



**INFRASTRUCTURE CALGARY  
IMPLEMENTATION PLAN  
BRENTWOOD TRANSIT ORIENTATED DEVELOPMENT SANITARY UPGRADE**

**1. OVERVIEW**

<b>Recommended Capital Project Description</b>		<b>Brentwood Transit Oriented Development (TOD) - Sanitary Upgrade</b>		
<b>Executive summary</b> <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.		
<b>Expected Key Deliverables</b>		An upgrade of existing 450mm and 525mm diameter sanitary pipes to 525mm and 675mm for an approximate length of 1,435 metres.		
<b>Benefits</b> <i>Describe and/or quantify value and outcomes of project</i>	<b>Economic</b>	Gross Output: 4,765,329		
		Gross Domestic Product (GDP): 4,931,475		
		Income: 1,056,958		
	Employment: 11			
	<b>Social</b>	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		
	<b>Environmental</b>	This upgrade provides a more reliable sanitary servicing system to manage wastewater and reduces the potential of a sewer surcharge.		
<b>Return on Investment</b> <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.		
<b>Project location</b>	<b>Address, Ward/ Catchment</b>	Brentwood Community, Ward 7, Brentwood Mall area	<b>Project type (MUGS)</b>	G - Growth
<b>Business Unit (BU)</b>		<b>Water Resources</b>		
<b>Strategic Alignment</b> <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	

## INFRASTRUCTURE CALGARY IMPLEMENTATION PLAN - PROJECT 18

	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

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

### 3. PUBLIC CONSULTATION PLANS

<i>Provide a brief description of public consultation completed and the dates of consultation.</i>	The upgrade was identified based upon development applications that were submitted in the area, as well as while proactively studying redevelopment areas for growth as per 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

<b>Estimate Class</b>	Class 5
<b>External Funding (Anticipated / Received)</b> <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.
<b>Operating Impact</b> <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