

**Planning & Development Services Report to
Infrastructure and Planning Committee
2025 December 03**

**ISC: UNRESTRICTED
IP2025-1000**

Infrastructure Readiness for Residential Grade Oriented Infill (R-CG)

PURPOSE

This report responds to Council’s May 2024 direction following citywide rezoning. Council directed Administration to monitor infrastructure impacts (water, roads and parks) from this change and identify whether new funding tools are needed to support growth. Based on current data, R-CG densification has had a negligible impact on water, roads, and parks systems. Existing programs and cost-sharing tools are meeting needs, and no new funding tool is required at this time.

PREVIOUS COUNCIL DIRECTION

On 2024 May 14, Council directed Administration through a Motion Arising from Report CPC2024-0213, "to augment Home is Here recommendation 1.C.13.1 by tracking Development Permit applications on Residential – Grade-Oriented Infill (R-CG) parcels citywide and identify areas where increased densification may require infrastructure investment (including but not limited to water, roads and parks), and to bring forward the most appropriate funding tool to ensure growth is supported with proper infrastructure with a report back to Council through Infrastructure and Planning Committee once each year at the end of the year."

Previous Council direction, including from Home is Here: The City of Calgary’s Housing Strategy 2024–2030, can be found in Attachment 1. While Council provided this direction in 2024 May, Administration clarified at the time that the first report would be delivered to Council in 2025 to allow time to gather the necessary data.

RECOMMENDATION(S):

That Infrastructure Planning Committee recommend that Council receive the Report for the Corporate Record.

RECOMMENDATIONS OF THE INFRASTRUCTURE AND PLANNING COMMITTEE, 2025 DECEMBER 3:

That Council receive the Report for the Corporate Record.

Excerpt from the Minutes of the 2025 December 3 Regular Meeting of the Infrastructure and Planning Committee:

“The following documents were distributed with respect to Report IP2025-1000:

- A letter from Calgary Inner City Builders Association; and
- A letter from BILD Calgary Region.”

CHIEF ADMINISTRATIVE OFFICER/GENERAL MANAGER COMMENTS

General Manager Debra Hamilton concurs with the recommendation in this report. Infrastructure readiness is essential for new housing, and this recommendation confirms that existing tools are sufficient to manage growth.

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HIGHLIGHTS

- Over the past year, The City reviewed 828 R-CG development permit applications. Every permit underwent an infrastructure capacity check before approval, and fewer than 1 per cent required off-site utility upgrades.
- Recent R-CG applications adds about one home for every 240 existing homes—a manageable rate for infrastructure and meaningful change for communities.
- Existing programs and cost-sharing tools are meeting needs; a new funding tool is not required.
- The City will keep monitoring and adjust if cumulative growth creates greater demand.

DISCUSSION

The following sections summarize how The City ensures infrastructure keeps pace with redevelopment in the established area – confirming capacity, addressing site-specific needs, and monitoring cumulative impacts at the community and citywide level.

Why Infrastructure Readiness Matters

Calgary is growing quickly, with thousands of new residents arriving each year creating significant demand for housing. The Municipal Development Plan targets a 50/50 population growth split between new and established areas by 2076, making redevelopment in established areas critical to meeting housing needs. The established area allows incremental growth that leverages existing infrastructure and amenities. Where population increases beyond what was planned, infrastructure and services must keep pace to maintain quality of life. Additional detail on the scope of infrastructure referenced in this report is provided in Attachment 2.

Infrastructure Triggered by Residential – Grade-Oriented Infill (R-CG) Development

Before any development proceeds, The City confirms that infrastructure capacity – such as water, wastewater, stormwater and roads – is in place, as required by the Municipal Government Act (Sections 632, 650 and 651) and Calgary’s Land Use Bylaw 1P2007 (Section 129.1). Natural gas and electrical servicing are coordinated with ATCO and ENMAX under provincial oversight. Attachment 3 provides more detail on how City infrastructure planning and servicing evaluations are done at citywide, local area, and site-specific levels in support of new housing.

The City reviews all development applications, including R-CG, for infrastructure requirements. Most new R-CG housing activity is concentrated in pre-1970s communities, with rezoning impacts varying widely by neighbourhood. For more detail on low density application trends, see IP2025-1002 *Quarterly Briefing on the Effect of the Rezoning for Housing on Calgary’s Housing Supply*.

- Of the 828 R-CG applications reviewed from Q4 2024 to Q3 2025, less than one per cent have triggered off-site utility upgrades. Attachment 4 provides more detail about site-specific servicing implications tied to R-CG.
- Individually, rowhouse and townhouse forms typically require sidewalk renewal and on-site stormwater storage as per Section 129.1 of Calgary’s Land Use Bylaw 1P2007.
- While no single R-CG application triggers the need for parks or mobility network upgrades, cumulative effects are analyzed and addressed through community-level

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policies (Local Area Plans) and strategies (Established Area Growth Strategy). See Attachment 3 for details.

Addressing Cumulative Growth and Increased Densification

The City also monitors cumulative growth across all housing types (e.g. see IP2025-0991 *Citywide Growth Strategy Update*). If current trends continue, new R-CG would amount to about 0.4 per cent addition, or one new home for every 240 existing homes, every year. This represents meaningful change for communities, even though the cumulative impact on water, roads, and parks systems is negligible at this time. More significant are multi-residential housing forms listed in Part 6, Part 7, Part 13 and Part 14 of Calgary's Land Use Bylaw 1P2007, which drive most infrastructure demands and shape capital investment priorities (Attachment 5).

Neighbourhoods constructed in pre-1970s are experiencing densification primarily driven by new multi-residential districts listed in Part 6, Part 7, Part 13 and Part 14 of Calgary's Land Use Bylaw 1P2007. City investment in park renovations, upgraded public spaces and active mobility networks supports new and existing residents and helps communities remain attractive to families. Upgrades to water and wastewater networks are delivered in areas with anticipated and concentrated growth. For more detail on where and how this growth and investment is happening, see Attachment 5.

Maintaining and renewing existing infrastructure is a core responsibility for The City, regardless of growth. This work is guided by the Corporate Asset Management Plan and corporate asset management practices that monitor age, condition and design standards. Growth can be a catalyst for these improvements, creating opportunities to upgrade aging networks while also accommodating new housing. These efforts are informed by long-term strategies such as the Established Area Growth and Change Strategy, RouteAhead, CONNECT: Calgary Parks Plan, and GamePLAN.

Infrastructure Funding and Future Tools

To meet growth infrastructure needs, The City invests in multiple programs using a mix of property tax dollars, utility rates, grants from other levels of government and developer obligations. These programs include the Established Area Growth and Change Strategy, Main Streets Program, Transit-Oriented Development Program, Local Area Investment Fund, Utility Redevelopment Programs, and Federal Housing Accelerator Initiatives. Since 2015, these initiatives have delivered over \$192 million in new infrastructure to support 27,184 new homes in benefitting areas. Investments include improved parks, streetscapes, mobility networks and utility upgrades, ensuring communities remain vibrant and well-serviced. Sustainment of funding tools and investment programs will be considered in the development of the 10-Year Capital Investment Plans to be presented to Council in Q1 of 2026. More detail is provided in Attachment 5.

In partnership with the development industry, The City is piloting new cost-sharing approaches to address infrastructure needs and limit the cost burden on new homes. These include the Established Area Linear Levy Pilot, On-Site Stormwater Storage Pilot, Storm Extension Pilot, and the proposed Sidewalk Incentive Pilot. More detail is provided in Attachment 5.

A new funding tool is not required at this time. Existing programs and cost-sharing models are meeting current needs and The City continues to evaluate program effectiveness and identify opportunities for improvement. Administration will continue monitoring and will report back if and

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when new tools or budget adjustments are required to ensure infrastructure delivery keeps pace with community needs.

EXTERNAL ENGAGEMENT AND COMMUNICATION

- | | |
|--|---|
| <input type="checkbox"/> Public engagement was undertaken | <input type="checkbox"/> Dialogue with interested parties was undertaken |
| <input type="checkbox"/> Public/interested parties were informed | <input checked="" type="checkbox"/> Public communication or engagement was not required |

No new engagement was undertaken specifically for this report, as its purpose is to summarize monitoring and funding sources already in use. These tools have been developed and refined through ongoing engagement with industry and community partners via various working groups. These groups include representatives from BILD Calgary Region, CICBA, Federation of Calgary Communities representatives and Business Improvement Area representatives. Future phases of this work, including any changes to funding tools or program design, will continue to rely upon engagement. Communities are also engaged on parks, mobility upgrades, and other public realm improvements through Local Area Plans and related planning processes, ensuring cumulative growth impacts are addressed collaboratively.

IMPLICATIONS

Social

Infrastructure readiness makes life better for Calgarians by ensuring parks, mobility networks and utility servicing are in place when communities grow – so residents and businesses have the services that they rely upon every day.

Environmental

Enabling more housing in the established area results in the development of more efficient homes and lower travel emissions. This growth also supports infrastructure renewal such as water, stormwater and sanitary upgrades that better protect the natural environment.

Economic

Timely infrastructure delivery facilitates growth, unlocks housing potential and creates jobs. It also supports efficient use of public and private investment – especially when existing infrastructure with available capacity can be used, avoiding expensive new infrastructure and increased operating costs.

Service and Financial Implications

No anticipated financial impact

There are no immediate capital and operating budget impacts specifically associated with this report. The financial programs mentioned above that support investment in infrastructure will continue pending funding availability.

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RISK

There are no risks arising specifically from this report. The broader risk of insufficient infrastructure necessary to service planned and approved development is being mitigated through the monitoring, investment programs and development review processes outlined in this report.

ATTACHMENT(S)

1. Background and Previous Council Direction
2. Infrastructure Upgrades That Help Established Area Communities Grow and Thrive
3. From Big Picture to the Block: How Growth Infrastructure Is Planned
4. Infrastructure Readiness for Residential Grade-Oriented Infill: Trends and Triggers
5. Where Infrastructure Has Supported Growth from 2015 to 2024
6. Presentation
7. **Letter from Calgary Inner City Builders Association**
8. **Letter from BILD Calgary Region**

Department Circulation

General Manager	Department	Approve/Consult/Inform
D Hamilton	Planning and Development Services	Approve
D Morgan	Operational Services	Inform
M Thompson	Infrastructure Services	Inform
R Hendry	Chief Housing Officer	Inform

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