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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 7.4 Biannual Infrastructure Insights Report – Q2 2025, IP2025-0408
Are you in favour or opposition of the issue? [required]	Neither



ATTACHMENT_01_FILENAME2025-06-03 IPC Item 7.4.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: Chair, Sonya Sharp

RE: Item 7.4 Biannual Infrastructure Insights Report, IP2025-0408

Dear Members of the Infrastructure and Planning Committee,

On behalf of BILD Calgary Region and our members working to build vibrant, livable communities across the city, we write to express our support for the smart, data and outcome-driven investment strategies outlined in the Biannual Infrastructure Insights Report (IP2025-0408). This report presents key data and forward-looking insights that are vitally important to industry, particularly as we work together to advance growth, investment, and housing affordability in Calgary.

Our submission focuses on three specific items within the report that are especially relevant to our members. Supporting context and details are included in the Appendix:

1. 10-Year Capital Investment Plans
2. Capital Cost Escalation
3. Strengthening Calgary's Water System: Bearspaw South Feeder Main Project

We commend The City for its work toward implementation of 10-Year Capital Investment Plans. Better coordination, increased transparency, and smarter long-term investment strategies are essential to aligning public and private infrastructure priorities. These plans will help ensure more predictable and cost-effective investments, enabling developers to contribute to the growth Calgary needs to meet housing demand.

We also want to reinforce the importance of managing capital cost escalation collaboratively. Given that developers hold the financial risk for growth-related infrastructure under the off-site levy framework, it is critical that levy bylaws be updated every two years. Doing so ensures levies reflect real costs, supports fairness in matching costs with benefiting parties as closely as reasonably possible, and helps avoid unintended financial burdens on future homeowners.

In addition, the ongoing work to strengthen Calgary's water system is essential. Last year's rupture of the Bearspaw South Feeder Main highlighted the need for appropriate annual levels of lifecycle reinvestment in core infrastructure and transparency in reporting inspection, infrastructure replacement and water loss data on a regular and timely basis. We believe additional clarity—particularly around historical inspection practices and lifecycle repair, renew and replacement activity, modelling assumptions, and current performance metrics—would enhance industry's ability to plan and collaborate effectively and support both industry's and the public's trust in service reliability from Calgary's infrastructure.

We appreciate The City's work to uphold principles of sustainability, affordability, and resilience and making all reasonable efforts to maximize service from existing infrastructure, thereby reducing operating costs and delaying growth-related capital investments.

The insights in this report matter deeply to our industry and Calgary's future. We thank you for your continued collaboration and leadership.

Sincerely,

Brian R. Hahn
CEO, BILD Calgary Region

Appendix to BILD Cover Letter – Technical Commentary and Supporting Details
Re: Item 7.4 – Biannual Infrastructure Insights Report (IP2025-0408)
Submitted to: Infrastructure and Planning Committee | June 4, 2025

1. Support for 10-Year Capital Investment Plans

BILD Calgary Region **strongly supports** The City's move toward comprehensive 10-Year Capital Investment Plans. We agree with the rationale outlined under "Why does this matter?" in the report:

- **Better coordination and visibility – line of sight to Council and industry on projects across City services to maximize efficiency.** Enhances certainty and predictability for industry partners.
- **Smarter investment decisions – ensuring the right project happens at the right time.** Allows for alignment of private investment with public infrastructure timelines.
- **Stronger advocacy – making the case for funding with clear, long-term priorities.** Encourages investment in growth-supporting infrastructure, which enables increased housing supply and improved affordability.

2. Capital Cost Escalation and Off-Site Levies

- Under the current City of Calgary development and off-site levy paradigms, developers bear the **full cost escalation risk** for all on-site and development's share of off-site growth-related infrastructure. This reinforces the importance of regular updates to the off-site levy bylaw and rates to ensure timely and accurate collection of levies and matching of costs with those who benefit.
- BILD supports:
 - **Continued collaboration** with Administration to ensure transparency and shared understanding of costs and timelines.
 - **A two-year update cycle** for the Off-site Levy Bylaw, as publicly committed by Administration at the December 13, 2023 IPC meeting and the January 16, 2024 public hearing. An update by **Q1 2026** aligns with these commitments.
 - Acknowledgment of **substantial levy funds** already collected and held by The City in capital deposits and/or reserves of greater than \$550M, as well as future collections under existing development agreements greater than \$650M.
- Given the consistent nature of on and off-site infrastructure, continued collaboration and discussion of materials and resource availability between The City and industry will help both strive to manage input cost volatility and maximize value.
- In alignment with BILD comments below regarding "Strengthening Calgary's Water System", BILD strongly supports the principles outlined in Sarah Huber's and Monica Bramley's January 30th, 2024, memo to the Mayor and Council:
 - "Keep water services affordable by **maximizing service from existing infrastructure** and reducing the volume of water to treat and distribute, **thereby reducing operating costs and delaying capital investments**,
 - **Ensure water is available** for Calgary's growing population **by reducing the per-customer amount of water withdrawn from our rivers**,
 - Make Calgary more resilient to drought by using water wisely and fostering a "culture of sustainability" among Calgarians [and BILD would add, The City of Calgary, on its side of the water meter] to ensure we have enough to meet our future water needs and protect our rivers."

3. Strengthening Calgary's Water System: Bearspaw South Feeder Main Project

This project focuses on improving reliability to help reduce future service disruptions, and support long-term water needs and a growing population.

a) Bearspaw South Feeder Main Failure (June 5, 2024)

- The rupture caused a **60% reduction in water delivery capacity**, affecting Calgarians, businesses, and the construction industry.
- Following the rupture:
 - 5 initial “hot spots” were identified and repaired by the end of June 2024.
 - During the repressuring of the main, 21 additional segments were identified as requiring repair, with repairs completed by the last week of September 2024.
 - Two more pipe segments required repair work along Parkdale Blvd and near Crowchild Trail. This repair work was completed after September 2024.

b) Need for Greater Clarity, Transparency and Data Sharing

The City has posed questions to itself and provided responses on this website - [Bearspaw South Feeder Main - Frequently asked questions \(FAQs\)](#). Consistent with adhering to the three principles noted in Sarah Huber's and Monica Bramley's January 30th, 2024, memo to the Mayor and Council, BILD strongly encourages greater clarity for industry and Calgarians, as follows:

In response to “How does The City monitor the condition of the pipe without completing an inspection?”, the website states:

“The City has an annual inspection program for its pipe assets, including feeder mains. The logistics of inspecting over 5,000 km of pipe means that inspection data is supplemented with modeling of pipe condition. Inspection data are used to calibrate this model, which also incorporates factors of pipe material, pipe age, known condition, failure history, location, operating pressures, soil parameters and cathodic protection.

The model, along with an evaluation the assets hydraulic importance in the system, ease of repair, and by understanding the social, environmental, and financial consequences of potential failures, is used to guide inspection efforts and identify candidates for the pipe replacement program. Pipe breaks are used to continually improve the modeling results.”

BILD recommends more detailed information sharing on:

- **Annual Inspection Program:** What were the kilometers of water main inspected for leaks and integrity issues each year over the last 5 years, and how were these inputs used to prioritize lifecycle repair, renew and replacement projects?
- **Modelling Inputs:** Clarify how pipe condition models account for risk factors and how the models and those factors are calibrated.

c) Water Loss Data and Targets

- From The City's website [Managing water loss](#) (2023 data):
 - Water loss in 2023: **115 million litres/day** (~42 billion litres/year).
 - **330 L/service connection/day**, a **42% increase** since 2015.
- The City indicates its modelling of pipe condition includes an understanding of the “social, environmental, and financial consequences of potential failures.” At the 5 hour and 40-minute mark of the December 13, 2023, Infrastructure and Planning Committee Meeting there was a question-and-answer exchange between the Chair and The City's Maggie Choi and Monica Bramley as follows:

The Chair (Councillor Sharp):

"I actually do have a water question. Sorry to bring you back up here again. If the targets for water loss were arrived at in 2014, why has it taken us so long to get data? That's ten years, and I feel like your answers to our questions—we can't get it within 60 days, we can't get it within a year—so how many years would it take?"

Maggie Choi:

"Sorry, just to start, we last updated our MDD in 2021 and prior to that it was 2011. So, we typically do it when we update our range infrastructure plans so we time that ahead of that work and so our infrastructure plans should be updated every 5 to 10 years. So, I would expect another update in and around 2026."

Monica Bramley:

*"I think the 2014 was from the AUMA, the municipalities association. We were not—I was not—pertinent to that history but at the time my understanding is that we were not at a compulsory target to be hitting and not something that we were tracking. Water loss is a very individual utility-based metric, based on different parameters. So, there's—now I'm getting technical, this is my nerdy soapbox—**there's something that we like to refer to in the industry, the economic level of leakage. This takes into account, our costs for water production versus our cost to go chasing after water. We aim to be prudent with public dollars** and we have been pursuing a different target that was not the 10% that was set by AUMA in 2014 to my understanding. They are in the process of reviewing what that target should be for an updated leave there on a 10-year basis. So, we might expect something in 2024 but what I can say is that the target that the water utilities set for themselves in 2019/2020 was that we would reduce our loss per service connection by 2030 to 250 L per service connection per day. And we are on target to achieve that target either earlier or at least on time and are reviewing in this coming year the intent to reestablish that target based on ongoing conversations regarding water availability. We were all here for the drought work. We all witnessed levels this summer and we want to ensure that we are responding appropriately."*

- Questions for clarity:
 - What were the **2024 figures** for total water loss and per-connection loss?
 - What is the **"Economic Level of Leakage" (ELL)** and what assumptions were used in determining that level?
 - How do these assumptions and the Economic Level of Leakage calculation demonstrate **prudent use of public dollars**?

d) Alignment with January 30, 2024 Memo from Sarah Huber and Monica Bramley

BILD strongly supports the guiding principles in the memo to Mayor and Council:

- **Affordability:** Maximize existing system capacity to defer costly expansions.
- **Growth Capacity:** Reasonable reduction of per-capita water use (on both sides of the water meter at customer connections) to achieve optimal use and conservation of precious water resources and support population growth.
- **Resilience:** Strengthen long-term drought preparedness and resource management.

BILD and its members appreciate the opportunity to provide this detailed feedback. We look forward to continued collaboration on these critical infrastructure matters, and as Committee and Council direct, getting greater clarity on the matters we have raised and learning of the responses to the questions we have posed.