

January 31, 2020

Mayor Nenshi and Members of Calgary City Council
The City of Calgary
PO Box 2100, Station M
Calgary, AB T2P 2M5

Dear Mayor Nenshi and All City of Calgary Councillors:

Re: **PFC2020-0131,**
Identifying a Funding Source for Public Realm Improvements in Established Areas

BILD Calgary Region (BILD) and its Members respectfully request that Members of Council support and approve the above referenced Notice of Motion proposing funding the Public Realm Improvements in the Established Areas.

With regard to the Established Areas Growth & Change Strategy, BILD's staff and member volunteers have closely collaborated on several working groups with other members of Industry, Community and City administration. Through this work, we have identified that a comprehensive approach is necessary to support our statutory growth objectives as outlined in the Municipal Development Plan. Of critical importance to this comprehensive approach is a **holistic funding and planning framework** (please see the attached graphic illustration).

The Notice of Motion offers a funding solution for what has been identified by all stakeholders, in particular Community, as one of the most important priorities to support growth and increasing density in existing neighbourhoods and communities. The funding solution will underpin one of the City's established area growth strategy pillars, Community Readiness, by responding to the call "with density comes amenity".

With the motion approved, and the sustainable source of funding for established area public realm improvements to support growth (distinguished from maintenance, repair and life-cycle replacement) having been secured, the Established Area Growth & Change Strategy volunteers and administration will engage in a more detailed assessment of the size of the fund and proposed allocations for spending recommendations for council's approval.

The Established Area Growth & Change Strategy stakeholder groups will continue to pursue solutions for the remaining components needed to achieve a holistic funding and planning framework.

Respectfully,
BILD Calgary Region



Beverly Jarvis
Director of Policy, Projects & Government Relations

Attachment

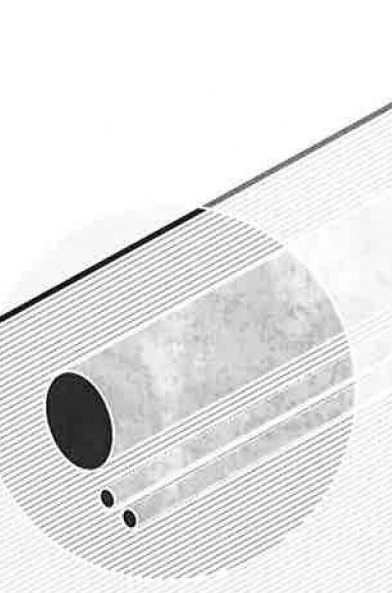
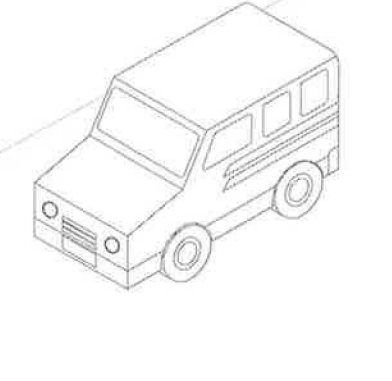
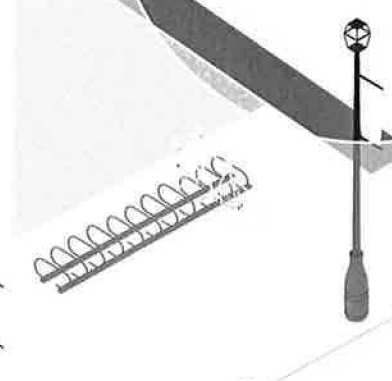
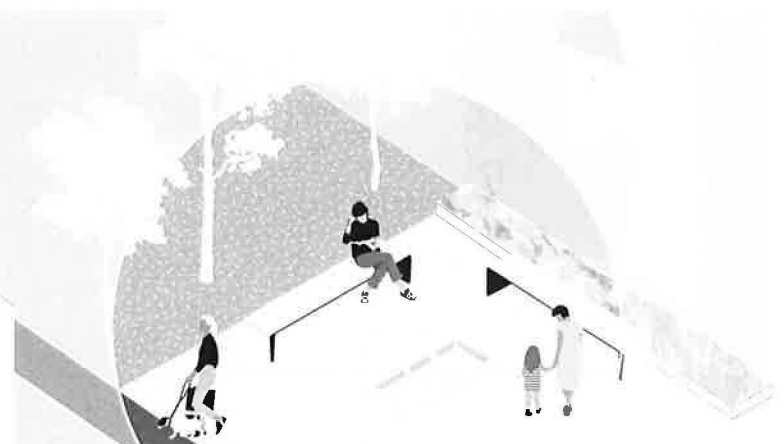
c.c. Stuart Dalgleish, General Manager, Planning & Development, City of Calgary
Kathy Davies Murphy, Manager Growth & Strategic Services, City of Calgary

EAGCS

Funding Framework.

Financial Tools for Delivering Infrastructure + Community Amenities in the Established Areas

There are a variety of necessary components to a “framework” for success for the Established Area Growth + Change Strategy – adequate / sustainable funding is key. The Strategy’s growth goals require a **holistic planning + funding framework** in order to achieve the shared goals of the Municipal Development Plan vision.



KEY COMPONENT 02 New + Enhanced Public Amenities

With density must come amenity

Who's responsible for funding:

- City – what portion?
- Developers⁴ – what portion?

Funding mechanisms proposed:

- Incremental Tax Redirection
- Ad hoc funding through City Budget cycles¹
- No agreement on a sustainable mechanism

What's missing:

- Secure + sustainable funding
- Cost allocation between City + developers
- Comprehensive EAGCS²
- Local MCP³ implementation / consideration
- List of enhanced amenities + anticipated costs
- Sustainable + transparent method of establishing priorities

KEY COMPONENT 01 Existing Public Infrastructure + Life Cycle Maintenance

Addressing repair + replacement

Who's responsible for funding:

- City – collection of municipal taxes + utilities

Funding mechanisms proposed:

- Ad hoc funding through City Budget cycles¹
- No agreement on a sustainable mechanism

What's missing:

- Secure + sustainable funding
- Comprehensive EAGCS²
- Local MCP³ implementation / consideration
- List of existing deficits + anticipated costs
- Sustainable + transparent method of establishing priorities

KEY COMPONENT 03 Developer-Sized Piped-Servicing Upgrades

Growth requires infrastructure

Who's responsible for funding:

- City – what portion?
- Developers⁴ – what portion?

Funding mechanisms proposed:

- New levy being explored
- Ad hoc funding through City Budget cycles¹
- Development Permit Conditions
- No agreement on a sustainable mechanism

What's missing:

- Comprehensive EAGCS²
- Local MCP³ implementation / consideration
- Agreement on levy methodology
- Better City information + utility mapping to inform capacity limitations / anticipated costs