

Calgary



CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
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ITEM: #11.4.2. PFC2020-0963
Public
CITY CLERK'S DEPARTMENT

New Community Growth Strategy 2020

Combined Meeting of Council
2020 November 2

PFC2020-0963
ISC: Unrestricted



1. Administration reviewed all cost and revenue model calculations and have adjusted the attachment to reflect calculation updates and removing a transit route lowering cost and revenue assumptions.
2. Overall, the operating costs for the 11 business cases went from \$22.9 million down to \$18.8 million. This is a cumulative total for 2023-2026.
3. Operating cost tables for the following business cases have been updated as follows:
 - Belvedere ASP – Trico (Parcel A) (pg. 19 of 52)
 - Rangeview ASP – Westcreek (Trafford) (pg. 32 of 52)
 - Ricardo Ranch ASP – Brookfield, Genesis, Soutzo (pg. 37 or 52)



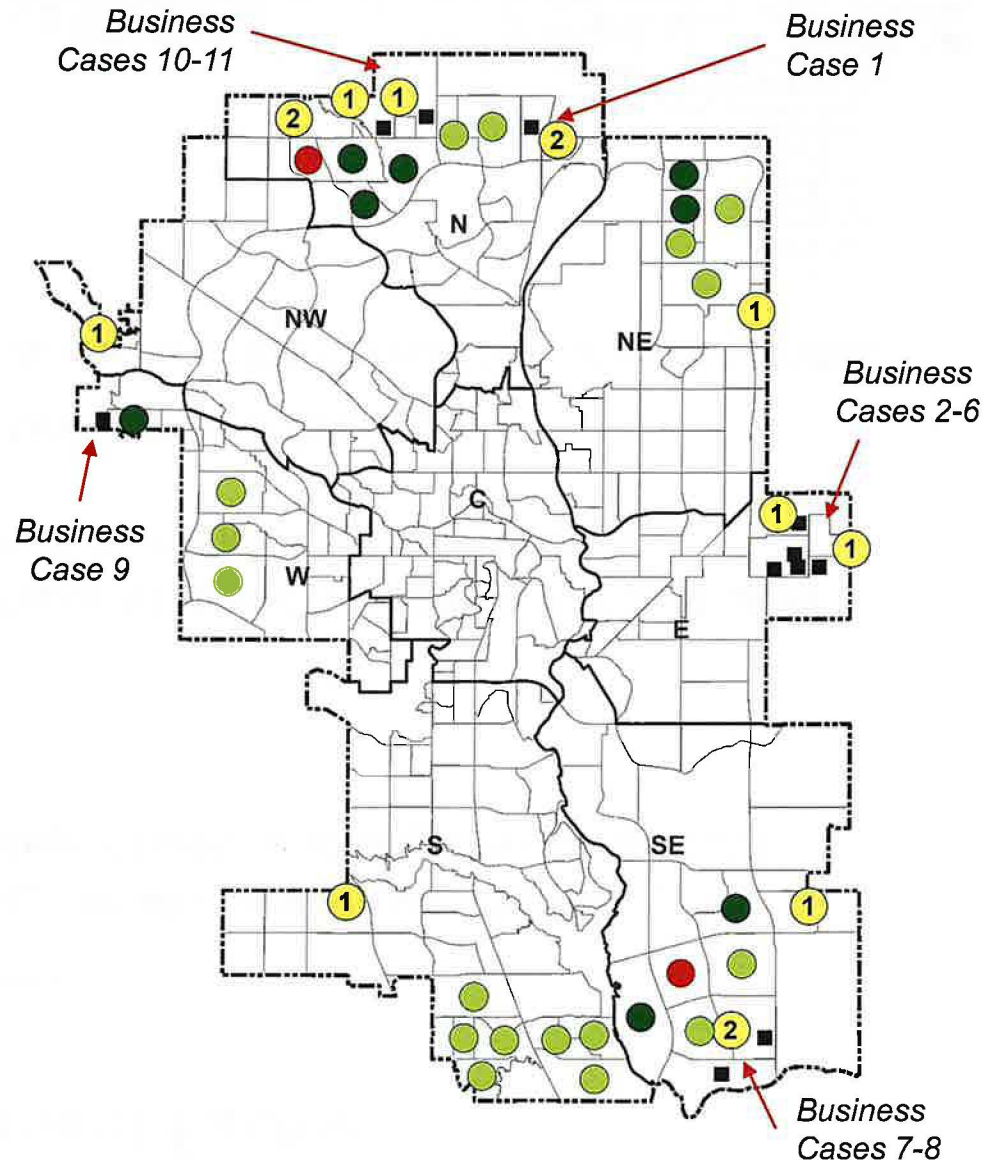
Proposed Business Cases: Location & Name

Communities in 2018:

- 11 nearing completion within 3 years
- 16 with build out beyond 3 years
- Council approves 14 new communities

Communities in 2020 (mapped):

- 2 completed
- 8 nearing completion within 3 years
- 17 with build out beyond 3 years
- 1 14 new communities initiating
- ~3 new contemplated in 11 business cases





MDP Section 2.6 – Greening the City

- Adding capacity for new community growth challenges The City's commitments to minimizing our footprint and reaching the goals of the Climate Resilience Strategy

MDP Section 2.2 – Compact City

- Additional residential growth will make it harder to achieve a mix of uses, housing choice throughout the city, and the MDP growth targets

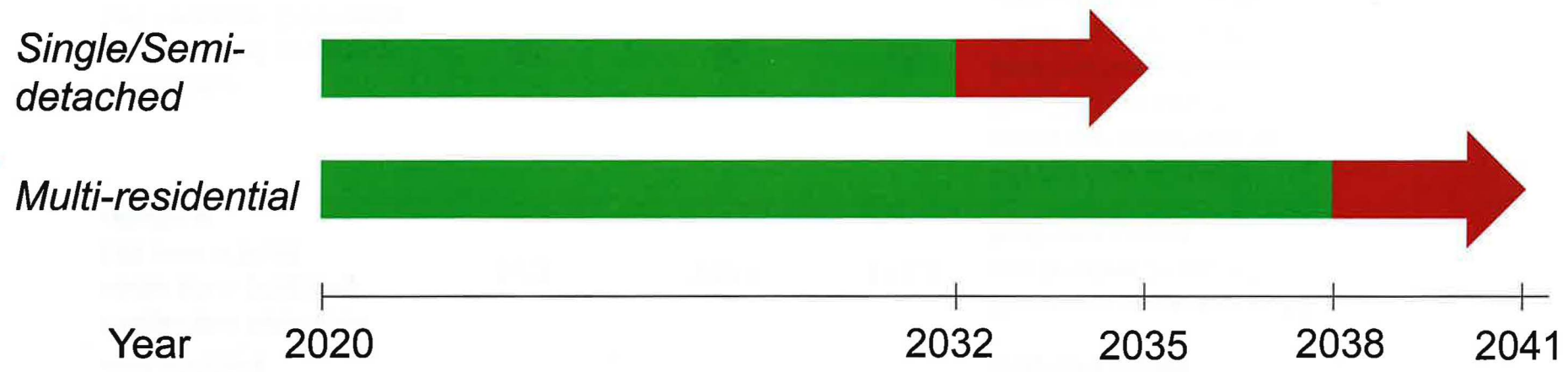
MDP Section 5.2 – Framework for Growth and Change

- Investment supporting developed areas and the completion of communities should be prioritized first



Market Demand Factor

- To meet anticipated market demand, The City has committed funding toward providing for serviced land in the amount of 12 years of single/semi-detached supply, and 18 years of multi-residential supply



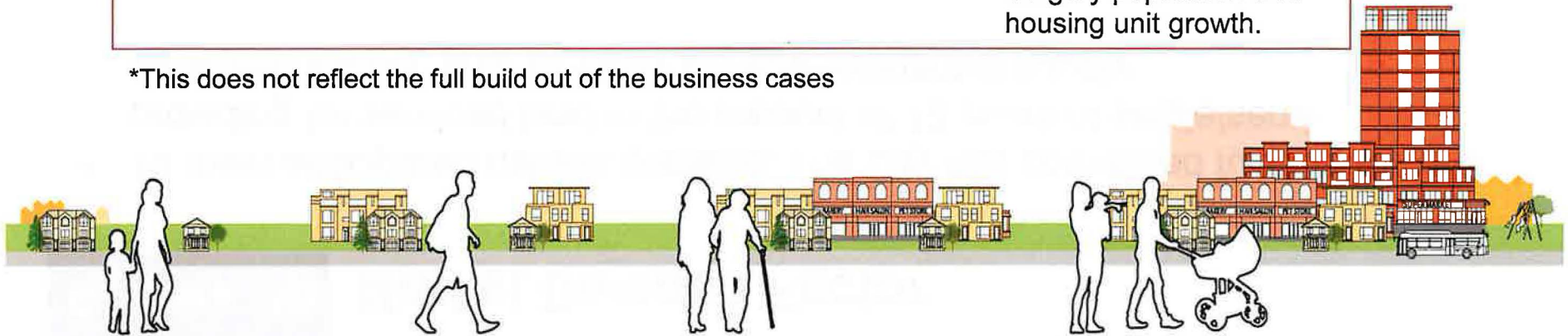
Current City Funded Capacity Without 11 Business Cases

Additional Requested Funded Capacity from 11 Business Cases



Expenditure/revenue type	\$Millions			Comments
	2021-2022 Cumulative	2023-2026 Cumulative	2026* Annual	
Direct incremental operating expenditure	\$0.02	\$18.8	\$9.7	Assumes proposed build-out timeline in the 11 business cases.
Projected business case area property tax and transit revenue	\$2.2	\$39.0	\$15.2	Assumes proposed build-out timeline in the 11 business cases.
Projected incremental property tax revenue City-wide	\$0	\$0	\$0	No net new property taxes are expected for The City, as future property tax revenue projections are already accounted for in total Calgary population and housing unit growth.

*This does not reflect the full build out of the business cases





Administration recommends that the Priorities and Finance Committee recommend that Council:

1. Receive this report for the corporate record; and
2. Invite 2020 business case proponents to submit business cases during the next New Community Growth Strategy process, to be aligned with the start of 2023-2026 service plan and budget cycle.

Administration is prepared to speak as requested to implications of recommendations forwarded from 2020 October 19 PFC meeting