

# Blanket Rezoning

INFRASTRUCTURE



CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
APR 25 2024  
ITEM 7.2.1 (PC 2024 0013)  
DIS/RS - PRESENTATION 304  
CITY CLERK'S DEPARTMENT

# Blanket Rezoning - Infrastructure

## Purpose

- ▶ Submit an alternative method to provide increased density in the Established Areas of the City
- ▶ Avoid unnecessary increases in cost

# Blanket Rezoning - Infrastructure

- ▶ Administration recognizes there is a need for strong capital investments in the Developed Areas
- ▶ No defined action that considers the actual costs of infrastructure upgrades to support growth in the Established Areas of the City
- ▶ Budget amounts will be developed in the future as need is determined
- ▶ Result will be that taxpayers and utility ratepayers may face cost increases that could be avoided if existing capacity in the Established Areas is properly utilized

# Blanket Rezoning - Infrastructure

- ▶ Determining infrastructure requirements while constructing new housing amounts to “flying a plane while you are building it.”
- ▶ Administration should look for areas where density can be supported with existing infrastructure before the Land Use is changed
- ▶ Provides certainty for the development community - otherwise an investment in land may not be able to be realized if the infrastructure is not available to support a housing proposal



# Blanket Rezoning – Deep Utilities

- ▶ Bottlenecks exist e.g. Northwest Calgary had a moratorium on new development while a new sewer line was installed
- ▶ Early identification of existing capacity through the LAP process is key to determining where capacity exists
- ▶ Determination of capacity after development applications are in place provides an expensive solution to the capacity issue
- ▶ Potential catchment areas could be identified through the LAP process and redevelopment levies, if required, could be determined.
- ▶ Cost of installing upgrades may be overly costly for a single developer to manage

# Blanket Rezoning – Transportation

- ▶ Traffic Impact Analyses should be done to identify areas where capacity exists in the system
- ▶ Retrofitting road infrastructure is costly and sometimes requires the removal of housing
- ▶ Capacity exists in TOD areas surrounding LRT and BRT networks
- ▶ Providing density along existing bus routes should be a priority for R-CG and H-GO and even higher forms of development – cost effective and supports ridership
- ▶ Many areas along existing transit routes are in need of a refresh
- ▶ Locations can be determined at LAP stage

# Blanket Rezoning – Emergency Services Libraries Recreation Centres and Health Care

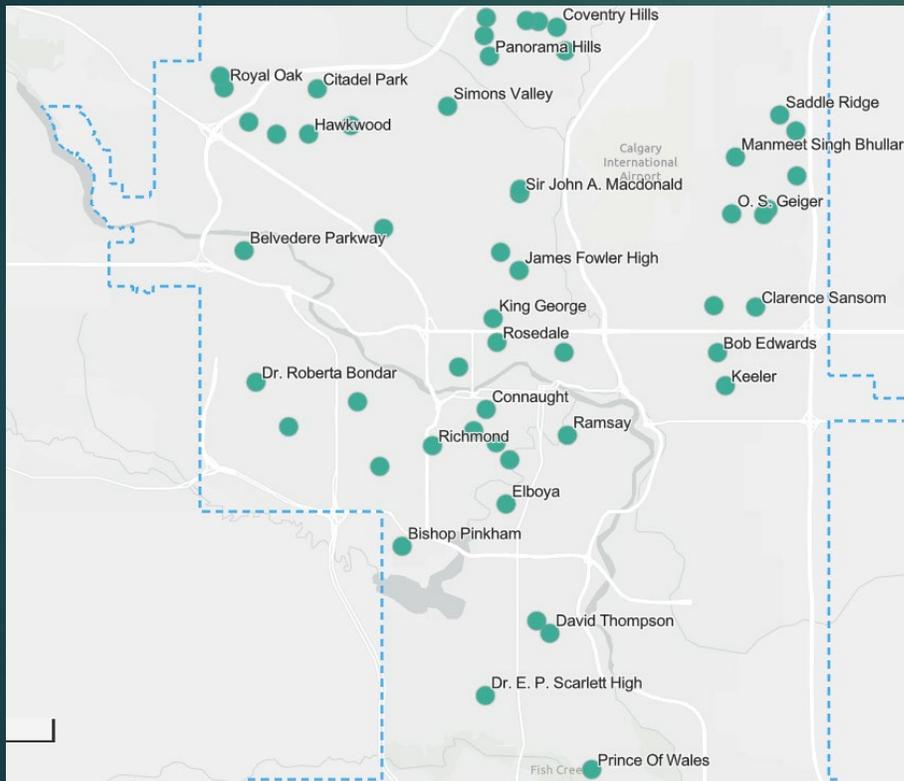
- ▶ Capital Cost to retrofit existing facilities is very expensive
- ▶ It should be relatively simple to identify areas where infrastructure is in place to support growth
- ▶ Capital costs could be avoided by locating additional housing in areas served by existing facilities
- ▶ Planning should be done at LAP stage
- ▶ Province should be consulted

# Blanket Rezoning – Electric System and Telecommunications Systems

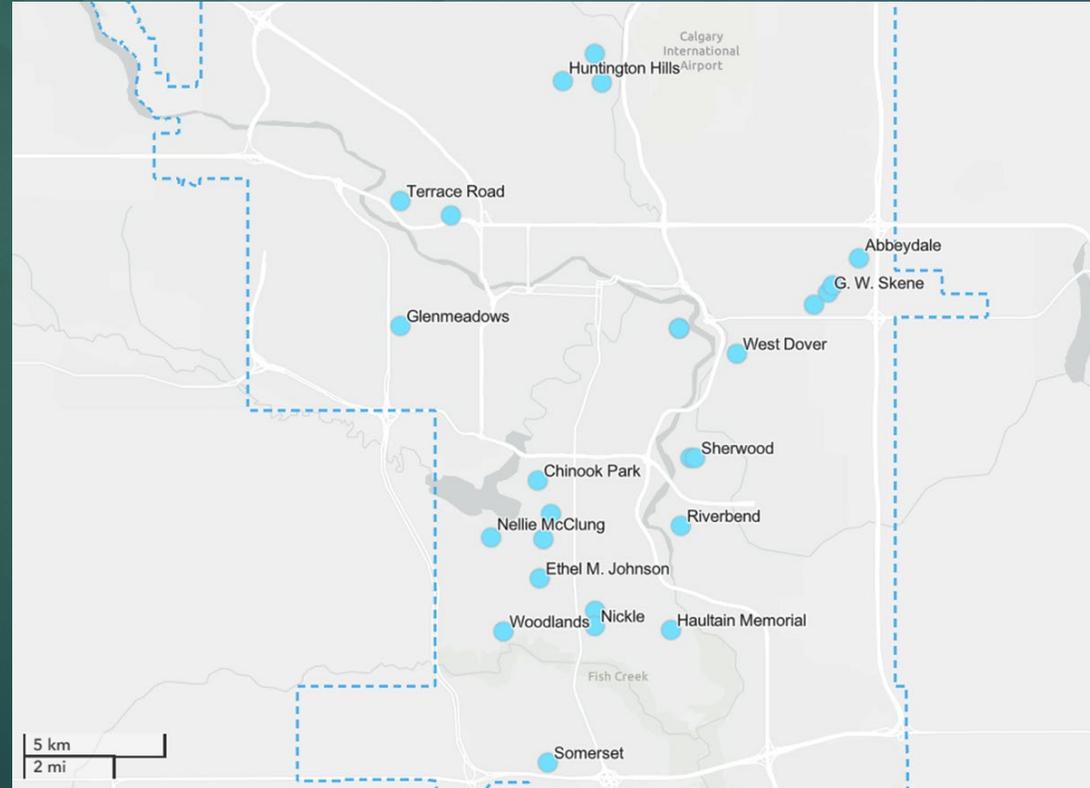
- ▶ Increased requirements for the electric system due to EV charging requirements, heat pumps and other HVAC systems
- ▶ No analysis has been done to determine capacity constraints according to the Citywide Growth Strategy
- ▶ Upgrades to telecommunications systems will also be costly to retrofit if not done on a planned basis
- ▶ Utility ratepayer will be required to pay for additional infrastructure unless analysis is done to determine where capacity may exist

# Blanket Rezoning – Schools

## Schools Over Capacity or Nearing Capacity



## Schools Low Enrollment and Excess Capacity



# Blanket Rezoning – Business Case for Additional Density

- ▶ Identify areas for growth within an LAP with existing Infrastructure Capacity
- ▶ A Business Case should be developed to support any additional capital and operating costs for the infrastructure required to support growth
- ▶ Business Case could mirror the requirements already established for Greenfield Areas
- ▶ Business Case should show positive cash flow to support the costs required to support growth

# Blanket Rezoning – Request

## Request that Council

- ▶ Approve only the H-GO rezoning being considered

## Request that Administration

- ▶ Investigate and report on existing and proposed Local Area Plans that may have infrastructure capacity available to support increased density in the form of the proposed R-CG Land Use
- ▶ Prepare Growth Evaluation Criteria for Established Areas (similar to the Growth Application Evaluation Criteria used for Greenfield Development) to show how the proposed growth meshes with Municipal Development Plan/Calgary Transportation Plan (MDP/CTP) alignment, Market Demand, and Financial Impact on the City and non-municipally controlled third parties (i.e. hospitals, schools, EMS, utilities)
- ▶ Prepare a Business Case Template for Established Areas (similar to the Template used for Greenfield Development) to show the economic justification for development within a Local Area Plan
- ▶ Prepare a process for determining locations within the Established Area of the City which will support the proposed R-CG Land Use in light of Items 1,2, and 3 above.

and report back to Council no later than October 8, 2024



# Blanket Rezoning – Infrastructure

Questions?

# Action Item 1C .13 - City of Calgary Housing Strategy

- ▶ Commit to infrastructure upgrades, services and amenities related to increased housing opportunities by:
  - ▶ i. Using existing tracking systems, and improving upon them as necessary, to identify which communities city-wide are receiving applications for land use change, development permits and building permits to facilitate more housing;
  - ▶ ii. Using the data from the tracking systems to understand the additional funding needed for these communities to have appropriate infrastructure, services and amenities to accommodate housing and population growth;
  - ▶ iii. Seeking opportunities to equitably share the costs and benefits of housing-enabling infrastructure (basic facilities, services, systems, and installations necessary or appropriate for the functioning of a housing community, including facilities, services, systems, and installations for water, sewage, power, communications, and transportation facilities such as roads, sidewalks, transit, and multi-modal transportation options), services and amenities amongst impacted groups, including the public, the private sector, and the Provincial and Federal governments; and
  - ▶ iv. Building upon Council-approved investments in the amount of \$259M made through the Citywide Growth Strategy (\$259M is based on 'Supporting Growth and Change Through City Programs' calculations which include: \$120M for Mainstreets, \$63M for Established Area Growth and Change programs, \$16M for Transit Oriented Development, \$20M for Local Area Planning, \$40M for 5A investments), leverage the standing item on budget at Executive Committee to provide projected investment amounts reflective of anticipated acceleration of housing development and population growth, facilitating the need to deliver infrastructure, services, and amenities in growing communities. **Council (New)**

# Information on New Community Growth Applications

## ▶ **Evaluation Criteria for New Community Growth Applications**

- ▶ Updated August 1, 2023
- ▶ These criteria are used to evaluate whether a Growth Application represents strategic growth in alignment with The City's long-term vision as articulated in the Municipal Development Plan.
- ▶ The evaluation process continues to be focused on three well-established growth planning factors:
  - ▶ Municipal Development Plan (MDP) and Calgary Transportation Plan (CTP) Alignment;
  - ▶ Market Demand; and
  - ▶ Financial Impact.
- ▶ These growth planning factors, and related criteria, align to MDP and CTP goals and form the basis of how Administration considers whether a Growth Application is in the strategic interest of the City of Calgary and its residents and businesses.
- ▶ It has been determined that important issues of climate change, environmental conservation, and social resilience are best addressed throughout the Development Approvals Continuum and Service Plans and Budgets through clear policy, regulation, standards, and intentional business practices and service levels. The best venues to achieve related objectives broadly are policy approval, planning application review, and the prioritization of public funds through budgets.
- ▶ How these criteria are used:
  - ▶ **Qualifying criteria** are used throughout the Growth Application process in determining the impact each Growth Application has on the overall City financial position, operating and capital budget capacity, and timing risk level in the context of new community growth.
  - ▶ **Contextual criteria** are used specifically to inform the Service Plans and Budgets process, and include consideration of ongoing development activity, previously approved capital investment commitments, Council priorities, citywide growth and land supply, and available financial resources to support new citywide growth.

# Growth Application Template

Last Updated Jul 31, 2023

NEW COMMUNITY GROWTH APPLICATION DEVELOPMENT		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Total	Notes **
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15		
<b>Multi-Residential</b>																		
Enter Average Unit Price Here	No. of Units																	
Cumulative Total MF Units		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
<b>Single/Semi-Residential</b>																		
Enter Average Unit Price Here	No. of Units																	
Cumulative Total SF Units		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
<b>Industrial</b>																		
Site Area	Net Ha*																	
Building Area	Sq. Ft																	
Cumulative Total Ha		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
<b>Office</b>																		
Site Area	Net Ha*																	
Building Area	Sq. Ft																	
Cumulative Total Sq. Ft		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
<b>Retail</b>																		
Site Area	Net Ha*																	
Building Area	Sq. Ft																	
Cumulative Total Sq. Ft		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
<b>Municipal Reserve</b>																		
	Ha																	
<b>Environmental Reserve</b>																		
	Ha																	
<b>Streets</b>																		
	Lane-Km																	
Build Out Years		Enter Expected Total No. of Years Here																
<b>Land Development Cost</b>		\$ -	Total cost to service the land in 2023 \$-value (Earthworks, streets, utilities, etc.).															
<b>Total Project Cost</b>		\$ -	Total cost to service the land + vertical build in 2023 \$-value.															
Off-site Levy Hectares																		

\*Net Hectares excludes streets and open space

\*\* Please add any explanatory notes or additional information

# Excerpt for Citywide Growth Strategy

- ▶ *“ENMAX Infrastructure Challenges: Analysis was undertaken to better understand the scope and scale of overhead powerlines complicating redevelopment in the established area. Due to limited availability of detailed information, it was agreed that exploration of a solution not be pursued at this time”* – Attachment 4 Citywide Growth Strategy in the 2023-2026 Service Plans and Budget Cycle, IP2022-0545