

INFRASTRUCTURE CALGARY IMPLEMENTATION PLAN

STADIUM SHOPPING CENTRE/ UNIVERSITY HEIGHTS SANITARY UPGRADE

1. OVERVIEW

Recommended Capital Project Description		Stadium Shopping Centre/ University Heights Sanitary 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 of Stadium Shopping Centre and University Heights/ West Campus, Foothill Hospital expansion, and future Calgary Cancer Centre, in the Calgary northwest. There are a number of commercial, residential, and mixed-use redevelopment opportunities that align with the policy for this area, which are currently at various stages of application. An upgrade to utility servicing in this area is fundamental to the success of these redevelopment projects.		
Expected Key Deliverables		A sanitary upgrade of existing 300mm-525mm diameter to 450mm – 675mm diameter pipes for approximately 1,082m.		
Benefits <i>Describe and/or quantify value and outcomes of project</i>	Economic	Gross Output: 8,169,135		
		Gross Domestic Product (GDP): 4,226,978		
		Income: 1,811,928		
		Employment: 19		
	Social	This upgrade supports redevelopment of a Major Activity Centre, allowing for commercial, residential, and social activity, and helps foster this as a Major Activity Centre as identified in the MDP. <u>Estimated Projections for growth :</u> Long Term Residents = 1000 Long Term Jobs = 1256		
	Environmental	This upgrade provides a more reliable sanitary servicing system to manage wastewater and reduces the potential of a sewer surcharge.		
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. The Stadium utility upgrade also supports additional local redevelopment in the existing medical care services, hospital, and West Campus areas.		
Project location	Address, Ward/ Catchment	University Heights, Ward 1&7, Stadium Shopping Centre	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"> Funding is available 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"> Existing transportation upgrade being undertaken in this area; construction coordination may be needed 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 Stadium Shopping Centre 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 for 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 and minimal new pipe infrastructure.