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

## 1. OVERVIEW

<table>
<thead>
<tr>
<th>Recommended Capital Project Description</th>
<th>Brentwood Transit Oriented Development (TOD) Water Upgrade</th>
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</thead>
</table>

**Executive summary**

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.

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

**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.

- Estimated Projections for growth:
  - 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

Describe short and long term investment returns including expected financial, social and environmental considerations, avoided costs etc. Include quantifiable and qualitative returns.

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:** Council Priorities, Capital Investment Plan

A prosperous city, A city of inspiring neighbourhoods, A healthy and green city, A well run city

Innovation, Education and Wellness District, Resilience, Growth
<table>
<thead>
<tr>
<th>Calgary Economic Development (CED) 10 year Economic Strategy: Focus</th>
<th>Community Energy: Calgary is a vibrant, urban and prosperous community that offers people-friendly neighbourhoods, diverse housing and inspirational spaces.</th>
</tr>
</thead>
<tbody>
<tr>
<td>CED 10 year Economic Strategy: Action</td>
<td>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.</td>
</tr>
</tbody>
</table>

## 2. RESILIENCE

| Program / Project Assumptions | • Planning approvals are on track to support this redevelopment project  
|• Market factors support the timing of this redevelopment |
| Constraints | • Cost-recovery opportunity should be fully explored as a possibility |
| Dependencies: | • Internal business unit support |
| Risk(s):  
Describe any known risks | • 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

| Provide a brief description of public consultation completed and the dates of consultation. | 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. |
| Provide a brief description of public consultation outstanding and the dates of the planned consultation. | 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 | Class 5 |
| External Funding (Anticipated / Received)  
List funding source and their contribution to the total cost estimate | 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  
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. | Negligible – Replacement of existing infrastructure |