

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the *Freedom of Information and Protection of Privacy (FOIP) Act* of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making and scheduling speakers for Council or Council Committee meetings. **Your name and comments will be made publicly available in the Council or Council Committee agenda and minutes.** If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

Please note that your name and comments will be made publicly available in the Council or Council Committee agenda and minutes. Your e-mail address will not be included in the public record.

ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

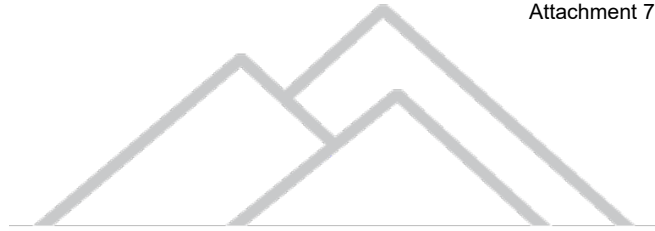
First name [required]	Brian
Last name [required]	Hahn
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Infrastructure and Planning
Date of meeting [required]	Feb 27, 2025
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	7.2 - 7.5 Growth Applications
Are you in favour or opposition of the issue? [required]	Neither



ATTACHMENT_01_FILENAME 2025-02-27 BILD Letter to IPC.pdf

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)



February 26, 2025

The City of Calgary
P.O. Box 2100, Station M
Calgary, AB T2P 2M5

Attention: Sonya Sharp, Chair, Infrastructure and Planning Committee

Dear Members of the Infrastructure and Planning Committee,

Re: Items 7.2 to 7.5 Growth Applications

On behalf of BILD Calgary Region, we appreciate City Administration's ongoing efforts to advance growth applications. The industry values this collaborative approach, which plays a crucial role in ensuring new developments move forward efficiently, especially as Calgary faces significant housing and economic development needs. BILD strongly believes that these partnerships benefit not only industry and The City, but also Calgarians and overall housing affordability.

As the City's off-site levy regime results in growth paying for 100% of its share of infrastructure costs, applications which do not require matching city capital infrastructure funding should move forward without delay, ensuring continued investment and housing supply. Immediate approval gives confidence in continued financial investment without delay, allowing developers to plan effectively and maintain momentum in meeting housing and development needs. The industry relies on predictable approvals to plan for growth, and any unnecessary hold-ups create risk and added costs for both developers, homebuyers, and The City. With our current social, political and economic environment, maintaining continuity in decision-making is even more critical to avoid disruptions that will slow Calgary's development pipeline.

Timely Approvals for Applications Not Requiring Matching City Capital Funding

We strongly believe that growth applications that do not require matching City capital infrastructure funding should not be delayed due to broader budget cycle considerations. As all on-site infrastructure and growth's share of off-site infrastructure are fully funded by industry's off-site levies, these projects do not impose any burden on The City's capital budget. Delays in approving these applications will unnecessarily restrict housing supply, drive up costs, and create uncertainty for both developers and homebuyers.

Key Considerations:

1. **Full Cost of Servicing is Known** – At the time a growth application is being considered, The City already identifies all servicing costs, including capital and incremental operating costs.
2. **No Matching City Capital Infrastructure Funding Required** – If an application does not require matching city capital infrastructure funding (i.e., the necessary infrastructure

is already in place or funded by developers through off-site levies), there is no reason to defer approval to align with the budget cycle.

3. **Incremental Operating Costs are Offset by New Revenues** – Any minor incremental operating costs (e.g., waste collection, snow clearing, transit) are offset by the accretive property tax uplift, municipal utility revenues, and other fees, ensuring no net financial burden to The City. Additionally, new infrastructure is more cost-efficient than aging assets, further reducing financial pressures.
4. **Avoiding Construction Delay** – Deferring approvals to future budget cycles could risk construction delays, further exacerbating housing shortages and costs at a time when supply is critically needed.

Why This Matters:

- **Delays Restrict Housing Supply** – Holding back approvals unnecessarily slows development, worsening affordability challenges.
- **Predictable, Transparent Decision-Making** – Council has full financial visibility at the time of application review, ensuring informed, risk-free decision-making.
- **Alignment with Growth Management Goals** – The City has committed to enabling growth in an orderly and efficient manner. Applications that align with established growth priorities and require no matching City capital investment should proceed.

In summary, we urge the Committee to prioritize the approval of growth applications that do not require matching city capital infrastructure funding. These approvals will ensure continued investment, industry certainty, and sustained economic growth. As the upcoming municipal election approaches, maintaining timely approvals is essential to prevent disruptions in Calgary's development pipeline.

To maintain progress in addressing Calgary's housing and development needs, it is essential that growth applications **not requiring matching city capital infrastructure funding** not be deferred to the budget cycle. Immediate approval will provide certainty for continued financial investment, ensuring housing supply meets demand without unnecessary obstacles.

We appreciate your time and consideration and look forward to continued collaboration on these critical issues.

Sincerely,



Brian R. Hahn
CEO, BILD Calgary Region

Incremental Operating Costs Model Summary (4 Applications) \$000

Glacier 1		2026	2027	2028	2029	2030	2041
	Total Revenue	0	31	233	487	675	1606
	Less Operating Costs	0	-84	-100	-177	-194	-433
	Net Balance	0	-53	133	311	481	1173
Glacier 2							
	Total Revenue	0	445	922	1350	1778	3756
	Less Operating Costs	0	-37	-255	-349	-444	-898
	Net Balance	0	408	667	1001	1334	2858
Belvedere 1							
	Total Revenue	603	1289	2008	2633	3103	3103
	Less Operating Costs	-289	-400	-537	-602	-930	-1222
	Net Balance	314	889	1471	2031	2173	1880
Belvedere 2							
	Total Revenue	204	612	816	1069	1069	1434
	Less Operating Costs	-42	-83	-92	-92	-92	-98
	Net Balance	162	529	723	976	976	1336

1. Approval in March 2025 vs November 2025 has no bearing on Operating Costs in 2026
2. Advancing approvals will benefit/improve the timelines that Revenue is received into the City
3. Approval creates very little risk to the City