by weeds and invasive species due to turf species not best suited for the soil quality of roadsides;

AND WHEREAS Roadsides have the opportunity to increase biodiversity and contribute to ecological resilience;

AND WHEREAS Naturalized roadsides using native plant species can improve soil quality, water retention, carbon sequestration, and habitat;

AND WHEREAS The roadside naturalization pilot has been proven to save the city money over the course of time;

AND WHEREAS Opportunities to naturalize roadsides post road construction where staging has happened are ideal opportunities to implement longer term naturalized solutions;

AND WHEREAS The City has already implemented 'shoulder cuts' in some areas to reduce mowing currently;

AND WHEREAS Reducing long term costs to the city budget in both capital and operating exists through naturalization and reduced mowing alongside roadways with a dedicated strategy;

AND WHEREAS Residents and communities are looking to partner with the City on the beautification on neighborhood boulevards and roadways;

AND WHEREAS Connecting with residents through dedicated initiatives and opportunities to contribute to the work creates a sense of community as well as has the potential to reduce labour costs;

AND WHEREAS Reduced mowing and roadside naturalization are supported by city policies such as the Parks Connect Plan, Biodiversity Strategy, Climate Strategy, and the Municipal Development Plan;

NOW THEREFORE BE IT RESOLVED that Council direct Administration to:

1. Develop an implementation plan for naturalization of major roadways, boulevards, and sides of pathways/sidewalks/multi-use-pathways which prioritizes biodiversity, climate mitigation, and safety while still considering aesthetics;
2. Include naturalization into new road construction projects as part of capital construction costs for projects starting in 2026;

NOTICE OF MOTION

3. Develop an education campaign to increase resident awareness in future volunteer opportunities related to naturalization of residential areas.

AND FURTHER BE IT RESOVLED that Council direct Administration to report back through Infrastructure and Planning Committee no later than Q2 2026 with respect to timing of implementation and budget requirements as needed.

Attachments:

1. Notice of Motion Checklist
2. Briefing - Roadside Naturalization Pilot Project Results - EC2023-1115

Notice of Motion Checklist

The checklist is a tool intended to support the sponsor(s) of a Notice of Motion. The items listed below are important considerations when crafting and submitting a Notice of Motion. It is also intended to support other Members of Council, as the same considerations are important when reaching a decision on a Notice of Motion.

The checklist is therefore an opportunity for the sponsor(s) to:

- Consider what advice might be helpful to them in formulating their proposal; and
- Share key points about the advice received with their council colleagues, to inform their deliberations.

This document is recommended to be provided to City Clerks alongside every Notice of Motion and will become part of the Corporate record. It is at the discretion of the sponsor(s) to decide with whom to consult and what information to include.

Title of the Motion: **Attach 1-NoM Checklist-EC2025-0309.docx**

There are two classifications of a Notice of Motion (Check the one that applies):

☒ Regular

☐ Urgent (Include details in Urgency Rationale box below)

☐ Is this Notice of Motion Confidential? (Include details in procedural box below)

Financial and Other Resource Capacity
Administration is able to resource the planning/potential program design within current budget. Future budget cycles can contemplate projects and active work.
Has been reviewed by both Parks, Roads, and Infrastructure for content and timing.
Legal/Legislative

Technical Content
Procedural (Include reasons for confidentiality)
Other Considerations
Urgency Rationale



Operational Services Briefing to

Executive Committee

2023 October 11

ISC: UNRESTRICTED

EC2023-1115

Roadside Naturalization Pilot Project Results

PURPOSE OF BRIEFING

A pilot project that explores naturalization landscaping methods on public land along roadways received \$450,000 from the Council Innovation Fund to demonstrate a proof of concept and determine the costs and environmental benefits of this approach relative to conventional landscaping. This briefing describes the key activities undertaken, the main project findings, and next steps. An executive summary of the technical report from the project team is attached to this briefing (Attachment 1). Project findings and data will be used to inform land management and stewardship practices in Calgary in alignment with existing City policy, plans, and programs.

SUPPORTING INFORMATION

Background

The Council Innovation Fund application (PFC2020-0075, Attachment 2) provides background information on the pilot project, including the focus of Council on service efficiency and related investigations into the cost of boulevard maintenance as a sub-service. A review of alternative approaches and evolving best practices for roadside landscaping and vegetation management had identified the potential for long term cost savings, and other benefits, to be achieved through naturalization landscaping.

In February 2020, Council approved an Innovation Fund application regarding boulevard naturalization. Following is the Council direction to Administration and a description of what was done, with project findings and outcomes addressed in more detail in the next section to follow.

1. Direct Administration to engage with private sector and philanthropic groups to leverage available private contributions for this project.
 - Initial stages of the project involved City-led planning and design of an innovative landscaping treatment as a basis for competitive bidding from the private sector
 - Competitive pricing enabled project execution within available City budget
 - Private sector partners contributed expertise and value-added project elements
 - Partnership with a philanthropic organization, The Royal Canadian Geographic Society, early in the project resulted in national media profile in September 2023
2. Direct Administration to partner with public institutions to optimize the assessment and monitoring program elements of this project.
 - Partnered with University of Calgary faculty (School of Architecture, Planning and Landscape) in project design, execution and assessment phases of work to leverage and apply their expertise in native prairie plant community ecology
 - Partnered with University of Calgary faculty and students (Faculty of Science, Zoology program) to conduct field assessments of pollinator abundance and distribution in relation to different landscaping treatments and conditions
 - Explored a potential partnership with University of Calgary to support their funding application to Genome Canada for the Wild City Bees project
3. Direct Administration to report back to the Priorities and Finance Committee on the outcomes of this project no later than Q2 2023, with interim reports on project progress and return-on-investment as information becomes available.

BRIEFING

- Attachment 3 details the interim progress reports and the variety of information exchange and outreach that occurred throughout the project duration
- A July 2023 project update shared with the Mayor and Council noted a delay in reporting back to the Executive Committee on project outcomes in Q4 2023 that allowed for the collection and analysis of additional data from the third growing season on the project site, and additional internal consultation on next steps

Project Outcomes

Key pilot project findings are that:

- Boulevards and other wide road right-of-ways in Calgary traditionally are landscaped with a mix of turf-forming grasses that are susceptible to invasion by other introduced plant species that become established over time. Roadsides are not irrigated or maintained to the same standards of other open spaces beyond what is required to meet obligations under provincial law for the control of regulated weeds. Regular mowing maintains a trim appearance to roadside areas that are a mix of turfgrass and weeds
- It costs approximately \$1,000 per hectare (the size of a soccer field) per year for The City to maintain its total of 800+ hectares of roadside areas primarily using contracted services, which typically involves four mowing cycles in one year
- The installation cost of conventional landscaping varies with many factors including design objectives, methods used, market conditions, and economies of scale, but a review of recently completed City projects reveals an average cost of \$13,000 per hectare for smaller scale urban projects (less than 10 hectares in size) using hand-seeding and hydro-seeding methods, and substantially more for sod installation
- The installation cost of naturalized landscaping also varies with the same factors and others (e.g. using native seed collected locally, or purchased from local vs US suppliers), with the actual core costs incurred for the pilot project being \$11,000 per hectare for the 5-hectare treatment area, not including the design, extensive site preparation, monitoring and related effort that was specific to this pilot project and its unique objectives
- The maintenance costs for a naturalized site are estimated to be less than \$1,000 per hectare per year, assuming only one mowing cycle during establishment and selective weed control thereafter, and also assuming proper design, installation and monitoring
- Well designed and executed naturalized landscaping is cost-effective (Attachment 4)
- A successfully naturalized area will have a substantial component of wildflower and grass species that are native to the Calgary region and are well adapted to local climate and soil conditions; they are much more deeply rooted than introduced plants, which is key to drought resilience in a changing climate (Attachment 3)
- Naturalized roadsides support in the order of 3,000 pollinators per hectare, plus the birds that feed on these beneficial insects, while mowed turfgrass supports virtually none
- Much public outreach has occurred during this project (Attachment 3) to share information on its purpose in exploring potential cost savings and environmental benefits

Next Steps

Administration will consider the findings of this report in future updates to bylaws, policies, plans and specifications that address landscaping requirements. Administration also will integrate a roadside naturalization program for City boulevards and other open spaces into the Connect: Calgary Parks Plan, and on an opportunistic and incremental basis, to align with the Biodiversity Strategy, the Climate Strategy, the Stormwater Strategy, the YardSmart program, and the Natural Infrastructure program. For this work to expand and be successful there will be further capacity-building required within the private sector, and ongoing education and dialogue with industry and the general public.

BRIEFING

ATTACHMENTS

1. Executive Summary
2. Council Innovation Fund Application
3. Project Communications and Supporting Information
4. Cost Comparison Table



Report Number: EC2025-0310

Meeting: Executive Committee

Meeting Date: 2025 March 11

NOTICE OF MOTION

RE: Inclusive Hiring: Reducing Barriers to Recruitment and Employment

Sponsoring Councillor(s): Penner

WHEREAS The City celebrates a diverse workplace because it makes our organization stronger and better equipped to serve Calgarians; and we are always looking at ways to reduce barriers. This supports The City's common purpose of making Calgary a great place to live and work;

AND WHEREAS The City of Calgary has committed to creating a workplace that fosters inclusion and belonging and continuously strives to reduce barriers to recruitment and employment;

AND WHEREAS Persons with disabilities who are part of work environments help contribute to cultures of inclusion and belonging;

AND WHEREAS Disabilities is a broad term that encompasses both physical and cognitive disabilities which may including visual or hearing impairments or neurodiverse conditions, and developmental delays from birth or resulting from illness, but are not limited to these areas;

AND WHEREAS The City of Calgary has endorsed the United Nations Convention on the Rights of Persons with Disabilities (CPRD) as per its Corporate Accessibility Policy;

AND WHEREAS The foundational principle of the CRPD is to remove barriers that hinder the full and effective participation of persons with disabilities in society on an equal basis with others;

AND WHEREAS The City's Corporate Employee Survey Inclusion Index has persistently ranked at the lower end of its 14 index measures with 9% of City employees reporting that they identify as a person with a disability;

AND WHEREAS Approximately 80% of Calgarians with intellectual disabilities are unemployed;

AND WHEREAS A number of disabilities serving organizations can both inform and help place employees to support an inclusive hiring environment; and

AND WHEREAS The People, Innovation & Collaboration Services department Briefing of March 19, 2024 on Inclusive Hiring – Supporting Individuals with Intellectual and Development Disabilities articulated The City's commitment to work with partners in the disability serving sector toward reducing barriers to recruitment and employment at The City for persons with disabilities.

NOW THEREFORE BE IT RESOLVED That Council direct Administration to convene partners and parties working in the disability serving sector, including the City's Advisory Committee on Accessibility, inclusive hiring organizations, and others to work toward a pilot and framework that articulates how The City is intentionally reducing barriers to recruitment and employment for persons with disabilities.

NOTICE OF MOTION

And further be it resolved that Administration report back on the pilot and framework through Executive Committee starting in Q2 2026.

Attachments:

1. Notice of Moton Checklist
2. Briefing – C2024-0399

Notice of Motion Checklist

The checklist is a tool intended to support the sponsor(s) of a Notice of Motion. The items listed below are important considerations when crafting and submitting a Notice of Motion. It is also intended to support other Members of Council, as the same considerations are important when reaching a decision on a Notice of Motion.

The checklist is therefore an opportunity for the sponsor(s) to:

- Consider what advice might be helpful to them in formulating their proposal; and
- Share key points about the advice received with their council colleagues, to inform their deliberations.

This document is recommended to be provided to City Clerks alongside every Notice of Motion and will become part of the Corporate record. It is at the discretion of the sponsor(s) to decide with whom to consult and what information to include.

Title of the Motion: **Inclusive Hiring: Reducing Barriers to Recruitment and Employment**

There are two classifications of a Notice of Motion (Check the one that applies):

☒ Regular

☐ Urgent (Include details in Urgency Rationale box below)

☐ Is this Notice of Motion Confidential? (Include details in procedural box below)

Financial and Other Resource Capacity
Administration is currently resourced to do this work. This builds off further work currently underway by administration but creates a report back plan and direction to engage more fully with the disability serving community.
Legal/Legislative
Reviewed and approved.

Technical Content
Procedural (Include reasons for confidentiality)
Other Considerations
Urgency Rationale

People, Innovation and Collaboration Services Briefing to
Regular Meeting of Council
2024 March 19

ISC: UNRESTRICTED
C2024-0399

Inclusive Hiring – Supporting Individuals with Intellectual and Developmental Disabilities

PURPOSE OF BRIEFING

This Briefing acknowledges a request Administration received from [Inclusion Alberta](#) regarding a partnership opportunity to hire individuals with intellectual and developmental disabilities and to provide background information.

As part of The City's journey to become a fully inclusive organization, we continue to foster a work environment where employees feel physically and psychologically safe, valued, respected and supported. Our goal is to ensure that City systems are equitable, and enable employees with diverse backgrounds, perspectives, skills and experiences to fully participate, collaborate and deliver exceptional public service. As part of this, we promote inclusive hiring practices to address systemic barriers with the goal of attaining a workforce that is representative of the community we serve. These efforts add to The City's positioning as an employer of choice.

According to the [Council of Canadians with Disabilities \(CDC\)](#), two-thirds of Canadian adults with disabilities lack one or more of the supports they need to work, including: educational and workplace aids, home modification or other supports. Almost sixty per cent (60%) of working-age adults with disabilities are currently unemployed or out of the labour market. Individuals with intellectual and developmental disabilities are encompassed in these statistics.

The City recognizes an opportunity to work with our union partners and external agencies to address this barrier and create opportunities for all Calgarians as well as advance The City's *Workplace Equity, Diversity, Inclusion and Belonging Framework and Strategy*, in particular related to the Internal Focus Area of Attracting and Retaining People, and the External Focus Area of Listening To and Serving Society.

Administration intends to explore opportunities to work with Inclusion Alberta, and potentially other groups in the future, to mobilize employment opportunities for individuals with intellectual and developmental disabilities. Community, union and business unit partnership will be part of the work undertaken in a pilot that has now been launched.

SUPPORTING INFORMATION

Background

There has been interest from external agencies, including Inclusion Alberta, to partner with The City to support the placement of individuals with intellectual and developmental disabilities. These external agencies work with organizations to help source the candidates for a job match, provide orientation assistance and coaching based on the work required, support supervisors with welcoming the new employee and provide training for leaders and team members on supporting the employee.

Work to date

Several groups within Human Resources have worked in collaboration with Supply Management, Law, union partners and Community Services Department to research the concept of developing a pilot to partner with Inclusion Alberta. We have determined:

- There is interest, both within the organization and with our union partners, in pursuing this initiative to address barriers to employment for this community.
- A placement within our workforce is possible and the work is likely to fall within CUPE Local 38.
- Human Resources is at the table with CUPE Local 38 and have agreed to a Letter of Intent regarding this pilot project. There is agreement to enter into discussion regarding this pilot project. The pilot project can move forward which would be effective upon ratification.
- Positions are expected to be full-time or part-time, would provide meaningful employment, and would be similar to existing positions.
- The City can proceed with a partnership with Inclusion Alberta without a supply contract, as they already work with a variety of community partners.
- As a partner, Inclusion Alberta will assist by examining jobs, creating matches with potential applicants, and providing training on intellectual and developmental disabilities to the work unit. They will also provide support for both the hiring manager and the employee as the person moves into the job and assist with ongoing monitoring of the position as needed.
- Community Services management team has indicated their support to pilot this initiative at the department level.
- Human Resources has now established a project to launch a pilot with the support of Inclusion Alberta. This project will include three phases:

Phase 1: Project set-up

- Develop an action plan to support the launch of a pilot. This includes gathering research, working with unions on a Letter of Intent, reaching out to employers including the City of Edmonton and Calgary Public Library who have previously partnered with Inclusion Alberta, identifying potential positions at The City of Calgary, and partnering with Inclusion Alberta to launch the pilot. Anticipated timeline for completion of Phase 1 is 2024 March 28.

Phase 2: Pilot

- Work with Community Strategies and consult with Local 38 union to identify a position, and partner with Inclusion Alberta to create a match with a potential applicant and provide training on intellectual and developmental disabilities to the work unit. Anticipated timeline for completion of Phase 2 is 2024 June 28.

Phase 3: Sustainment

- If the pilot is deemed to be successful, develop a framework and model which might be transferable to other projects with barriered communities.
- The Advisory Committee on Accessibility has been kept up to date on the exploration of this initiative and are in support.
- Human Resources is currently sourcing funding for this pilot.

Next Steps

- Administration will work with our union partners to scope and pilot a program to support the employment of individuals with intellectual and developmental disabilities.
- A cross-department project team will be created to ensure that the pilot is informed by Human Resources and Community Services.

- A communication plan will be part of the project to position it in alignment with City of Calgary goals.
- The pilot may assist with developing a framework for future agency partnerships.

Why is it important? / Risk mitigation

- The City recognizes that it is important that its workforce is reflective of the community we serve, and demonstrates equity, diversity, inclusion and belonging. Meaningful employment opportunities create greater purpose and affirms value within the community.
- Human Resources is committed to strengthening our workplace by providing guidance and expertise in equity, diversity, inclusion and belonging (EDIB), and partnering on major EDIB corporate initiatives.
- Risks include an unsuccessful match between the position and employee. This will be mitigated through the continued support of Inclusion Alberta and by starting with a pilot to determine how the process works.
- There is a risk that others who face barriers such as Racialized communities, Indigenous people, immigrants and persons with alternate types of disabilities, may request specialized programs to work with their communities. Our intent is to use this pilot to create a model which might be transferable to other projects with barriered communities.
- There may be concern that priority placement and accommodation programs will be affected by this initiative. As we move forward, The City of Calgary will monitor potential impacts.

Author: Talent Acquisition Team, Human Resources

General Manager Christine Arthurs concurs with the information in this Briefing.



Report Number: EC2025-0315

Meeting: Executive Committee

Meeting Date: 2025 March 11

NOTICE OF MOTION

RE: From Riders, For Riders: A Motion to Improve Calgary Transit

Sponsoring Member(s) of Council: Councillor Jasmine Mian

WHEREAS in 2024, Calgarians and visitors took over 100 million trips on Calgary Transit.

WHEREAS Calgary's population grew at a record rate of 5.8% from July 2023-July 2024, which is higher than any other census metropolitan area in the country in at least 20 years.

WHEREAS continuously improving customer service (Direction C.18) and improving the experience of riding in Calgary Transit vehicles (Direction C.14) are council approved strategies outlined in Route Ahead: A strategic plan for transit in Calgary

WHEREAS Councillors have engaged with the advocacy group *Calgary Transit Riders* and Calgarians to hear their feedback

WHEREAS City Council's 2023-2026 Strategic Direction explicitly prioritizes building a world-class transit system and strengthening relationships with Calgarians

NOW THEREFORE BE IT RESOLVED that Council directs Administration to:

Include an appendix as part of the RouteAhead annual update on May 14th that responds to the following suggestions:

Operations & Service Suggestions

- Extend the duration of a valid fare from 90 minutes to 120 minutes.
- Extend or eliminate digital ticket expiry.
- Partner with major events/conferences/sports teams to make transit passes part of ticket price.
- Broadcast CTrain locations and arrival times using GTFS-Realtime standards, so that third party applications (e.g. Google Maps or the Transit App) can provide better real time train information to customers.
- Implement GPS use for transit operators to reduce routing errors, improve detour adherence, and make trips more efficient.

Communication & Navigation Suggestions

- Install station area context maps at all LRT stations to allow riders to orient themselves before exiting the station.
- Configure LRT and BRT screens to display arrival time information at all times and where possible display the next two arrival times
- Add train departure boards on non-platform areas and in nearby high traffic areas (e.g. malls, campus centres)
- Provide network-wide train and bus status information at all major transit stations
- Update announcements on all MAX BRT and LRT lines to include transfers to other priority transit network lines.
- Design and publish a step-by step procedure and communications plan to handle small and large disruptions, which may include temporary stop closures, single track operations and weather updates.
- Implement timely, weather-resistant, and user-friendly physical signage at stops for all closures and detours, beyond current digital notifications.
- Restart on an ongoing basis, the 2013 transit etiquette campaign to promote courteous behaviour among bus and train riders.
- Use consistent destination-base language on physical signage as is used in announcements.

Request for Information

- Investigate sharing additional transit data on The City's Open Data Portal.

Attachments:

1. Notice of Motion Checklist

NOTICE OF MOTION CHECKLIST

The checklist is a tool intended to support the sponsor(s) of a Notice of Motion. The items listed below are important considerations when crafting and submitting a Notice of Motion. It is also intended to support other Members of Council, as the same considerations are important when reaching a decision on a Notice of Motion.

The checklist is therefore an opportunity for the sponsor(s) to:

- consider what advice might be helpful to them in formulating their proposal; and
- share key points about the advice received with their Council colleagues, to inform their deliberations.

This document is recommended to be provided to City Clerks alongside every Notice of Motion and will become part of the Corporate record. It is at the discretion of the sponsor(s) to decide with whom to consult and what information to include.

Title of the Motion: Notice of Motion - From Riders For Riders A Motion to Improve Calgary Transit - EC2025-0315

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
Transit will report back on these topics as part of their annual Route Ahead update in May. As the request is for information for on-going work, there should be no financial or significant resource issues.
Legal / Legislative
N/A

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

Corporate Planning and Financial Services Report to
Regular Meeting of Council
2025 March 18

ISC: UNRESTRICTED
C2025-0237

ENMAX Borrowing

RECOMMENDATIONS:

That Council:

1. Give second and third readings to proposed Bylaws 1B2025, 2B2025, 3B2025 and 4B2025, authorizing The City of Calgary to borrow up to the maximum sum of \$224.984 million to finance ENMAX Corporation's ("ENMAX") 2025 capital spending in connection with its regulated operations, as further set out in the proposed Bylaws attached to this tabulation 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; and
 - d. 4B2025 – 25 Years - \$173.228 million – Electric System and Building Improvements;
2. Give second and third readings 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, as further set out in proposed Bylaw 4M2025, attached to this tabulation.

BORROWING BYLAW INFORMATION

Bylaw Numbers	- 1B2025, 2B2025, 3B2025 and 4B2025
Purpose	- To finance the 2025 capital spending of the regulated operations of ENMAX
Borrowing authority	- \$224.984 million
Term	- 5, 10, 20 and 25 years
Type of debt	- Self-supported
Statutory references	- <i>Municipal Government Act</i>
Borrowing Authorization and Advertising Requirement	- sections 251, 257 and 258
Passing a Bylaw	- section 187

Borrowing Authorization and Advertising Requirement:

Section 251

- "(1) A municipality may only make a borrowing if the borrowing is authorized by a borrowing bylaw.
- (2) A borrowing bylaw must set out
- (a) the amount of money to be borrowed and, in general terms, the purpose for which the money is borrowed;
 - (b) the maximum rate of interest, the term and the terms of repayment of the borrowing;

**Corporate Planning and Financial Services Report to
Regular Meeting of Council
2025 March 18**

**ISC: UNRESTRICTED
C2025-0237**

ENMAX Borrowing

- (c) the source or sources of money to be used to pay the principal and interest owing under the borrowing.
(3) A borrowing bylaw must be advertised.”

Purpose of a Borrowing

Section 257(1)

“This section applies to a borrowing made for the purpose of financing a capital property when the term of the borrowing is 5 years or less.”
Borrowing bylaws authorized under this section do not have to be advertised.

Section 258(1)

“This section applies to a borrowing made for the purpose of financing a capital property when the term of the borrowing exceeds 5 years.”
Borrowing bylaws authorized under this section require advertising.

Passing a Bylaw:

Section 187(1)

“Every proposed bylaw must have 3 distinct and separate readings.”

The readings of a bylaw must follow the legislated procedures set out in the *Municipal Government Act*.

LOAN BYLAW INFORMATION

Bylaw Number	- 4M2025
Loan made to	- ENMAX
Purpose of loan	- To loan the funds to be borrowed under Bylaws 1B2025, 2B2025, 3B2025 and 4B2025 to ENMAX
Amount	- \$224.984 million
Repayment terms	- ENMAX will repay the loans at the rate prescribed by The City of Calgary and set forth in the applicable promissory notes, plus an administration fee calculated on the outstanding principal for each day at the rate of 0.25 per cent per annum computed on the basis of the number of days in the relevant period of determination.
Statutory references	- <i>Municipal Government Act</i>
Loans to a Controlled Corporation and Advertising Requirement	- section 264(1)(b), as modified by subsection 4(11)(a)(i) of the <i>City of Calgary Charter, 2018 Regulation</i> , Alta Reg 40/2018 and section 265
Passing a Bylaw	- section 187

**Corporate Planning and Financial Services Report to
Regular Meeting of Council
2025 March 18**

**ISC: UNRESTRICTED
C2025-0237**

ENMAX Borrowing

Purpose of a Loan

Section 264(1) “The City may only lend money if
(b) the loan is made to one of its controlled corporations”

Loan Authorization and Advertising Requirement

Section 265

“(1) A municipality may only lend money to one of its controlled corporations if the loan is authorized by bylaw.

(2) The bylaw authorizing the loan must set out

- (a) the amount of money to be loaned and, in general terms, the purpose for which the money that is loaned is to be used;
- (b) the minimum rate of interest, the term and the terms of repayment of the loan;
- (c) the source or sources of the money to be loaned.

(3) The bylaw that authorizes the loan must be advertised.”

Passing a Bylaw:

Section 187(1)

“Every proposed bylaw must have 3 distinct and separate readings.”

The readings of a bylaw must follow the legislated procedures set out in the *Municipal Government Act*.

Council’s Authorizing Document - EC2025-0015

Date of Council’s review, as sole shareholder, of ENMAX’s 2025 Business Plan and Budget of the regulated operations of ENMAX.

- 2024 December 9

AFFIRMATIVE VOTES REQUIRED FOR PASSING OF A BYLAW - Majority of members, provided a quorum is present

ADMINISTRATIVE COMMENTS

The City of Calgary (“**The City**”) entered into an Amended and Restated Credit Agreement with ENMAX dated December 14, 2023, as amended, (“**the Credit Agreement**”) which governs the terms of ENMAX’s borrowing relationship with The City. Pursuant to the terms of the Credit Agreement, ENMAX borrows funds from The City to finance capital investments for its regulated operations in Alberta and pays to The City semi-annual interest and principal when due and as required, plus an administration fee of 0.25 per cent per annum on the outstanding loan balance.

Proposed Borrowing Bylaws 1B2025, 2B2025, 3B2025 and 4B2025 are for authorizing the borrowing of funds by The City to finance ENMAX’s 2025 capital spending.

Proposed Loan Bylaw 4M2025 authorizes the loan of the borrowed funds to ENMAX.

On 2025 January 28, Council gave first reading to proposed Borrowing Bylaws 1B2025, 2B2025, 3B2025, 4B2025 and Loan Bylaw 4M2025. Pursuant to Section 231 of the *Municipal Government Act*, the proposed Borrowing Bylaws 1B2025, 2B2025, 3B2025, 4B2025 and Loan Bylaw 4M2025 were advertised in the Calgary Herald on 2025 February 13 and 2025 February 20. The 15-day

**Corporate Planning and Financial Services Report to
Regular Meeting of Council
2025 March 18**

**ISC: UNRESTRICTED
C2025-0237**

ENMAX Borrowing

statutory deadline for a petition asking for a vote on the bylaws was 2025 March 7. There were no valid petitions received.

FINANCIAL CAPACITY

Pursuant to The City's Council approved Debt Policy (CP2020-05), the Total Debt (as defined in the Debt Policy) shall not exceed 1.6 times Revenue (as defined in the Debt Policy) and the Total Debt service shall not exceed 0.28 times Revenue. Further, it provides that ENMAX is excluded from the debt limit calculation. Hence, debt originating from these bylaws will not impact The City's debt limits.

ATTACHMENTS:

1. Proposed Borrowing Bylaw 1B2025
2. Proposed Borrowing Bylaw 2B2025
3. Proposed Borrowing Bylaw 3B2025
4. Proposed Borrowing Bylaw 4B2025
5. Proposed Loan Bylaw 4M2025

Author: Ron Albrecht, Senior Advisor, Treasury

PROPOSED

C2025-0237
ATTACHMENT 1

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.

PROPOSED

BYLAW NUMBER 1B2025

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 ON JANUARY 28, 2025

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____

PROPOSED

C2025-0237
ATTACHMENT 2

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.

PROPOSED

BYLAW NUMBER 2B2025

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

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 ON JANUARY 28, 2025

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____

PROPOSED

C2025-0237
ATTACHMENT 3

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.

PROPOSED

BYLAW NUMBER 3B2025

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

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 ON JANUARY 28, 2025

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____

PROPOSED

C2025-0237
ATTACHMENT 4

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.

PROPOSED

BYLAW NUMBER 4B2025

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

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 ON JANUARY 28, 2025

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____

PROPOSED

C2025-0237
ATTACHMENT 5

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

PROPOSED

BYLAW NUMBER 4M2025

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 JANUARY 28, 2025

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____

RESPONSE TO ADMINISTRATIVE INQUIRY

Page 1 of 2

Item # 13.1

**Planning & Development Response to
Regular Meeting of Council
2025 March 18**

**ISC: UNRESTRICTED
C2025-0288**

Administrative Inquiry – The Automatic Yes Toolkit

This is a response to the Administrative Inquiry submitted by Councillor Penner at the 2025 February 25 Regular Meeting of Council: At the end of January, the provincial government released news about “The Automatic Yes Toolkit” which could impact our existing practices, in particular planning and development. What work is City Administration doing to have discussions with both the provincial government and businesses about potential changes? And how are we auditing our processes so we remain compliant with a focus on policy and legislative frameworks vs the politics of approval which could implicate us financially?

Response:

Members of City Administration, along with representatives from the development industry, municipalities, and municipal organizations met on 2025 February 6 for an engagement session with the Government of Alberta focused on ‘Enabling Growth and Housing Affordability’. A significant focus was on permitting timelines and ‘Automatic Yes’. Administration submitted a follow-up letter to the Province on 2025 February 21 that was shared with Council for awareness. The letter raised potential opportunities to streamline development and several considerations that require further discussion. The letter highlighted that any contemplated changes for ‘Automatic Yes’ address liability concerns, building safety standards, quality of development, and discretionary authority and decision-making.

There will be further engagement sessions to discuss potential changes to the existing framework as it relates to planning and development. Administration has been invited to meet with the Government of Alberta on 2025 March 27 for further discussion around automatic approvals.

The City has been proactive with approvals and already releases several permit types instantly. For instance, all contractor trade permits are automatically released. Calgary also has a partial permit program that allows builders to start on foundation and footing work for new homes and all other building forms throughout the city while the rest of the permit is being reviewed. Calgary released 7,100 partial permits in 2025.

Another example of new work in this area is the Infill Fast Track Program 1.0 launched 2025 March 05. This pilot program focuses on accelerating the review and approval process for development permits, building permits and development site servicing for specific missing middle housing typologies.

Of note, the Canadian Home Builders’ Association released its 2024 Municipal Benchmarking Study (Study) on 2025 March 4. It examines how local development processes, approvals, and charges impact housing affordability and housing supply in major housing markets across the country. Calgary continues to be a leading municipality (ranks fifth in overall Canadian ranking) when it comes to overall performance on planning features, approval timelines and government

RESPONSE TO ADMINISTRATIVE INQUIRY

Page 2 of 2

Item # 13.1

charges and fees. Calgary ranks second in approval timelines for municipalities with over one million residents. This Study is an important input into ongoing reviews and improvements of our approvals process.

We are looking forward to examining the opportunities and risks in greater detail at the upcoming engagement session and will keep Council informed as we gain more clarity. The City is committed to working with industry, other orders of government, the community, and the housing sector at large to address the housing crisis in our City. We recognize the importance of this critical work and look forward to continued collaboration with the Government of Alberta to further streamline processes and increase certainty for communities and industry.

Submitted by Debra Hamilton, General Manager, Planning & Development Services and Reid Hendry, Chief Housing Officer

Planning and Development Services Briefing to
Regular Meeting of Council
2025 March 18

ISC: UNRESTRICTED
C2025-0261

Mall Programming Fund Management Committee

PURPOSE OF BRIEFING

Council directed Administration to investigate the potential disbandment of the Mall Programming Fund Management Committee (C2023-0762). This briefing provides an update following further engagement with the committee and in alignment with the triennial review of Boards, Commissions and Committees and has confirmed that this committee should not be disbanded at this time.

SUPPORTING INFORMATION

The Mall Programming Fund is a \$850,000 endowment paid by the developers of Bankers Hall and supports various activities and programs to enhance the area between Bankers Hall and Toronto Dominion Square. These activities include small-scale improvements such as planters, lighting, temporary activations, and/or installations such as events or public art. The Mall Programming Fund Management Committee oversees the use of the interest portion of this fund, ensuring it is allocated appropriately. Attachment 1 provides additional details on the establishment of the fund and the composition of the committee.

The intent of the management of the fund was to spend the annual interest earned on small-scale improvements and programming on the 300 West Block of the mall. As of 2024 December 31, the fund consists of \$934,000: \$688,000 principal and \$246,000 interest. The most recent expenditure (\$4,300) was to provide upkeep and repair of the white, metal Galleria Trees in 2024.

This committee was considered for disbandment due to low activity; however, external factors, including the COVID-19 pandemic, contributed to the reduced activity of the committee from 2020 to 2024. Consequently, the committee met on 2025 January 21 and committed to a minimum of three annual meetings going forward, to be scheduled by the Calgary Downtown Association, and a 2025 spending plan (Attachment 2) utilizing the interest portion of the fund to ensure compliance with the terms of the committee's establishment and the ongoing implementation of programming for the 300 West Block of Stephen Avenue Mall.

Following further engagement with this committee, review of previous documentation and agreements, and in alignment with the triennial review of Boards, Commissions and Committees, Administration has confirmed that the Mall Programming Fund Management Committee should not be considered for disbandment at this time. The Mall Programming Fund Management Committee continues to have an important role contributing to the vibrancy of Downtown.

ATTACHMENT(S)

1. Previous Council Direction – C2025-0261
2. Mall Programming Fund Management Committee Proposed 2025 Spending Plan

Author: Ian Harper, Downtown Strategy

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

Previous Council Direction

Previous Council Direction – Downtown Strategy

On 2024 June 18, Council approved a deferral of the report back on Boards, Commissions and Committees to be considered for Disbandment (C2023-0762), directing administration to return no later than Q1 2025.

On 2023 July 4, Council approved a deferral that with respect to Report C2023-0762, the following be approved: Further to Council's direction respecting EC2023-0473, that Council direct Administration to return to Council no later than the end of Q2 2024 with a report back on the potential disbandment of the Mall Programming Fund Management Committee.

On 2023 May 23, through EC2023-0473, the report back on the potential disbandment was deferred to return to Council no later than the 2023 July 4 Regular Meeting of Council.

On 2023 January 24, Council approved EC2022-1371 Notice of Motion on Establishment of a Remuneration and Expense Policy for Council-established Boards, Commissions and Committees ("BCCs"). Included in this Notice of Motion was direction for Administration to return to Council through the Executive Committee by Q2 2023 with a list of BCCs to be considered for disbandment - one of which was the Mall Programming Fund Management Committee.

At the 2001 January 22 Meeting of Council, Council approved the following recommendations of SPC on Operations and Environment:

1. Establishment of an interest bearing "Reserve Fund for 300 West Block Stephen Avenue Mall Programming" account, with the interest accruing used to finance programs on the 300 west block of Stephen Avenue between Bankers Hall and Toronto Dominion Square;
2. Formation of a Mall Programming Fund Management Committee (MPFMC), consist[ing] of a representative from [Brookfield], Oxford Properties, the Calgary Downtown Association and The City of Calgary, with The City representative as chair, to ensure the Fund is used for appropriate program activities on the 300 West Block of Stephen Avenue Mall;
3. Authorization of the MPFMC to approve any expenditure that utilizes the interests accrued from the fund, while any expenditure involving the principal of the fund will be subject of specific approval of Council.

Proposed 2025 Mall Programming Fund Spending Plan

Following the meeting with the Mall Programming Fund Management Committee on 21 January 2025, the following proposed Mall Programming Fund spending plan for 2025 has been submitted, which would represent 64% of the current interest balance:

Item	Cost	Date
1. Novus Textura decommissioning	\$40, 700	August 2025
2. Galleria Tree electrical box replacement	\$64, 637	April 2025
3. Galleria Tree repainting (after electrical box replacement)	\$3,995	April & August 2025
4. Landscaping rehabilitation	\$6,388	August 2025
5. Plus 15 reinstallment	\$3,150	August 2025
6. Calgary Downtown Association led busking activation/programming	\$24, 500	June 2025 – September 2025
7. Calgary Downtown Association led musical activation/programming	\$15, 000	June 2025 – September 2025
Total proposed spend	\$158,370	April – September 2025