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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? In-person

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] Jun 4, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters Item 7.2 Changing Approval Timelines for Operating Cost Only Growth Applica

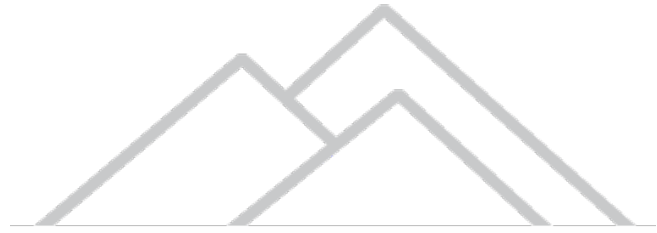
Are you in favour or opposition of the issue? [required] Neither

ATTACHMENT\_01\_FILENAME                      2025-06-03 IPC Item 7.2.pdf

ATTACHMENT\_02\_FILENAME

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

Deborah Cooper, Jackie Stewart and Mohamad Mohamad will accompany Mr. Hahn to the podium to assist in answering questions.



June 3, 2025

Infrastructure and Planning Committee  
The City of Calgary  
800 Macleod Trail SE  
Calgary, AB T2P 2M5

Attention: Councillor Sharp, Chair

**RE: Item 7.2 Changing Approval Timelines for Operating Cost Only Growth Applications, IP2025-0535**

Dear Members of the Infrastructure and Planning Committee,

On behalf of BILD Calgary Region and our members, thank you for the opportunity to provide comments on Administration's report titled "*Changing Approval Timelines for Operating Cost Only Growth Applications.*"

**Support for Recommendations and Greater Flexibility in Growth Approvals**

BILD strongly supports the recommendations outlined in the report, particularly the proposal to enable year-round approval of Growth Applications that do not trigger significant incremental operating costs. This marks a positive and necessary step toward modernizing Calgary's growth approval framework. Acceptance of Administration's recommendations will better align decisions with infrastructure realities, reduce uncertainty, and enable a more responsive approach to Calgary's growing housing needs.

While we acknowledge that several Growth Applications were previously deferred for consideration to November, our support of Administration's proposal is focused on the underlying process improvements the proposal delivers. Allowing Council to consider these types of applications to be approved at any time of year — based on clear infrastructure readiness — will help reduce delays, manage developer investment risk and cost more effectively, and support housing supply and affordability.

While we recognize the improvements made to Calgary's growth approval process in recent years, persistent challenges remain — particularly, the timing disconnect between capital infrastructure approvals and the confirmation of early incremental operating support. This misalignment creates avoidable delays, particularly in infrastructure-ready areas, driving up costs and slowing housing delivery. We trust and encourage the positive change proposed by Administration represents a permanent shift in the approval process for Growth Applications.

**Clarifying Developer Contributions to Capital Infrastructures**

We also wish to clarify and confirm a common understanding among Committee/Council members, Administration, and industry regarding capital infrastructure funding as referenced in the report. In the case of new community Growth Applications:

- Developers install and pay for 100% of onsite infrastructure.

- Developers fully fund their proportionate share, as determined by the City, of the infrastructure required to connect onsite systems to off-site infrastructure and deliver service at the level defined by the City.
- While the City may use its borrowing capacity to front-end some infrastructure costs, these are recovered entirely through off-site levies, which cover both actual capital and financing costs.

As of year-end 2024, BILD understands that:

- The City holds over \$550 million in capital deposits and reserves related to levy-supported infrastructure.
- An additional \$650 million in off-site levy payments is secured through executed Development Agreements and is expected to be collected over the next three years.

This financial context is critical. When capital infrastructure is described as “City-funded,” it must be clearly understood that in the case of new communities, the development industry is carrying its full cost share, both upfront and as recovered over time. This underscores the importance of timely and predictable operating cost decisions, so that developer-funded infrastructure investments can be unlocked without undue delay.

Moreover, deferring decisions due to unresolved operating cost assessments — particularly when capital infrastructure is already funded or constructed — transfers fiscal uncertainty from the City to developer investors. This undermines sound risk management principles and the City’s housing affordability objectives, which rely on timely, predictable approvals to maintain a steady supply of new homes. It also overlooks the long-term fiscal benefit of growth, as the new housing generates accretive property tax revenues that help offset initial operating costs over time.

### **Advancing Operating Cost Only Growth Applications**

The recommendation to allow year-round approval of Growth Applications that do not trigger significant incremental operating costs is both practical and necessary. These applications often pertain to areas where capital infrastructure is already in place.

Delaying approvals simply to align to the budget cycle imposes unnecessary costs, slows housing delivery, and dampens investor and builder confidence. Enabling Council to approve these applications year-round better aligns with the City's risk management goals, ensures infrastructure investments are fully utilized, and addresses modest operational impacts without compromising housing supply.

### **Complementary Strategies to Support Predictable Growth Approvals**

As BILD has previously shared, greater clarity and transparency in the growth process are essential to aligning housing supply with market demand. In addition to supporting year-round approvals for operating cost-only applications, we encourage the City to explore complementary tools, such as:

- A “readiness certificate” at Outline Plan stage confirming capital and operating alignment, enabling projects to move forward with confidence.
- Clear project roadmaps that link growth applications to servicing steps and future approvals, helping developers make informed investment and planning decisions.
- Regular monitoring and review of cumulative approvals to avoid bottlenecks and maintain a balanced growth pace.

- Priority processing for infrastructure-ready areas where incremental operating costs are not significant.

Together, these strategies would enhance transparency, support efficient risk management, and reinforce the City's affordability and investment-readiness goals.

**Conclusion**

Enabling a permanent, timely, transparent, and year-round process for reviewing and approving these applications as recommended by Administration, will help maintain momentum, support affordability, and reinforce Calgary's position as a responsive, investment-ready city.

We thank Administration for its leadership in bringing this report forward and commend the Infrastructure and Planning Committee for its thoughtful consideration. We look forward to continued collaboration to deliver a more predictable, transparent, and responsive growth management system that serves both fiscal stewardship and housing supply goals.

Sincerely,



Brian R. Hahn  
CEO, BILD Calgary Region