



# Established Area Growth and Change Strategy

## Update on Financial Tools and Strategies

Priorities and Finance Committee

2020 December 1  
PFC2020-1245

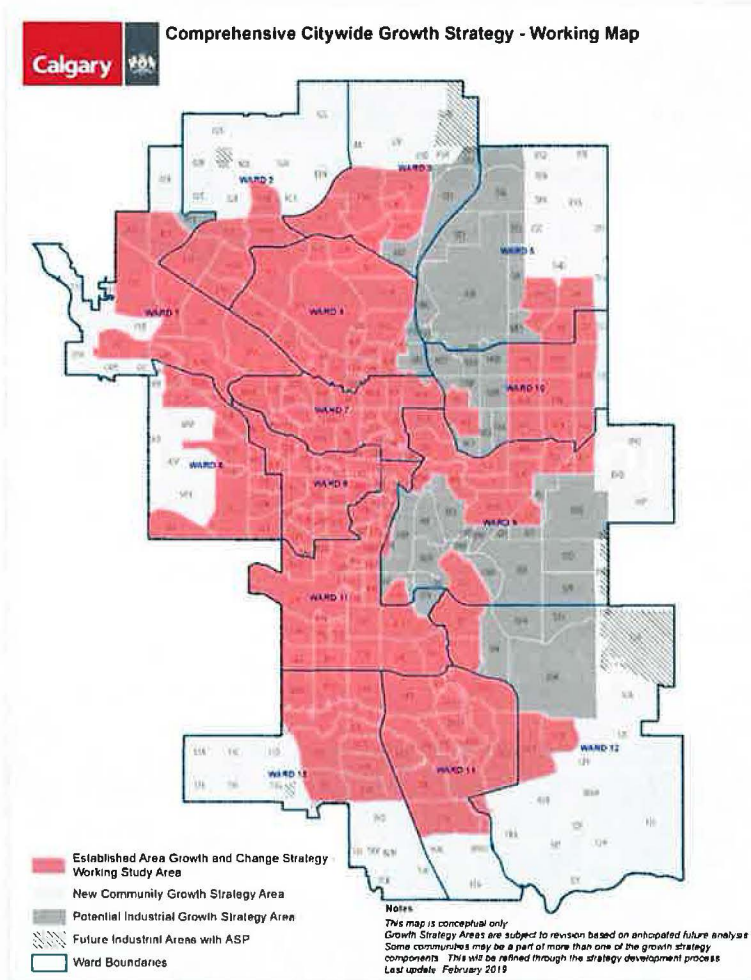
ISC: Unrestricted







# A Component of the Citywide Growth Strategy and Next Generation Planning System







# Next Generation Planning System: Established Area Growth and Change Strategy

As part of the Next Generation Planning System, the Established Area Growth and Change Strategy aims to:

**Support residents and businesses in growing communities**

**Increase certainty for developers in the planning redevelopment process**

**Coordinate policy and investment with market growth**

**Identify growth related public realm capital projects & process improvements**





## Previous Council direction:

On 2020 May 25 (PFC2020-0381), Council directed Administration to explore and develop financial tools and strategies for established area investment as part of the Established Area Growth and Change Strategy and report back with progress to the Priorities and Finance Committee by the end of Q4 2020.

## This update includes:

1. Progress on 2019-2022 capital investments in established areas
2. Progress on Phase 2 financial tools and strategies
3. Next steps: Getting to recommendations for 2023-2026 and the approach to Phase 2 of the Established Area Growth and Change Strategy





One Calgary 2019-2022 approved funding for capital budget projects in the established area, which include:

- Capital maintenance and capacity upgrades and services, under numerous service lines
- First three Main Streets projects are underway; \$60M has been approved for capital investment in the Main Streets Program
- Strategic utility upgrades on 17<sup>th</sup> Ave SW and 33<sup>rd</sup> Ave SW were allocated utility funding of \$5.4M
- \$30M in capital projects have been identified for funding from the Established Area Investment Fund to be delivered in 2021 and 2022



- Meeting the growth goals in the MDP requires investment in Established Areas
- Access to capital is decreasing
- It is increasingly difficult to meet growth needs and maintain The City's current assets and service levels
- On-going and sustainable funding sources are required for established area investment for the next budget cycle and beyond
- Funding tools that have the most potential to be effective and sustainable sources of funding have been prioritized for investigation



Good city building requires the right tools!

## City budget – Property Tax

- North Hill tax uplift pilot
- Dedicated property tax



## Off-site levy for local sized pipes

- Solving the 'first-in' problem?
- Financial risk for the Utilities
- Cost increases and project viability

## City budget – Capital Budget Savings

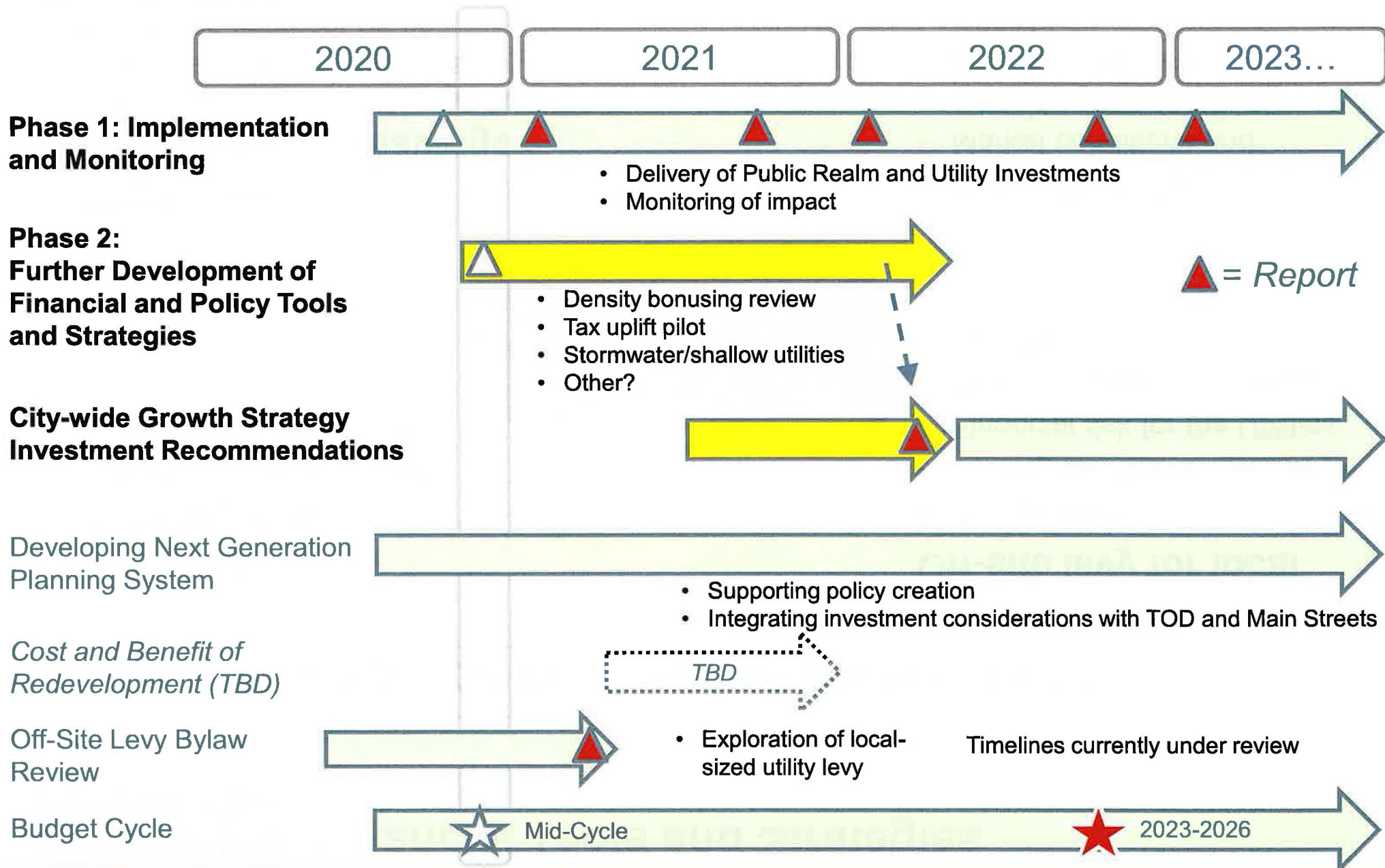
- Savings from capital projects with favourable variances
- Need to consider other unfunded City priorities

## Bonus Density

- Market conditions and planning considerations
- Cost increase and project viability



# Phase 2 EAGCS - Next Steps







## Administration's Recommendation

That the Priorities and Finance Committee recommend that Council receive this report for the corporate record.