

Matching Growth and Infrastructure Investment, 2015-2024

Summary

This attachment shows City investment in infrastructure to support new housing in the established area. Established area refers to neighborhoods that have completed their first generation of development. This is also where R-CG zoning applies. Investment in infrastructure and amenities in these areas will support continued community growth. The attachment responds to Council's direction to identify where growth may require upgrades, demonstrates that infrastructure is being delivered where housing is increasing, and highlights how new funding tools are being explored through pilot programs.

While existing funding tools have supported significant infrastructure investment, The City continues to evaluate program effectiveness and identify opportunities for improvement. Funding needs are assessed through the budget process, and adjustments will be brought forward in future cycles to ensure infrastructure delivery keeps pace with community growth.

Matching City Investment in Infrastructure to Housing Growth

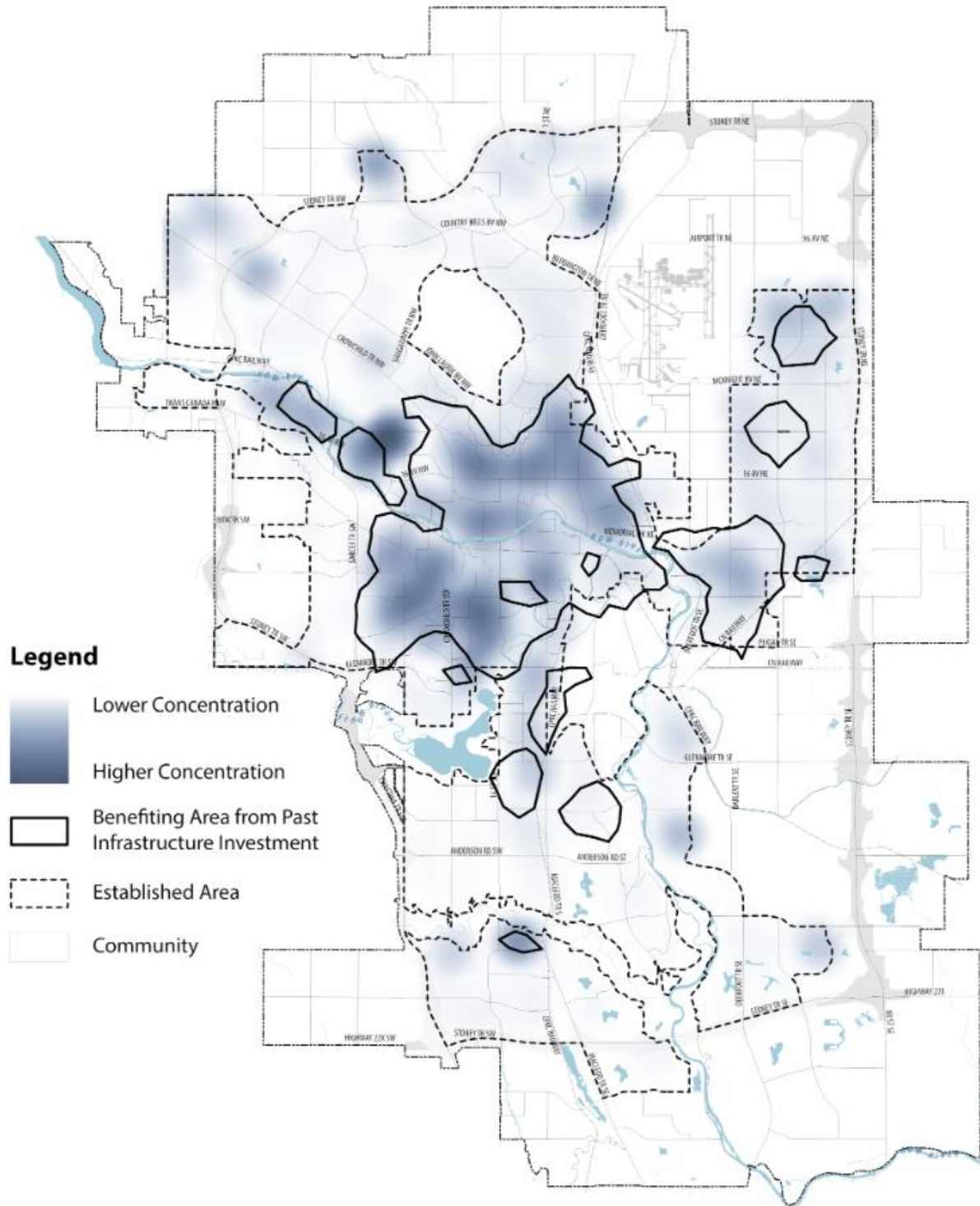
A combined investment of approximately \$192 million from capital reserves, grants, and utility rates has been directed into the fastest growing established communities between 2015 and 2024. Over that same time the areas that benefit from this investment have grown by 27,184 new homes.

Figure 1 illustrates where all new housing supply in the established area has been concentrated over the past decade, shown in shades of blue. Darker colours indicate higher numbers and greater concentration of new growth, based on building permits issued between January 1, 2015, and December 30, 2024.

Black outlines show areas benefiting from \$192 million of past infrastructure investment—such as new parks, mobility networks, and water/wastewater upgrades—through programs listed in Table 1. These outlines were created by drawing walkable zones around parks and mobility upgrades and service areas around utility improvements using geospatial software and network analysis.

Tables 1 and 2 provide more detail on program-level and site-specific investments. Together, the map shows City investment aligns with growth, helping communities develop in a more connected and supported way.

Figure 1: Matching City Investment in Infrastructure to New Housing Growth, 2015–2024



Programs Supporting Growth

The investments shown on Figure 1 and described in more detail in Table 1 and Table 2 reflect a coordinated effort across multiple City programs to support housing supply and renewal in the established area with new infrastructure. Together, these initiatives fund upgrades to utilities, mobility networks, parks, and streetscapes – ensuring infrastructure keeps pace with increasing housing.

Note: Some programs show relatively low spending-to-date because many were only recently initiated and funding is often released as projects reach completion. This timing reflects the nature of infrastructure delivery and should not be interpreted as a lack of commitment or progress. In addition, programs vary significantly in scope – some deliver dozens of smaller projects while others focus on a few large, complex sites – so allocations and spend cannot be compared on a one-to-one basis.

In Table 1, programs numbered 1 through 5 are property tax funded while programs numbered 6 and 7 are utility-rate funded. You can explore and learn more about the projects associated with these programs by visiting the interactive map at The City of Calgary’s project viewer: <https://thecityofcalgary.maps.arcgis.com/apps/instant/sidebar/index.html?appid=e2a5e3c259344bd5a88f7a25254a656b>

Table 1: Planning for Communities Through Capital Investment Programs

Program Name	Description	Infrastructure types supported	Year Program Started	Number of Completed Projects	Number of Projects Underway	Total Program Budget (\$000s) 2015-2026		Spend To End 2024 (\$000s)
						Grants (HAF)	Capital	
1. Established Areas Growth & Change Strategy	Supports growth-related public space and infrastructure to enhance livability, mobility, and services.	Public realm, parks, walking & wheeling networks	2020	16	9	\$14,000	\$66,458	\$33,916
2. Transit-Oriented Development Program	Improves public realm and transit areas near stations to support housing, mobility, and growth.	Transit infrastructure	2023	-	5	\$12,500	\$20,340	\$7,328
3. Main Streets Program	Enhances streetscapes and mobility in growth areas to revitalize communities and support mixed-use redevelopment.	Public realm, walking & wheeling networks	2018	4	3	\$14,000	\$120,054	\$100,990
4. Local Area Investment Fund	Delivers public improvements from approved LAPs to show direct investment in communities.	Public realm, parks, walking & wheeling networks	2023	-	8	-	\$19,800	\$618
5. Pathway and Bikeway Network (5A) Program	Builds a safe, accessible network for walking, wheeling, and cycling to support year-round mobility citywide.	Walking & wheeling networks	2023	22	38	-	\$59,100	\$18,350
6. Utility Redevelopment Programs	Upsizes local water and wastewater pipes to enable	Potable water,	2015	27	4	-	\$29,100	\$24,440

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						Grants (HAF)	Capital	
(Water & Wastewater)	growth in key redevelopment areas.	wastewater system						
7. Stormwater Redevelopment Program	Improves drainage in established area to manage runoff and support redevelopment with green infrastructure.	Stormwater management	2023	6	5	-	\$12,400	\$6,700
Totals				75	72	\$40,500	\$327,252	\$192,342

Note: Total Program Budget represents the entire capital budget previously approved by Council from the year the program started until 2026 or 2027+. Total spend to date represents the actuals spent on infrastructure upgrades since the year the program started until December 31, 2024.

Emerging Pilot Programs

Data for several new pilot programs initiated in 2023 and 2024 is still emerging and is not yet represented on Figure 1. These pilots are described in Table 2. As these pilots progress, they will play an increasingly important role in aligning infrastructure with housing needs and supporting sustainable residential development in the established area. Under the Housing Accelerator Fund, all pilot programs are required to spend or commit their allocated funding by September 1, 2026.

Table 2: Planning for Individual Sites Through Pilot Incentive Programs

Pilot Name	Description	Infrastructure types supported	Year Pilot Started	Number of Projects Supported	Total Pilot Budget (\$000s) 2015 – 2026		Committed To Date
					Grants (HAF)	Utility Rates	
1. Storm Extension Pilot	Offsets storm main extension costs in redeveloping areas without existing infrastructure to support housing.	Stormwater management	2023	8 (50% R-CG)	\$3,300	-	\$3,084
2. On-site Stormwater Storage Pilot	Offsets stormwater system costs in multi-residential builds to support safety, river health, and housing.	Stormwater management	2024	116 (39% R-CG)	\$9,100	-	\$3,020
3. Established Area Linear Levy Pilot	Reimburses utility upgrades in established area to boost servicing capacity and support housing.	Potable water, wastewater system	2024	10 (2175 units)	\$4,950	\$1,500	\$3,472
4. Overhead to Underground Power Program	Offsets cost of relocating overhead power lines underground to unlock higher-density housing in growth areas.	Power distribution and design	2025	1 (490 units)	\$8,980	-	\$3,598
5. Sidewalk Incentive Pilot (in progress)	Offsets sidewalk renewal costs in established area to improve accessibility, safety, and support housing.	Public realm	Coming Q1 2026	-	\$4,000	-	-
Totals				135 (2665 units)	\$30,330	\$1,500	\$13,174

Note: “Committed to date” reflects estimated funding commitments for approved projects as well as reimbursements that have already been issued. These commitments are contingent on infrastructure delivery, which is expected in the near future.

Other Supporting Strategies that Guide City Investment

Complementary long-term strategies shape how and where The City invests in infrastructure:

- RouteAhead sets priorities for reliable transit service and future rapid transit corridors.
- CONNECT: Calgary Parks Plan establishes the vision for an inclusive, connected park system.
- GamePLAN ensures equitable access to recreation facilities and programs.
- The 10-Year Capital Investment Plan identifies when and where upgrades to utilities, parks, and mobility are needed, using growth forecasts and service levels to determine investment needs over time.

Together, these plans provide a coordinated framework for delivering infrastructure that supports housing growth, enhances mobility, and maintains quality of life in Calgary.

While not shown in Figure 1, Table 1, or Table 2, other key investments also help enable housing supply, livability, and resilience. These include the Downtown Strategy, which supports revitalization and economic development in Calgary's core, and a range of asset management plans such as the Pavement Rehabilitation Plan, Parks and Playground Amenities Program and Pipe Condition Replacement Programs. These maintain and enhance existing infrastructure. In addition, the Community Drainage Improvements Program plays a critical role in improving stormwater servicing in the established area. By investing in community spaces and, in some cases, creating new stormwater functions, this program helps address servicing challenges while enhancing the quality and resilience of neighborhoods.