

**INFRASTRUCTURE CALGARY
IMPLEMENTATION PLAN
BRENTWOOD TRANSIT ORIENTED DEVELOPMENT WATER UPGRADE**

1. OVERVIEW

Recommended Capital Project Description		Brentwood Transit Oriented Development (TOD) Water Upgrade		
Executive summary <i>Provide a brief description of the project and what it is expected to deliver. Capture only the essential elements of the business case, including most pertinent facts, in a clear, concise and strategic manner.</i>		Funding this project supports the planned redevelopment and intensification of the Brentwood TOD location, on the north side of Crowchild Trail, in the community of Brentwood. There are a number of commercial, residential, and mixed-use redevelopment opportunities that align with the Municipal Development Plan (MDP) and the Calgary Transportation Plan (CTP) policy for this area. These development opportunities are currently at various stages of application, and an upgrade to utility servicing in this area is fundamental to the success of these redevelopment projects.		
Expected Key Deliverables		An upgrade of existing 100mm, 150mm and 200mm diameter water mains to 300mm and 400mm mains for an approximate length of 950 metres.		
Benefits <i>Describe and/or quantify value and outcomes of project</i>	Economic	Gross Output: 2,382,664		
		Gross Domestic Product (GDP): 1,232,869		
		Income: 528,479		
	Employment: 5			
Social		This upgrade supports redevelopment of a community hub of commercial, residential, and social activity, and helps foster this as a Community Activity Centre as identified in the MDP. <u>Estimated Projections for growth :</u> Long Term Residents = 2885 Long Term Jobs = 3115		
Environmental		This upgrade creates a more reliable water network to provide adequate fire flows to Brentwood TOD.		
Return on Investment <i>Describe short and long term investment returns including expected financial, social and environmental considerations, avoided costs etc. Include quantifiable and qualitative returns.</i>		It is anticipated that the long term redevelopment of these areas will not only realize construction value and create jobs, but will also lead to the realization of additional tax revenue and stimulate further redevelopment.		
Project location	Address, Ward/ Catchment	Brentwood Community, Ward 7, Brentwood TOD area	Project type (MUGS)	G - Growth
Business Unit (BU)		Water Resources		
Strategic Alignment <i>IC has this information and will complete this section</i>		Council Priorities	A prosperous city, A city of inspiring neighbourhoods, A healthy and green city, A well run city	
		Capital Investment Plan	Innovation, Education and Wellness District, Resilience, Growth	

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	Calgary Economic Development (CED) 10 year Economic Strategy: Focus	Community Energy: Calgary is a vibrant, urban and prosperous community that offers people-friendly neighbourhoods, diverse housing and inspirational spaces.
	CED 10 year Economic Strategy: Strategy	Strategy One: Build Calgary as a model city for sustainable development and affordable living.
	CED 10 year Economic Strategy: Action	Action Two: Direct future growth in a way that fosters more compact and efficient use of land, creates complete communities, allows for greater mobility choices and enhances vitality and character in local neighbourhoods.

2. RESILIENCE

Program / Project Assumptions	<ul style="list-style-type: none"> Planning approvals are on track to support this redevelopment project Market factors support the timing of this redevelopment
Constraints	<ul style="list-style-type: none"> Cost-recovery opportunity should be fully explored as a possibility
Dependencies:	<ul style="list-style-type: none"> Internal business unit support
Risk(s): <i>Describe any known risks</i>	<ul style="list-style-type: none"> Other issues may prevent Brentwood TOD from redeveloping in the short term, lessening the immediate economic benefit Discovery of underground contamination

3. PUBLIC CONSULTATION PLANS

<i>Provide a brief description of public consultation completed and the dates of consultation.</i>	The upgrade was identified from development applications that were submitted in the area, and by considering infrastructure needs for redevelopment areas identified by the Growth Strategies/ Build Calgary Workplan. Engagement has been conducted with the affected developers, but not with the general public.
<i>Provide a brief description of public consultation outstanding and the dates of the planned consultation.</i>	Public consultation will be done once the project has completed detailed design and prior to construction as per the Capital Project Management Framework.

4. CAPITAL ESTIMATES

Estimate Class	<i>Class 5</i>
External Funding (Anticipated / Received) <i>List funding source and their contribution to the total cost estimate</i>	While it is unlikely that an Established Areas Growth fund can be developed and implemented in time to support this project, it is possible that future projects may be supported by contributions from landowners.
Operating Impact <i>Describe operating impact of investment if any (i.e. whether new or able to be absorbed within existing operating budget). Where possible provide a precise financial and operating response identifying operating benefits of the investment. Operational efficiencies may also be identified.</i>	Negligible – Replacement of existing infrastructure